



On February 6, 2018, Council adopted Resolution R2018-13 as follows:

THAT Council request staff to report back on the results of the January 30, 2018 public information meeting.

The purpose of this report is to provide feedback on the results of the public information meeting and review an Amendment Bylaw for consideration of First Reading.

Staff are continuing to work with the developer on the affordable housing and community amenity package.

## **SUMMARY**

A public information meeting was held in January and 144 individuals attended. 100 questionnaires were received, with 46 in support, 18 neutral, and 36 opposed to the development.

A proposed RCL-2 Bylaw would permit the development of 87 residential units in the form of townhouses and apartments at 464 Eaglecrest Drive. The *proposed Eagleview Heights Amendment Bylaw No. 1065-41, 2018* is enclosed as Attachment A.

## **DISCUSSION**

### **Communication**

This proposal has been communicated to the public via the following measures:

- Two Development Notification signs have been posted on the property and are updated accordingly with meeting schedules.
- Online via the Town's website: <http://gibsons.ca/services/community-development/development-applications/464-eaglecrest-drive/>
- Online via the developer's website: <http://eagleviewheights.com/>
- Two Public Information Meetings have been held, both hosted by the developer, in March 2017 and January 2018.

### **Public Information Meeting – January 30, 2018**

On July 26, 2017, Council passed the following Resolution (in part):

THAT Council request the applicant and Town staff to prepare a public consultation meeting and collect written feedback regarding the 3D computer model and design for 464 Eaglecrest Drive;

The developers hosted a public information meeting from 4:00 pm to 7:00 pm at the Gibsons Public Market, located at 463 Gower Point Road. The meeting was advertised through a letter

mailed to neighbours within 50 metres of the property, which included 86 letters. 144 individuals signed in at the meeting.

A video of the 3D rendering and fly-through was provided to visualize the development proposal and poster boards were posted throughout the venue with text, images and renderings of the proposed development. The poster boards are enclosed as Attachment B.

### *Questionnaire Results*

Questionnaires with 11 questions were prepared, collected, analyzed, and summarized by the developer. The developer noted that 100 surveys were received: 46 were supportive, 18 were neutral, and 36 were opposed. The developer's summary is enclosed as Attachment C.

Of the questions asked, staff considers two to contain valuable information for the Town's consideration, which include:

- what do you like or dislike about this project?; and
- please comment on any other aspects of the project that you feel this survey has not adequately addressed.

Individual responses to the two questions above are summarized by staff in a table and enclosed as Attachment D. Common themes were grouped together and addressed by "likes", "dislikes" and "not adequately addressed". The most common "likes" from the surveys include design, development in general, green space, and location. The most common "dislikes" from the surveys include community fit, density, and traffic flow/access. The most common themes for "not adequately addressed" include density and traffic flow/access.

Although the survey results indicated that the density proposed is generally disliked, the density is within the direction of the OCP. Traffic flow may be addressed by requesting the developer to construct road improvements beyond bylaw requirements, such as those proposed in the traffic impact study (see January 23, 2018 Committee of the Whole staff report).

Staff attended the meeting and were available for questions from the public. Verbal feedback received at the meeting was mostly positive with questions about when the units would be available and appreciation for the single-level living design. Two concerns were raised about noise during construction and impacts to views if the development is approved.

An additional opportunity to receive feedback from the public will occur at a Public Hearing, should Council proceed through the zoning amendment process.

### **Eagleview Heights Amendment Bylaw No. 1065-41, 2018**

The *Eagleview Heights Amendment Bylaw No. 1065-41, 2018* is enclosed as Attachment A. It proposes rezoning the site from Single Family Residential Zone 1 (R-1) to a proposed Cluster Residential Zone 2 (RCL-2). The intent of the zone is to permit multi-unit housing in a single-detached form, within the floor space ratio of 0.6-0.75 as described for the Low Density Residential 1 land use designation in Table 5-1: Land Use Designations in the Official Community Plan.

The proposed RCL-2 zone mimics the existing Cluster Residential (RCL) zone with site-specific regulations, such as land uses, density, lot area, siting, lot coverage, and height. The proposed RCL-2 zone allows the following:

- apartments, containing up to 6 units per building, and townhouses with secondary suites
- a maximum density of 87 units (from the OCP's 0.75 Floor Space Ratio requirement)
- 2000 square metre minimum lot sizes (0.5 acres)
- 3-3.5 metre (9.8-11.5 ft) building setbacks from property lines
- 3.5 metre (12 ft) building separation distance
- maximum building height of 8.5 metres (27.9 feet) with an exception for street level elevator and stair access for two buildings

Staff recommends that the Eagleview Heights Amendment Bylaw No. 1065-41, 2018 be forwarded to Council for consideration of First Reading.

A Section 219 restrictive covenant could be used as a tool to further regulate the building heights on the subject property, as the majority of the proposed buildings do not exceed 8 metres in height. This could ensure the buildings along the north property line, for example, do not exceed 8 metres in height to limit the visual impacts of neighbours to the north.

## **POLICY / PLAN IMPLICATIONS**

### **Official Community Plan**

The Official Community Plan designates the property as Low Density Residential 1, which allows multi-unit housing in a single detached building form with a floor space ratio (FSR) buildout of 0.6-0.75. The proposed 87 units equate to a 0.72 FSR which is consistent with the Low Density Residential 1 land use designation requirement.

The property is located in a form and character Development Permit Area for Intensive Residential development (DPA 8). The developer will be required to obtain a Development Permit prior to the issuance of a Building Permit. A staff report evaluating the proposal against DPA 8 guidelines was provided to Council at the January 23, 2018 Committee of the Whole meeting.

Staff considers the proposal to be aligned with the direction of the Official Community Plan land use designation and Development Permit Area form and character design guidelines.

### **Strategic Plan Implications**

This application is consistent with the Town's Strategic priorities of Asset Management and Community Development. Should the development proceed, existing infrastructure will be upgraded and the development will connect a watermain from zone 1 to zone 2 as per the July

2017 Town of Gibsons Water Supply Strategy Update report. Additionally, affordable housing and community amenities will be provided to the Town, as per the Town's policy.

### **Financial Plan Implications**

Development Cost Charges would be collected for the development and the additional 87 units would increase the property tax base in the Town.

### **NEXT STEPS**

Staff and the developer continue to work on an affordable housing and community amenity contribution proposal. Staff recommend that an affordable housing and community amenities proposal, as per Policy 3.14, be provided to Council, prior to consideration of Second Reading and the scheduling of a Public Hearing.

The milestones in the rezoning process include:

- First Reading of the Bylaw
- Affordable Housing and Community Amenity Contribution
- Second Reading of the Bylaw
- Public Hearing
- Third Reading of the Bylaw
- Covenants registered and/or conditions of the rezoning addressed
- Fourth Reading / Adoption
- Development Permit issuance
- Building Permit issuance

### **RECOMMENDATIONS / ALTERNATIVES**

Staff recommendations are listed on page 1.

The following additional recommendations may be added to the staff recommendations:

*THAT a public information meeting, hosted by the Town, be held for the purpose of explaining the amendment bylaw to community members;*

*THAT the developer be required to construct road improvements outlined in the traffic impact study;*

*THAT, as a condition of Adoption, an 8 metre building height restriction for buildings along the north property line be included in a Section 219 Restrictive Covenant for the subject property;*

Respectfully Submitted,

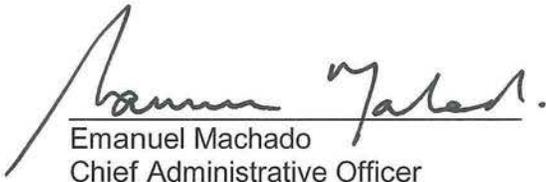


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Lesley-Ann Staats, MCIP, RPP  
Director of Planning

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I have reviewed the report and support the recommendation(s).



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Emanuel Machado  
Chief Administrative Officer

**Attachments**

- Attachment A – *Eagleview Heights Amendment Bylaw No. 1065-41, 2018*
- Attachment B – poster boards from January 30, 2018 Public Information Meeting
- Attachment C – Developer's summary of exit surveys from January 30, 2018 Public Information Meeting
- Attachment D – Staff summary and responses to two questions from the exit survey from January 30, 2018 Public Information Meeting

**TOWN OF GIBSONS**

**BYLAW NO. 1065-41**

A Bylaw to amend *Town of Gibsons Zoning Bylaw No. 1065, 2007*

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**WHEREAS** the Council for the Town of Gibsons has adopted *Zoning Bylaw No. 1065, 2007*;

**AND WHEREAS** the Council for the Town of Gibsons deems it desirable to amend *Town of Gibsons Zoning Bylaw No. 1065, 2007*;

**NOW THEREFORE** the Council for the Town of Gibsons, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as “*Eagleview Heights Zoning Amendment Bylaw No. 1065-41, 2018.*”
2. *Town of Gibsons Zoning Bylaw No. 1065, 2007*, is amended as follows:
  - a. Altering the zoning designation of Block 9 Except: Firstly; Part in Reference Plan 18037, Secondly; Part Subdivided by Plan LMP21605, District Lot 1328 Group 1 New Westminster District Plan 4014 from Single-Family Residential Zone 1 (R-1) to Cluster Residential Zone 2 (RCL-2) on Schedule A to Bylaw No. 1065 as shown in Schedule A, attached to and forming part of this bylaw;
  - b. Inserting Cluster Residential Zone 2 (RCL-2) regulations in appropriate alphabetical and numerical order under Part 9 as follows:

**“CLUSTER RESIDENTIAL ZONE 2 (RCL-2)**

**Application and Intent**

The regulations of this zone shall apply to the use of land, buildings, and structures within Cluster Residential Zone 2 (RCL-2), as shown on the map attached as Schedule A to this bylaw. The intent of the RCL-2 zone is to permit multi-unit housing in a single-detached form, while preserving open space.

**Permitted Principal Uses**

- (1) Apartment use;
- (2) Townhouses;
- (3) In conjunction with townhouses, one secondary suite per townhouse unit permitted by Section 809 of this Bylaw;

### **Permitted Accessory Uses**

- (1) Off-street parking and loading;
- (2) Accessory buildings permitted by Sections 413-420;
- (3) A community care use licensed as a day care for children;
- (4) Home Occupation permitted by Section 805 of this Bylaw.

### **Density**

- (1) For the purposes of calculating density, fractional values shall be rounded up.
- (2) The maximum net density is forty-five units per hectare.
- (3) The maximum number of dwelling units in an apartment building is six (6).

### **Minimum Lot Area**

- (1) The minimum lot area shall be 2000.0 m<sup>2</sup> (21,527 ft<sup>2</sup>).

### **Minimum Lot Width**

- (1) The minimum lot width shall be 15.0 m (49.2 ft), or 20.0 m (65.6 ft) if not served by a rear lane.

### **Setbacks and Other Siting Regulations**

- (1) Except as otherwise permitted or required by Sections 403, 413-420 and Part 5, the following minimum setbacks apply:
  - (a) front lot line: 3.0 m (9.8 ft);
  - (b) interior side lot line: 3.0 m (9.8 ft);
  - (c) exterior lot line: 3.5 m (11.5 ft);
  - (d) rear lot line: 3.5 m (11.5 ft);
- (2) The minimum distance between apartment buildings shall be 3.5 m (12 ft).

### **Maximum Lot Coverage for Impermeable Surfaces**

- (1) For the purposes of calculating lot coverage, underground parking structures are deemed to be impermeable surfaces in this zone and therefore constitute lot coverage, unless they are covered with at least 450 mm of topsoil.
- (2) The maximum lot coverage shall be 50%.

### **Maximum Height of Buildings**

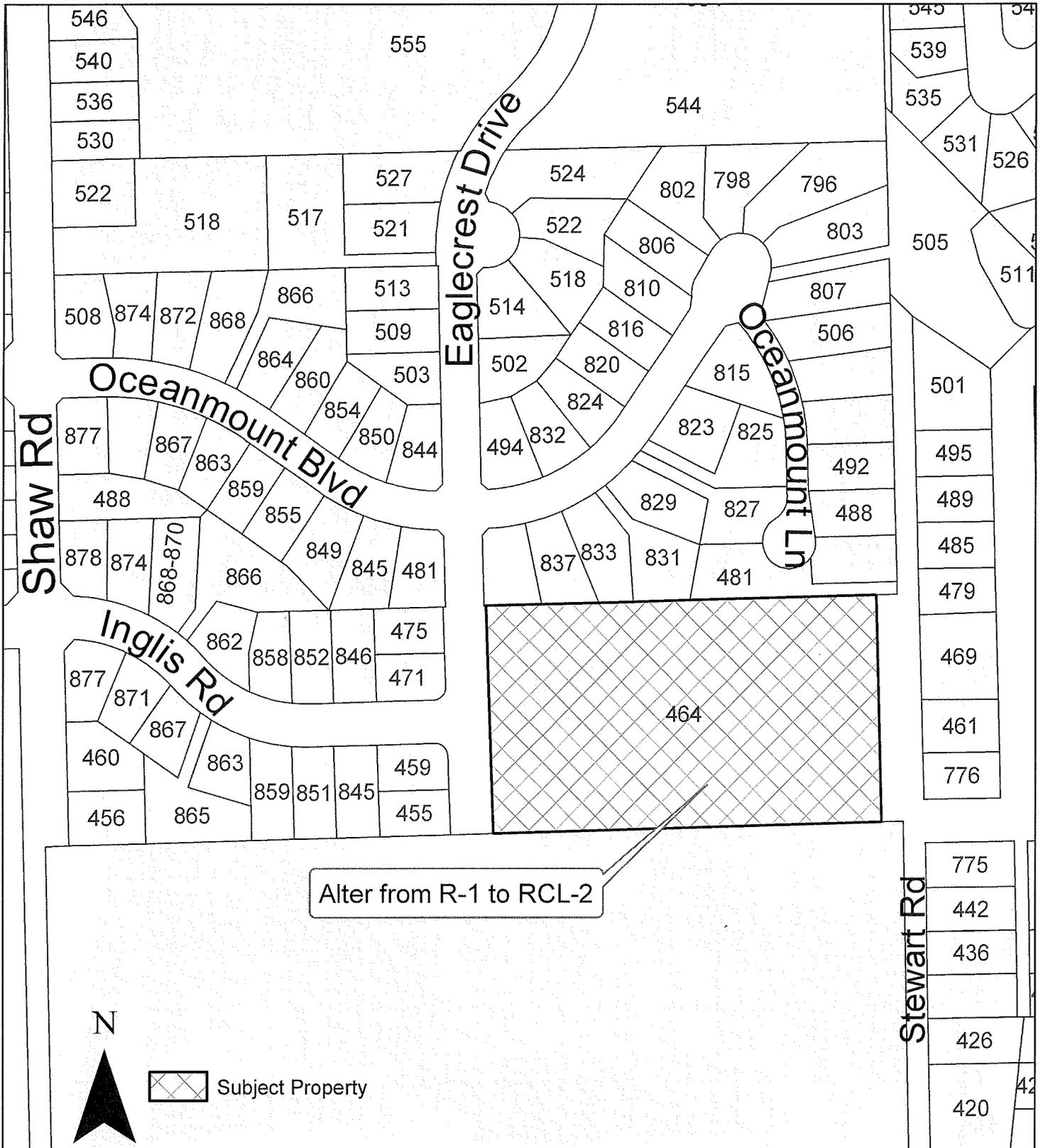
- (1) Except as otherwise permitted or required by Part 5, a principal building must not exceed a building height of 8.5 m (27.9 ft);





# Schedule A

## Eagleview Heights Zoning Amendment Bylaw No. 1065-41, 2018



Altering the zoning designation of Block 9 Except: Firstly; Part in Reference Plan 18037, Secondly; Part Subdivided by Plan LMP21605, District Lot 1328 Group 1 New Westminster District Plan 4014 from Single-Family Residential Zone 1 (R-1) to Cluster Residential Zone 2 (RCL-2)

## Welcome to the Eaglecrest Drive Public Information Meeting

## INFORMATION MEETING FORMAT

### PURPOSE

1. Indicate further development in line with current APC & Council comments; and inform the project team's findings, thought process, & current directives within the prescribed Official Community Plan.
2. Demonstrate how the project has evolved since last summer, with feedback from community groups including Surrounding Residents, Municipal Staff & Council, the real estate community and the APC.
3. Solicit further advice, gain feedback, ideas, criticisms, concerns and suggestions.

1. **Sign In** - Please sign in at the entrance on the sheet provided.
2. **Circulate** - Please circulate the room at your leisure, view the information boards, engage with the architects and owners and give us your feedback.
3. **Exit Survey** - Please fill one out after reviewing the information boards.

**THANK YOU** - for coming out to share and express your interest and ideas for the potential development of this exceptional site.



## GIBSONS OFFICIAL COMMUNITY PLAN EXCERPTS

The Gibsons OCP is founded upon the Smart Plan philosophy. The residential objectives of the OCP include “recognize the varied housing needs and preferences within the community, and allow for a mix of housing types suitable for the changing population” and “ensure the most effective use of Gibsons’ limited land base by supporting higher densities...”

The OCP also “...encourages housing that is accessible to a broad cross-section of society and is adaptable to the changing demographics and lifestyles of the Town’s residents. It also states that Intensive residential development will assist in providing the community with a variety of housing options.”

## Setting the Record Straight:

### PREFACE

A group of residents recently sent out a private invitation to this Open House that included information that is not correct. We wish to take this opportunity to set the record straight by extracting the following excerpts from the invitation and correcting them with facts:

*"The revised plan proposes 24 units on the Lower Bench and 63 units on the Upper Bench, with potential for 8 additional units on the Upper Bench for secondary suites."*

Please Note - this is false information. The 63 units currently proposed on the Upper Bench includes the 8 garden level units. The previous scheme that also included the 8 garden level suites totalled 68 units. Accordingly, the overall unit count has dropped from 108 units in the previous proposal down to 87 units, and the unit count on the Upper Bench has dropped from 68 units to 63. This represents a 20% reduction in total units.

*"The lower bench has fallen from 40 units but the upper bench has increased from 60 to potentially 71 dwellings."*

Again it is important to communicate factual information. In the previous scheme the Lower Bench proposed 40 units and the current proposal has reduced this to 24 units or, a 40% decrease. The Upper Bench has not increased from 60 units to 71, but rather has decreased from 68 units to 63 - 8 of which are affordable, garden level entry suites.

*"Instead of following Low Density Residential 1 requirements, the Developer has asked the Town to accommodate their revised plans by rezoning the property to Comprehensive Development zoning."*

The project, in every respect follows the Low Density 1 Requirements. The sole reason to rezone the property to Comprehensive Development (CD) is due to the fact that no existing zone in the Town of Gibson's offers the wide range of Community Benefits that have been proposed. Accordingly, a CD zone is a zone specifically tailored to this site and will protect the public in ensuring that the plethora of Community Benefits, and the design as proposed, are custom written into the zoning thus ensuring what you see is what you'll get.

*"The plan includes parking for 140 vehicles in the Upper Bench, a two story underground parking garage and 3 rows of three story "Modern West Coast Flair" apartment blocks containing 6 apartments each."*

The plan proposes ample parking on site that will help to ensure and mitigate/minimize excessive vehicular parking onto neighbouring roads. To use the term "apartment blocks" and "high rise" (still on Neighbourhood Association's website) is false and misleading information. The fact is, as directed by the neighbourhood and Council, "Cluster Housing" (the definition of which and conformance with has been ratified by Planning Staff) is being proposed mimicking the surrounding single family context.

*"The Lower Bench will have 57 parking spots and will utilize a car elevator to provide access to an underground parking lot servicing 4 three story apartment blocks, each containing 6 units."*

Two car elevators are being proposed for the Lower Bench in the event that one is being used or becomes temporarily inoperable. The purpose of the car elevator is to minimize site disturbance thus ensuring slope stability and tree retention to the greatest extent possible.

*"I suggest you take photo(s) of your completed survey to ensure your comments appear in the final report."*

This suggestion implies dishonesty on behalf of the Applicant Team. Our Team does not deserve this implication as we have never misrepresented any factual information. ALL surveys, both positive and negative were presented to Planning Staff and Council following the last Public Open House, and we intend on continuing to provide accurate and factual information throughout the duration of this project. The Applicant has always been completely transparent and honest with the Community including the Neighbourhood Association, Staff, Council and the Community and have no intentions of changing the first principles of our core belief - "HONESTY".

*"Council is interested in knowing":*

It must be noted that it is the Applicant Team who are hosting the Open House this evening!!! Council had no questions relating to the following topics in their meeting last week, but were instead satisfied with the presentation materials that were provided. We offer the following comments addressing what the Neighbourhood Association is "interested in knowing":

1. *"Do you want a view impact study if your view is affected."*

Naturally anyone who's view may be potentially affected will want a view study - we have provided those materials this evening and have gone to great extents to visit neighbours, taken photos from their primary rooms or view corridors and have super-imposed our proposal onto these photos.

2. *"Do you prefer sloped roofs over flat roofs."*

Again Council made no mention of flat vs. sloped roofs at last week's meeting and nor did the Advisory Planning Committee in their meeting a few weeks prior. There are many reasons the Applicant Team are proposing flat roofs, the most relevant being that a flat roof will have far less view disruption from neighbouring properties than a sloped roof.

3. *"Will the view from the harbour and neighbourhood convey a seaside village character."*

Once again there was no mention of this from Council. As you will note on the board with a photo taken from the harbour, this project, due to the minimized flat roofs, the use of natural colours and materials, and the massing stepping down and into the hillside will have a very negligible impact from any view point in and around Gibsons.

4. *"Does the development integrate with the neighbourhood."*

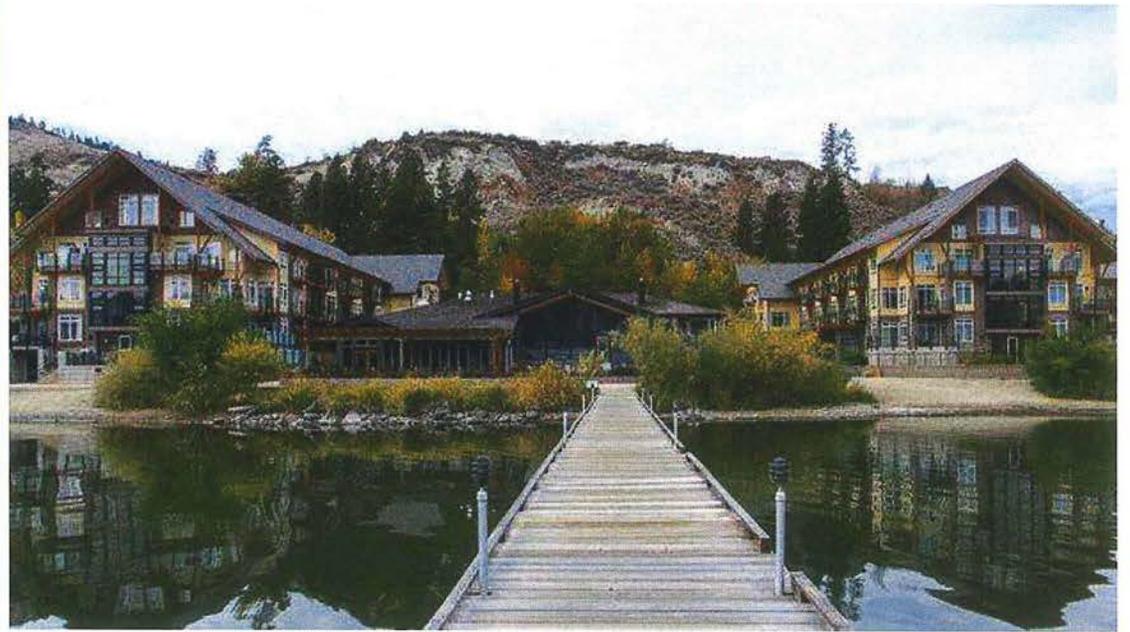
Ditto answer to Question 3 above. Please review the Boards this evening and decide for yourselves.

5. *"What are your concerns about increased traffic."*

The traffic report is complete and available this evening. In summary, the number of vehicles entering and exiting the site along Eaglecrest is 1 vehicle every 3 minutes which is considered negligible by any engineering standard, particularly with the vehicle traffic being split between Eaglecrest and Inglis.

Thank you for the opportunity to set the record straight!!!





ANKENMAN MARCHAND  
ARCHITECTS

*EagleView*  
HEIGHTS  
GIBSONS, BC



ANKENMAN MARCHAND

ARCHITECTS



AMA  
25  
YEARS

ANKENMAN MARCHAND  
ARCHITECTS

*EagleView*  
HEIGHTS  
GIBSONS, BC



## PROPONENT SUMMARY TO DATE

### Time Line Summary - Schedule of Progress:

- 2016.11.30: Pre-application Meeting
- 2016.11.30: Chamber of Commerce Meeting
- 2016.11.30: Real Estate Community Workshop
- 2016.12.16: Advisory Planning Committee
- 2017.02.07: Committee-of-the-Whole
- 2017.03.01: Public Information Meeting
- 2017.03.20: Rezoning Application
- 2017.04.24: Demolition Permit Application (Existing House)
- 2017.05.19: Advisory Planning Committee
- 2017.06.10: Gibsons Home Show (Community engagement & research)
- June-Ongoing: Information Center (Community engagement, research & cooperative Progress)
  
- 2017.07.26: Council Meeting
  - Council Staff advised that proposal should comply with the current OCP designation.
  - DPAB applies to the Site i.e. Intensive Residential Development (Cluster Development): "where the Zoning Bylaw (in the RCL zone and possible future other zones) allows for multiple dwelling units in a single-detached form". (FSR: 0.75; - Density: 45 UPH = 87 Units; - Lot Coverage: 0.5)
  
- 2017.12.15: Advisory Planning Committee
- 2018.01.23: Committee-of-the-Whole
- 2018.01.30: Public Information Meeting



Scheme at Public Information Meeting - 1<sup>st</sup> March 2017



2017 Home & Garden Expo - Gibsons BC

Diane Burnett

To date, over 200 registrants (over 100 local) have expressed written interest in living in this new community; which offers single level living and an associated care-free lifestyle.

Scheme at Council Meeting - 26<sup>th</sup> July 2017



Current Scheme - 30<sup>th</sup> Jan 2018



## FREQUENTLY ASKED QUESTIONS

**Q.1 Are we requesting an Official Community Plan amendment?** No The request for an Official Community Plan Amendment has been withdrawn.

**Q.2 Is this site stable enough for any development?** Yes

The steeper portion of the site is being proposed to be left in its natural state along with additional planting and other features that will ensure the slope is even more stable than it is today. It is only the upper and lower areas of the site where development is being proposed.

**Q.3 Why is there development proposed on both the upper area and lower area of the site?** Many reasons:

- The visual and physical proximity to the waterfront and associated views are very different in both areas of the site. Dividing the project allows future residents to choose between these two areas, including walking opportunities to either the lower village or the existing shops and services located along Gibsons Way.
- By breaking the project in two, it allows it to be phased over time, providing less potential impact on the community.
- It ensures that neither area produces excessive traffic onto the existing road systems.
- It ensures a very large green area to be retained in the middle of the site, accessible to all.
- It reduces any overbearing massing of the buildings.

**Q.4 Is this proposal inclusive of as many potential users as possible?** Yes

We are proposing a wide variety of unit mixes, types and sizes suitable for all socio-economic demographics and those with disabilities.

**Q.5 Will there be any on-site amenities?** Yes

Our amenity building and adjacent outdoor areas provide significant opportunity for community gatherings, exercise areas, communal office opportunities, library, fruit/vegetable & flower gardens, outdoor kitchen & a link to the Inglis Trail/Park.

**Q.6 What will the streetscape along Eaglecrest Drive look like?**

As this is the area of the site that will be primarily seen by the public, a great deal of thought has been given to this streetscape, with features that include:

- Four distinct buildings that appear as single family homes, the height of which are only two storeys along Eaglecrest Drive.
- No garage doors along Eaglecrest promoting a pedestrian-first streetscape that include front entry doors steps & porches, street trees, continuous sidewalks, low level lighting, grass boulevard etc.

**Q.7 What's in it for the general public?**

There are many public benefits that will be realized when this project comes to fruition, including:

- To increase the much needed housing supply, which will also allow residents to remain in their own community as they retire, with a care-free and safe environment.
- Wider economic benefits such as job creation, local spending, increased tax base, financial contributions to the Town of Gibsons, etc.
- Potential trail heads at the top and bottom of the site with a continuous, safe pedestrian path that links lower and upper Gibsons.
- A large improved park system that forms part of the experiences listed above.
- A North/South pedestrian connection along the currently unimproved Stewart Road allowing existing residents better access to lower Gibsons.

**Q.8 Does the application require a formal Traffic Study?** No

**Have we provided a formal Traffic Study?** Yes

The Ministry of Transportation & Infrastructure's warrant for requiring a traffic study for a proposed development is 100 or more new vehicle trips during any one hour period. The proposed development does not meet this warrant as the projected driveway volumes are only 50% of that threshold.

Creative Transport Solutions is forecasting a 50/50 split on site traffic volumes using Eaglecrest Drive & Inglis Road (18 vehicles per hour during the design hour).

This is equivalent to an additional vehicle movement of 1 vehicle every 3 minutes. From a traffic engineering point of view, this is considered negligible.

## GIBSONS OFFICIAL COMMUNITY PLAN (OCP) DESIGNATION:

### *Previous Application:*

The former project required an Official Community Plan (OCP) Amendment from Low Density Residential 1 to Medium Density Residential:

*"To permit townhouses, stacked townhouses and 2 to 4 storey apartments with a FSR of 0.7 to a maximum of 1.2 (generally between 40-75 units per hectare)."*

However Council advised in their July 26, 2017 meeting that the proposal should comply with current OCP designation.



### HAVE WE LISTENED?

**Yes. The current proposal conforms to the current OCP designation. Accordingly the Application for an OCP Amendment has been withdrawn:**

- Current Designation: Low Density Residential 1 "To permit small lot single-detached dwellings, duplexes, cluster housing or multi-unit housing in a single-detached building form with a FSR of 0.6 to a maximum FSR of 0.75"
- Form & Character DP: DPA 8 Intensive Residential (used for Garden Suites, Large Lot Residential, Small Lot Cottage & Cluster Residential Zones)  
Designation: "where the Zoning Bylaw (in the RCL zone and possible future other zones) allows for multiple dwelling units in a single-detached form".
- As above, the Current OCP/Zoning Bylaw for Cluster Residential permits: Maximum net density, 45 Units per hectare = 87 Units (as Site is 1.93 hectares);

#### Council Motions:

- Gradual Transition/Height: Greatly Reduced: Compliant with OCP/Bylaw
- Apartment Style: Cluster Residences (Far less urban in nature than apt buildings)
- Traffic: Study Provided (Formal assessment not required)
- OCP Compliance: Maintained: OCP Amendment Application Withdrawn

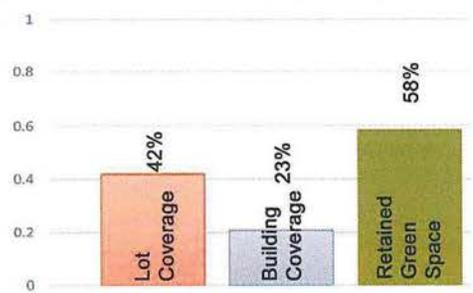
#### Other Considerations/Solutions:

- Density: Compliant with OCP /Bylaw
- Single Level: Maintained
- Style: Reviewed & Consistent with OCP/DP Seaside Character with West Coast Modern Flair
- "Highrise": Low-rise/No-rise
- Views: Maintained & Enhanced
- Privacy: Provided

### Medium Density Layout Apartment Buildings

- 4 # 2 Storey Duplexes with Garden Suites (8 Units)
- 2 # Upper Bench Single Level Apts (52 Units)
- 1 # Lower Bench Single Level Apts (40 Units)

Total 100 Units



Medium Density Layout



### Where We Are At: Residential Cluster Housing

- 4 # 2 Storey Duplexes with 2 Garden Suites (16 Units)
- 8 # Upper Bench Cluster Single Level Apts (47 Units)
- 4 # Lower Bench Cluster Single Level Apts (24 Units)

Total 87 Units



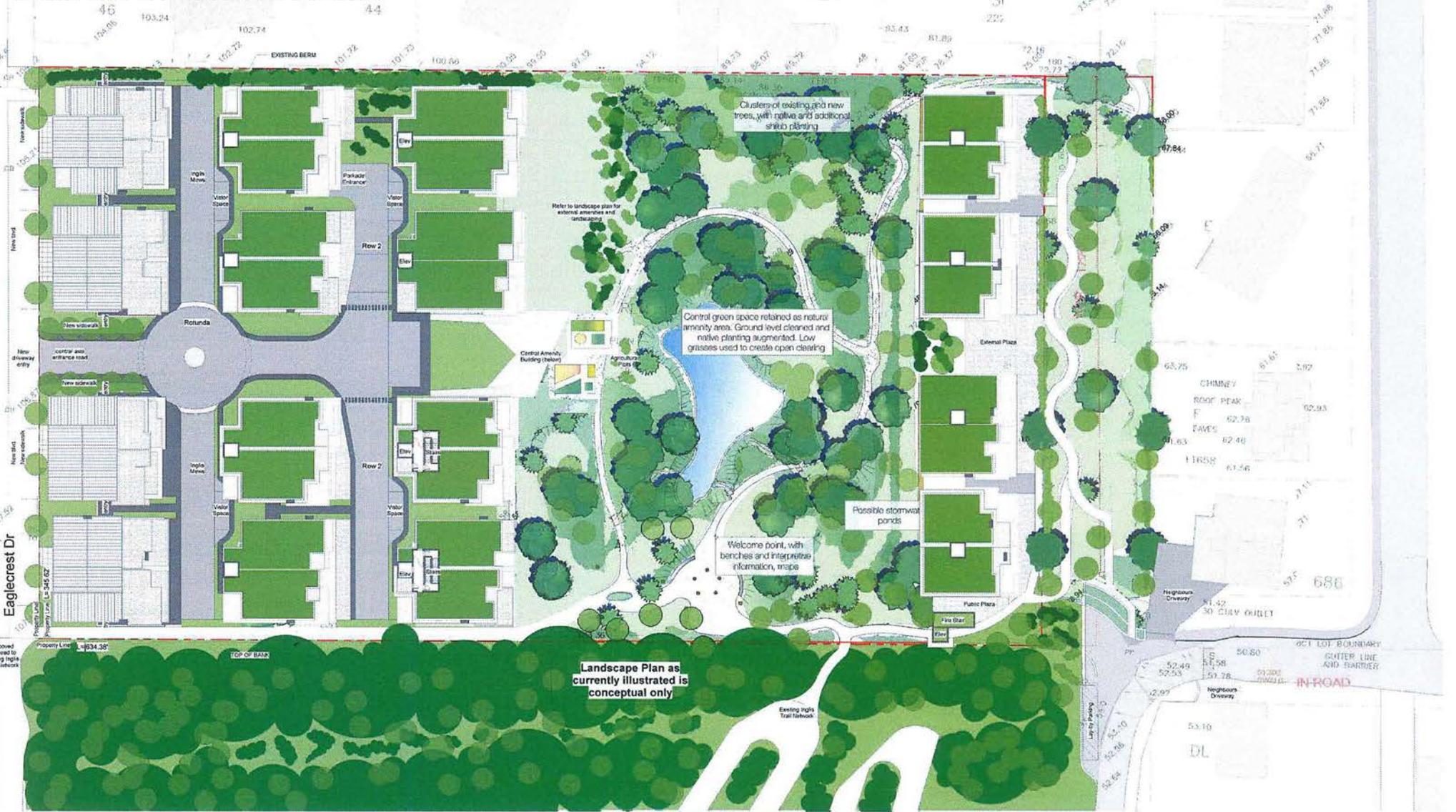
Where We Are At - Cluster Housing



- All buildings have a Sea-side single-family character with a West Coast modern "flare".
- Minimal Building & Lot Coverage, & reduced surface paving.
- Vast majority of existing site retained: Extensive Green Space creating significant landscaping and gathering spaces.
- Terraced building forms blends into hillside.
- Ample local & extended community/amenity areas/provision.
- Private Open Space to each Unit & every unit is a corner units c/w glazing to all 3 sides.
- Vast majority of suites are single level living as per community's feedback..
- Less impact to homes along North property line than current zoning would permit.
- Minimal disruption to neighbouring properties & views.
- Massing is only seen as 2 Storeys along Eaglecrest.
- Max. building height 3 storeys as per Council's direction..
- Traffic is reduced in the upper bench neighbourhood by allocating 24 units to the lower bench.
- Upper Bench and Lower Benches will be connected via pedestrian access.
- Park space in middle of property between the Upper & Lower Bench provides opportunities for wayfinding, education, interpretive signage & points of interest.
- Connections to existing trail network.
- Can be built in multiple year phases.

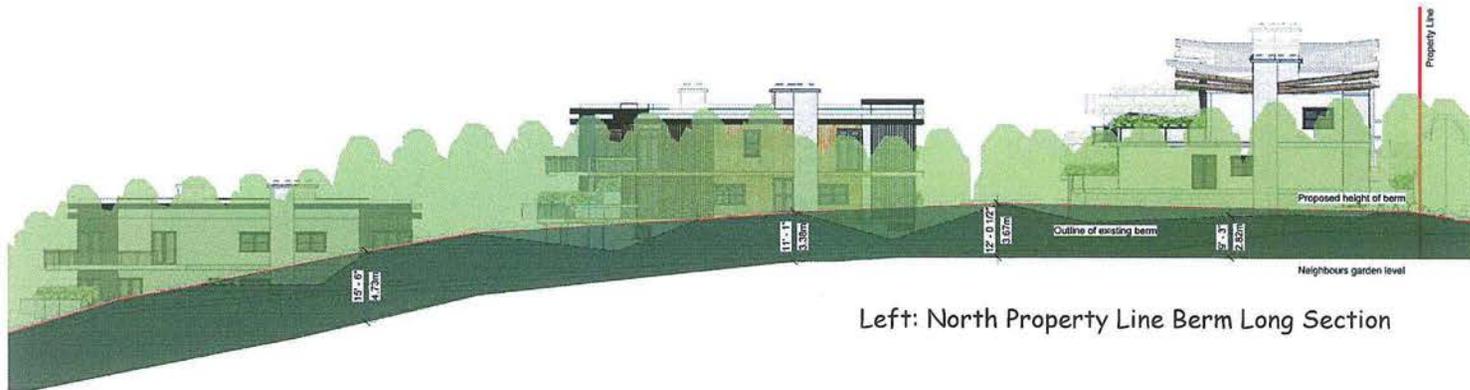
All figures as represented are approximate.

# SITE PLAN & LANDSCAPE CONCEPT





# NORTH PROPERTY LINE BERM SECTIONS

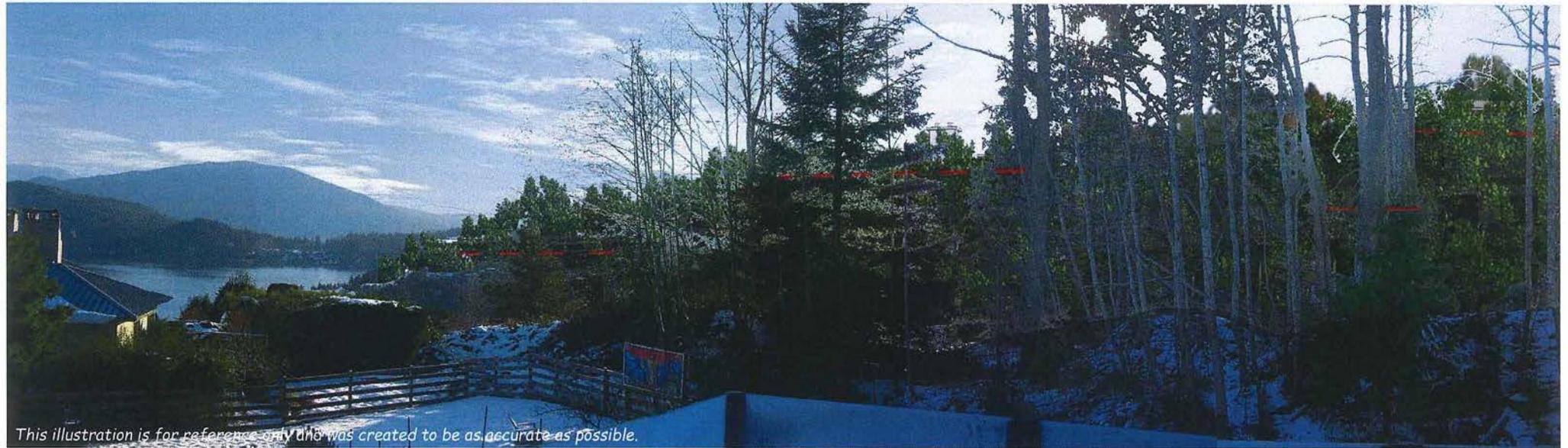


Left: North Property Line Berm Long Section



Right: North Property Line Berm Short Section

Below: North Property Line Berm Photomontage



*This illustration is for reference only and was created to be as accurate as possible.*



**ANKENMAN MARCHAND**  
ARCHITECTS

*Eagle View*  
HEIGHTS  
GIBSONS, BC

**TC**  
DEVELOPMENT  
GROUP

WHAT DOES SEA SIDE CHARACTER MEAN TO YOU?  
FORM & CHARACTER



1998 Ocean Beach Esplanade



495 South Fletcher



433 South Fletcher Road



58 Clark Road



1698 Ocean Beach Esplanade



587 Woodlands

NEIGHBOURING RESIDENCES



837 Oceanmount Blvd



833 Oceanmount Blvd



829 Oceanmount Blvd



815 Oceanmount Blvd



480 Oceanmount Blvd

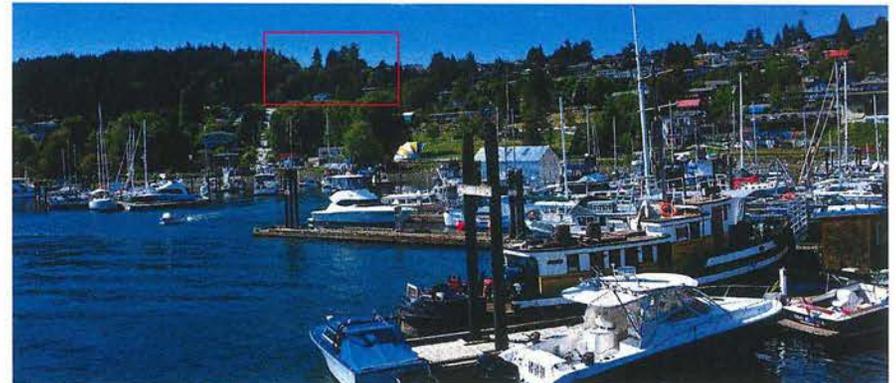
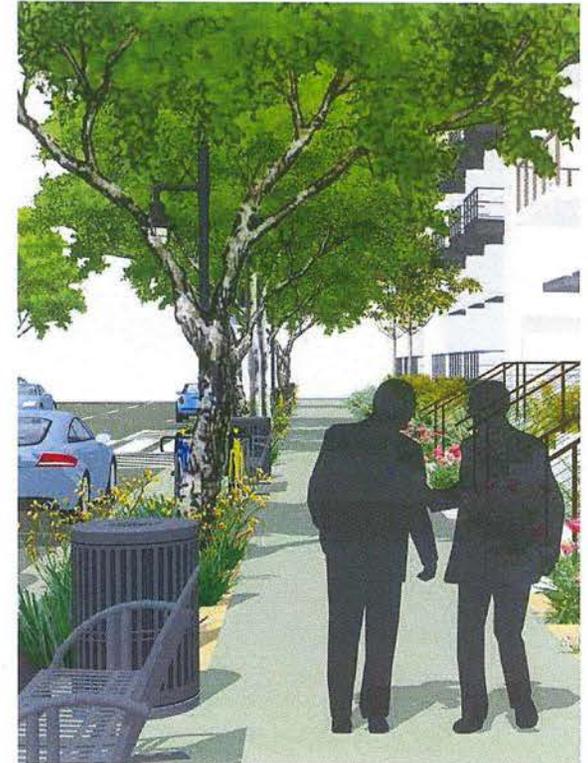


481 Oceanmount Blvd

## FIRST PLANNING PRINCIPLES:

Before considering any development proposal for this site, it is important to recognize, in addition to ensuring all types of housing are fully inclusive, the following:

- Provide a safe, walkable community that allows residents, guests and immediate neighbours full access to the site by providing access points throughout.
- Ensure that as many future residents have the advantage of the remarkable views the site has to offer as much as possible.
- Provide a friendly, inviting streetscape along Eaglecrest and the newly formed Inglis Road extension with building styles, scale and feel that does not compete with, and is consistent with the surrounding established neighbourhood.
- Provide a wide variety of pedestrian and visual experiences while wayfinding through the site to ensure a very pleasant experience.
- Ensure the project enhances, the Town of Gibsons when seen from afar (ocean for example) and other viewpoints around town.



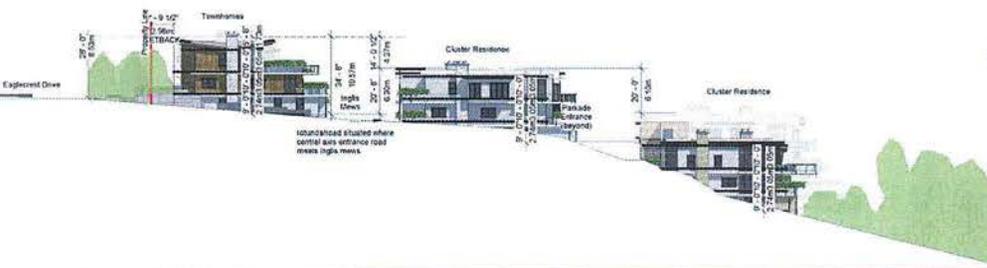
## PRELIMINARY DESIGN RATIONALE:

The basis for the schematic site planning and overall concepts are based on the following:

- Due to the site's extreme topography and available access from both the western edge of the property (Eaglecrest Drive), as well as the eastern edge (Stewart and Winn Roads), it is logical to divide the site into three components: the Lower Bench, a natural park space in the middle, and an Upper Bench.

### Upper Bench:

- Seaside Character with West Coast Modern architecture with articulated facades, comprised of four buildings along Eaglecrest Drive, with a large gap in centre allowing one point vehicular and main pedestrian access, as well as suitable side-yard setbacks.
- These building forms are contextually related to the single family homes across Eaglecrest.
- This ensures a pleasant pedestrian experience along Eaglecrest Drive without having a series of individual parking garage doors.
- Once entered onto the site, there is a direct visual unencumbered link to the Easterly views beyond, via a grand rotunda/view point that links to common amenity below, the park space and eventually the Town.
- An improved park entry point (trailhead) is being proposed.



## UPPER BENCH:

- The internal mews road allows front door access to individual buildings, fire Truck access, ease of underground parking access and unencumbered pedestrian movement.
- A large rotunda is being proposed, creating a suitable vantage point to the remainder of the site and the views beyond.
- This rotunda is also the formal access point for a continuation of the pedestrian experience - down into the amenity area and the greenspace beyond located in the middle of the site.



Seaside character West coast modern residences: Single family form, creating a liveable, walkable streetscape.







**ANKENMAN MARCHAND**  
ARCHITECTS

*Eagle View*  
HEIGHTS  
GIBSONS, BC

**TC**  
DEVELOPMENT  
GROUP

## MIDDLE OF SITE Heart of Project - Common Amenity

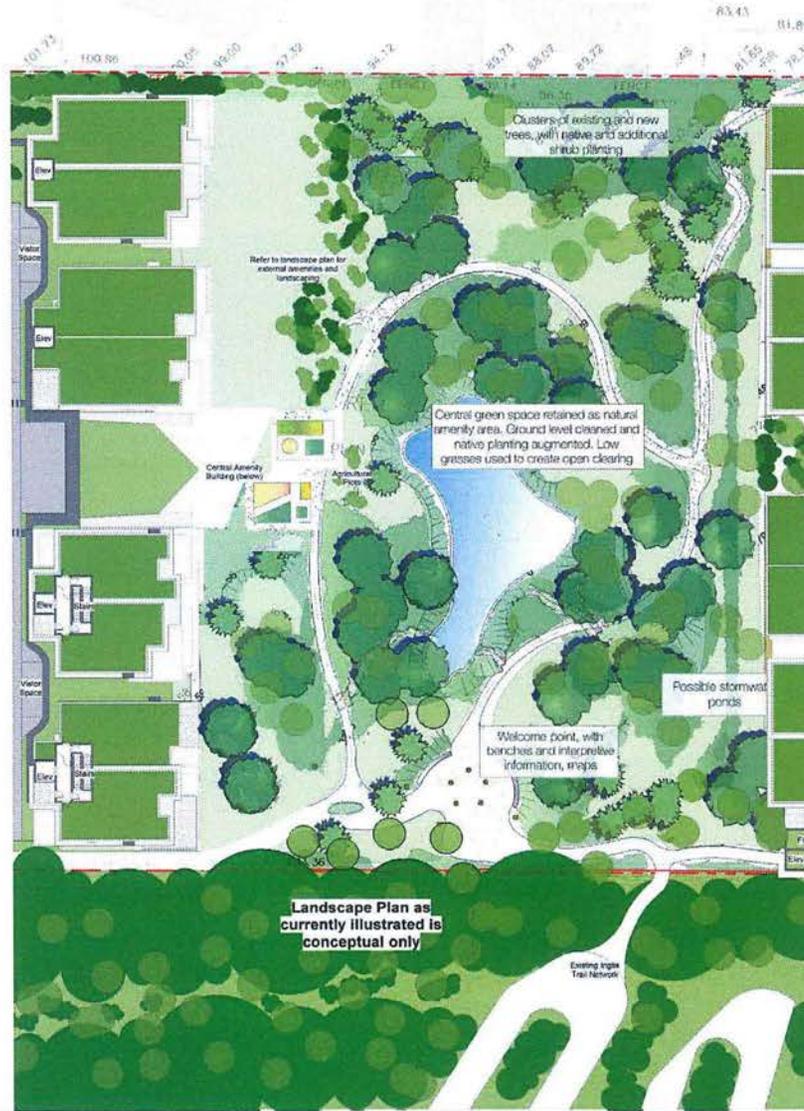
The middle of the site has been divided into two main areas. At grade is common amenity for the project residents, with opportunities such as an amenity building, view look-out rotunda, green roofs, on-site agriculture, outdoor eating, lounge area etc.



Outdoor eating and lounge areas



Outdoor Kitchen (above) Green Roofs (below)



The second open area of the site is a community area that links the Inglis Trail system to the South through the site. Wayfinding activities could include interpretive signage, vantage points, water feature discoveries, etc.



Soft surface trails (above)  
Stormwater infiltration ponds (below)



**APC ISSUE:**  
Existing Inglis Trail system within the adjacent park to the South is dangerous to use at times, in such cases as cougar or bear sightings etc

**SOLUTION**  
As the Site Plan adjacent indicates, we concur it would be beneficial to connect to the existing Inglis Trail system, to allow the public to use the footpaths in the middle of the site.



**ANKENMAN MARCHAND**  
ARCHITECTS

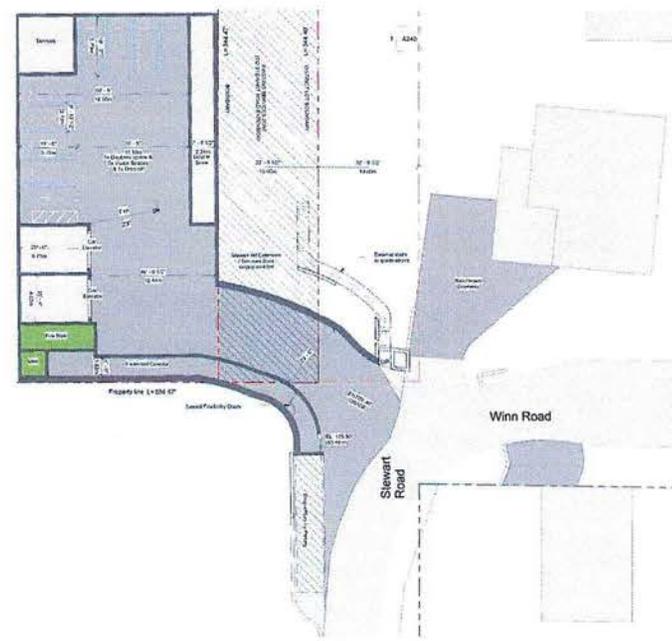
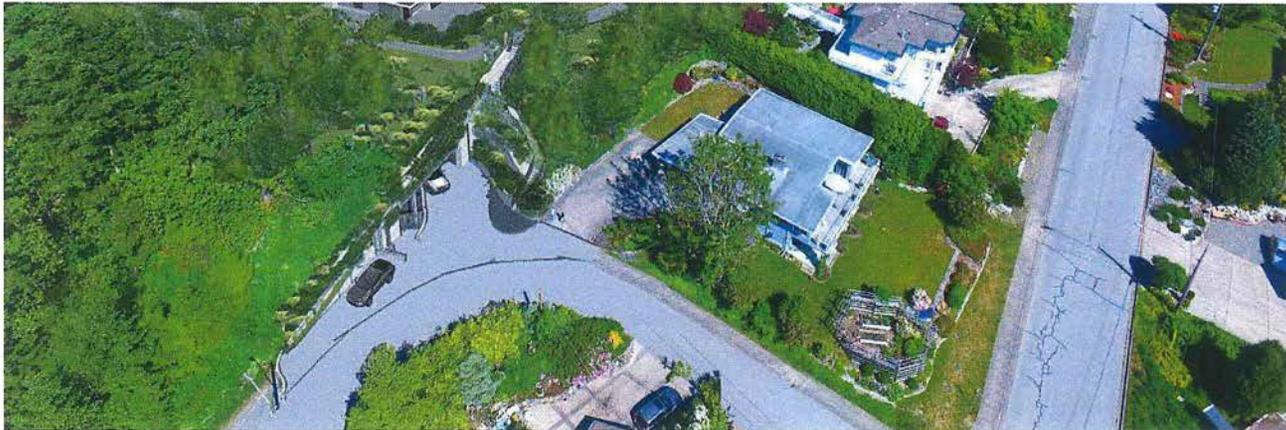
*EagleView*  
HEIGHTS  
GIBSON, BC

**TC**  
DEVELOPMENT  
GROUP





Below: LB Access & adjacent context.      Above: LB Entrance & Residences      Right: LB Parkade Entry Plan



**TRAFFIC:**

The proposed development is forecast to generate a total of 50 vehicle trips during the weekday afternoon peak hour (32 inbound, 18 outbound), which is equivalent to an average of just less than 1 vehicle movement per minute. From a traffic engineering point of view, the projected traffic volume for the site is not considered significant.

The Ministry of Transportation & Infrastructure's warrant for requiring a traffic impact study for a proposed development is 100 or more new vehicle trips during any one hour period. Therefore, the proposed development does not meet this warrant as the projected driveway volumes are only 50% of the threshold and a formal traffic impact study is not technically warranted.

The capacity analysis determined that the existing intersections in the study area can accommodate the projected site traffic without any operational and/or geometrical improvements were warranted.

However, it is recommended that on the north side of the intersection of Eaglecrest Drive & Inglis Road, a curb bulb-out be constructed in both the northwest quadrant and the northeast quadrant for the following reasons:

- A narrowing of the cross section of Eaglecrest Drive will deter some motorists from using Eaglecrest Drive to access or egress the site as it reduces the vehicle capacity of that roadway; and
- The narrowing of the cross section of Eaglecrest Drive also reduces the width of the crosswalk for pedestrians wishing to cross Eaglecrest Drive, which will reduce the exposure of pedestrians to vehicles.

With this geometric improvement, CTS is forecasting a 50/50 split on site traffic volumes using Eaglecrest Drive and Inglis Road (18 vehicles per hour during the design hour). This is equivalent to an additional vehicle movement on either Eaglecrest Drive or Inglis Road from the proposed development of 1 vehicle every 3 minutes. From a traffic engineering point of view, this is considered negligible.

**Recommendations**

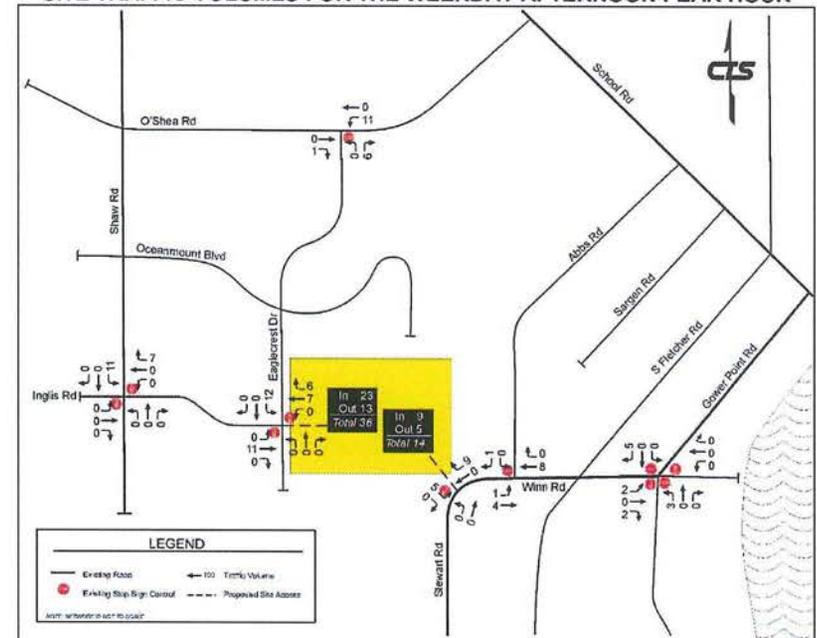
Based on the findings of this updated traffic impact study, the following is recommended:

1. That a crosswalk with sidewalk letdowns and curb bulb-outs be constructed on the north side of Eaglecrest Drive to link the site to the existing neighbourhood pedestrian network; and
2. That a sidewalk will need to be connected from the site at the lower bench to the existing sidewalk on Winn Road at Abbs Road to link the site to the pedestrian network of Lower Gibsons.

**TABLE 1  
SUMMARY OF SITE GENERATED TRAFFIC**

| Land Use                                 | Peak Hour         | Trip Generation Variable | Horizon Year | Scope of Development | Vehicle Trip Generation Rate | Trip Rate Source             | Directional Split |       | Peak Hour Volumes (vph) |           |           |
|--|-------------------|--------------------------|--------------|----------------------|------------------------------|------------------------------|-------------------|-------|-------------------------|-----------|-----------|
|  |                   |                          |              |                      |                              |                              | % in              | % out | in                      | out       | total     |
| Upper Block - Townhouse                  | Weekday Morning   | Dwelling Units           | 2020         | 18                   | 0.46                         | ITE 10th Edition, Code (220) | 23%               | 77%   | 2                       | 8         | 8         |
|  | Weekday Afternoon |                          |              |                      | 0.58                         |                              | 63%               | 37%   | 6                       | 3         | 9         |
| Upper Block - Condos                     | Weekday Morning   | Dwelling Units           | 2020         | 47                   | 0.46                         | ITE 10th Edition, Code (220) | 23%               | 77%   | 5                       | 17        | 22        |
|  | Weekday Afternoon |                          |              |                      | 0.56                         |                              | 63%               | 37%   | 17                      | 10        | 27        |
| Lower Block - Condos                     | Weekday Morning   | Dwelling Units           | 2020         | 24                   | 0.46                         | ITE 10th Edition, Code (220) | 23%               | 77%   | 3                       | 9         | 12        |
|  | Weekday Afternoon |                          |              |                      | 0.56                         |                              | 63%               | 37%   | 9                       | 5         | 14        |
| <b>TOTAL WEEKDAY MORNING PEAK HOUR</b>   |                   |                          |              |                      |                              |                              |                   |       | <b>10</b>               | <b>32</b> | <b>42</b> |
| <b>TOTAL WEEKDAY AFTERNOON PEAK HOUR</b> |                   |                          |              |                      |                              |                              |                   |       | <b>32</b>               | <b>18</b> | <b>50</b> |

**FIGURE 7  
SITE TRAFFIC VOLUMES FOR THE WEEKDAY AFTERNOON PEAK HOUR**



All of the intersections and/or movements in this study area are currently operating or projected to operate at LOS A (excellent) for all scenarios tested and no operational and/or geometrical improvements are warranted.

## PROJECT BENEFITS

This project, to be developed over several years provides the following benefits to the Town of Gibsons:

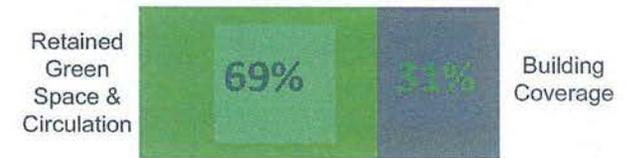
- Significant economic stimulus. This project will create hundreds of direct jobs over a period of several year that will boost the local trade and supply industry. 200 people will generate economic benefits to town & business.
- \$50 million with spending generating \$150 million in local benefits for businesses & jobs (economic spin-off).
- Spin-off employment will also be created with new residents. This will assist all local restaurants, shops and services.
- Home office opportunities will create less reliance on the automobile & assist residents with commerce undertakings.
- Maintain valuable green space by creating a responsible and efficient plan. This space will allow future & current residents to enjoy communal gathering areas and a trail system that links the existing & future communities together.
- Providing direct pedestrian access from Eaglecrest to the waterfront & a link to the park.
- Communal agriculture that will promote healthy and sustainable living.
- Generating an increased tax base for the town for up to approx. \$350,000+ per year (forever).

Other benefits include the following:

- DCC & CAC direct payments estimated in excess of \$1.2+ million.
- Improved streetscape, sidewalks, traffic calming etc.
- Positive upgrade of the City's water main & water run-off addressed through design.
- Allow current residents to stay in their community by providing them the opportunity to downsize, thus opening marketplace to their current homes!
- Provide a quality single level living product that, respectively, is lacking and yet being requested!
- To date, over 100 local registrants (200 total registrants) have expressed written interest in living in this new community, which offers single level living.
- Increase the value of the neighborhood and the town by providing high quality residences.
- Free living barrier accessible.
- Green/Environmental initiatives i.e. leading edge, technologies, and savings.
- Provides a wide variety of housing choices for all socio-economic and ability demographics.
- Much-needed affordable housing contribution (cash provided).



\$50 million with spending generating \$150 million in local benefits for businesses & jobs.



**100 local Registrants**  
expressed written interest in living in this new community

## Sustainable Design is Green Design

As developers, we believe that we have the responsibility to create new projects that enable us to move with the times, if not stay one step ahead. Both in the way we do things and in the way that our built environments move us forward. That is why TCD maintains an ongoing commitment in leading the industry forward.

We believe that today's new homes and living environments should create a meaningful connection between craftsmanship, technology, enjoyment and sustainability. This explains why our unique approach focuses on combining innovative building techniques with proven quality construction practices in order to provide the ultimate in livability.



## Geothermal Energy

Geothermal Energy is energy obtained from the heat of the earth. It's as simple as that. It is a sustainable energy technology that avoids traditional methods of heating and cooling and favors a natural and environmentally friendly solution.



## Green Roofs

Cluster Housing will have green roof system that not only improve views within the site, but also saturates rainwater to aid with reducing runoff.

## Indigenous Vegetation and Landscaping

To avoid invasive species and excessive costs related to upkeep, the landscape plan will primarily involve only plants and trees that are found organically in the Gibsons. Not only does this reduce the environmental impact of the site, but it also sustains the area's natural character and aesthetic.



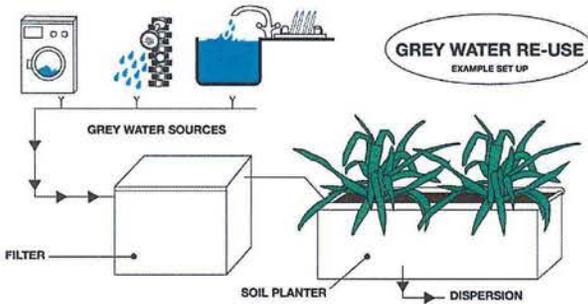
## Local and Green Building Materials

It is important to us as developers to ensure we create something that reflects and parallels the character of the environment in which it will exist. We will use both sustainable building materials that reflect the feeling within the Gibsons identity, as well as try our best to source these materials locally in order to further anchor our project within the local character.

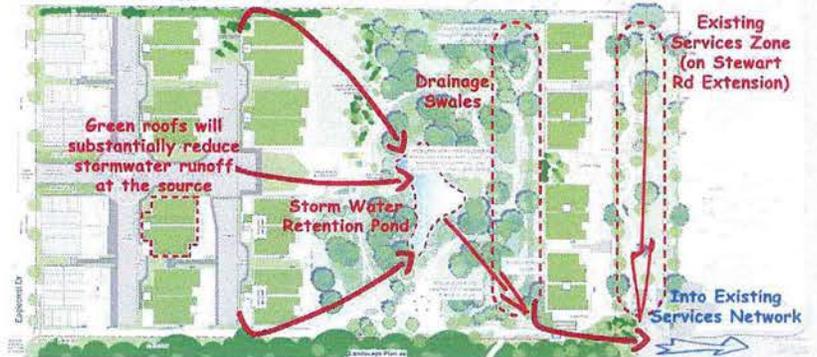
## Stormwater Runoff

To aid with stormwater runoff and alleviate any concerns about the potential impact of the proposal, a large retention pond is proposed at the center of the site that will capture runoff that has not been saturated into the green roof system. Further, as there are already flooding issues related to the Abbs Rd residences below this property, it is proposed that surface water will be redirected to the SE corner of the site via a series of drainage swales, to capture all the water that is currently flowing downhill.

## Grey Water Recycling



One of the most difficult aspects of creating an environmentally sustainable project is how it deals with its water. There are many systems out there that deal with this issue by recycling specific portions of used water for things such as toilet flushing and plant irrigation, and we will strive to include as much of this technology within our new development.



| 464 Eaglecrest Drive - PIM Jan 2018 - Exit Survey Summary  |            |            |  |
|--|------------|------------|--|
| <b>Registrants List/Attendees: 144 (133 lines/single names + 11 coupled/doubled)</b>   |            |            |  |
| <b>Exit Surveys Received</b>   | <b>100</b> |            |  |
| 1. Did you have the opportunity to review all of our presentation boards?:   |            |            |  |
| <b>Exit Surveys Received</b>   | <b>100</b> | <b>%</b>   |  |
| Yes  | 99         | 100%       |  |
| No   | 0          | 0%         |  |
| <b>Total Answered</b>  | <b>99</b>  | <b>99%</b> |  |
| 2. Are you aware of the Town's OCP primary objectives including the need to create a diversity of housing options and how these are achieved with our current proposal?: |            |            |  |
| <b>Exit Surveys Received</b>   | <b>100</b> | <b>%</b>   |  |
| Yes  | 75         | 83%        |  |
| No   | 15         | 17%        |  |
| <b>Total Answered</b>  | <b>90</b>  | <b>90%</b> |  |
| 3. Are you aware of the wide range of both Community and Economic benefits that this new development will bring to the town?:  |            |            |  |
| <b>Exit Surveys Received</b>   | <b>100</b> | <b>%</b>   |  |
| Yes  | 61         | 73%        |  |
| No   | 23         | 27%        |  |
| <b>Total Answered</b>  | <b>84</b>  | <b>84%</b> |  |
| 4. Do you support a "Green Roof" initiative and the benefits associated with it (i.e. environmental, view potential, storm-water runoff, etc.)?:                         |            |            |  |
| <b>Exit Surveys Received</b>   | <b>100</b> | <b>%</b>   |  |
| Yes  | 60         | 70%        |  |
| No   | 26         | 30%        |  |
| <b>Total Answered</b>  | <b>86</b>  | <b>86%</b> |  |
| 5. Are you aware that by dividing the site into an Upper and Lower Bench, the traffic flow will be mitigated?:   |            |            |  |
| <b>Exit Surveys Received</b>   | <b>100</b> | <b>%</b>   |  |
| Yes  | 69         | 81%        |  |
| No   | 16         | 19%        |  |
| <b>Total Answered</b>  | <b>85</b>  | <b>85%</b> |  |
| 6. Are you aware that approximately 50% of this site will be retained as green space and the central park-area, will connect with the Inglis Trail system?:              |            |            |  |
| <b>Exit Surveys Received</b>   | <b>100</b> | <b>%</b>   |  |
| Yes  | 77         | 91%        |  |
| No   | 8          | 9%         |  |
| <b>Total Answered</b>  | <b>85</b>  | <b>85%</b> |  |

7. Are you aware that the heights of these buildings will be one to three stories which is consistent with the surrounding neighborhood?:

|                              |            |            |  |  |  |
|------------------------------|------------|------------|--|--|--|
| <b>Exit Surveys Received</b> | <b>100</b> | <b>%</b>   |  |  |  |
| Yes                          | 73         | 86%        |  |  |  |
| No                           | 12         | 14%        |  |  |  |
| <b>Total Answered</b>        | <b>85</b>  | <b>85%</b> |  |  |  |

8. Do you agree that the current availability of housing inventory of quality single level living is severely lacking, thus making it more difficult for locals seeking this type of housing, to remain in their community?:

|                              |            |            |  |  |  |
|------------------------------|------------|------------|--|--|--|
| <b>Exit Surveys Received</b> | <b>100</b> | <b>%</b>   |  |  |  |
| Yes                          | 62         | 76%        |  |  |  |
| No                           | 20         | 24%        |  |  |  |
| <b>Total Answered</b>        | <b>82</b>  | <b>82%</b> |  |  |  |

9. Did our presentation address any questions that you may have had about our project?

|                              |            |            |  |  |  |
|------------------------------|------------|------------|--|--|--|
| <b>Exit Surveys Received</b> | <b>100</b> | <b>%</b>   |  |  |  |
| Yes                          | 60         | 69%        |  |  |  |
| No                           | 27         | 31%        |  |  |  |
| <b>Total Answered</b>        | <b>87</b>  | <b>87%</b> |  |  |  |

What do you like or dislike, about this project.

|   |  |  |  |  |  |
|---|--|--|--|--|--|
| <b>Comments as per PDF "What Do You Like or Dislike".</b> |  |  |  |  |  |
|---|--|--|--|--|--|

Please comment on any other aspect of the project that you feel this survey has not adequately addressed.

|   |  |  |  |  |  |
|---|--|--|--|--|--|
| <b>Comments as per PDF "Other Aspects".</b> |  |  |  |  |  |
|---|--|--|--|--|--|

|  | like | dislike | not adequately addressed |
|--|------|---------|--------------------------|
| access to community amenities            |      |         | 2                        |
| added tax base                           | 1    |         |                          |
| affordability                            | 1    | 2       | 3                        |
| air b&b's/short term rentals             |      |         | 2                        |
| development common areas and amenities   | 4    | 2       |                          |
| community fit                            | 2    | 10      | 2                        |
| construction timeline                    |      | 1       | 3                        |
| density                                  | 2    | 26      | 11                       |
| design                                   | 34   | 5       | 6                        |
| development in general                   | 11   | 3       |                          |
| drainage                                 |      | 4       | 3                        |
| economic benefits to locals              | 1    |         | 1                        |
| green initiatives                        | 8    |         | 2                        |
| green space                              | 11   | 1       | 2                        |
| height                                   | 1    | 4       | 3                        |
| infrastructure implications/water supply |      | 3       | 3                        |
| light pollution                          |      |         | 1                        |
| location                                 | 10   | 1       |                          |
| meet the housing needs of locals         |      | 2       | 4                        |
| off shore investment                     |      | 1       | 2                        |
| presentation                             | 3    | 5       | 3                        |
| recreational planning                    | 3    | 2       | 3                        |
| relates to OCP                           | 1    | 4       | 2                        |
| rezoning                                 |      | 1       | 3                        |
| roof design                              | 5    | 2       | 2                        |
| school capacity                          |      |         | 1                        |
| setbacks                                 |      | 3       | 2                        |
| sidewalks in area                        |      | 5       | 3                        |
| slope retention                          |      | 3       | 2                        |
| street parking                           |      | 3       |                          |
| survey questions                         |      | 1       | 4                        |
| traffic flow/access                      | 3    | 26      | 10                       |
| tree removal                             |      | 1       | 1                        |
| view impacts                             |      |         | 1                        |



# Exit Survey Responses

Re: 464 Eaglecrest Drive

Workshop: Tuesday, 30<sup>th</sup> January, 2018

Time: 4 p.m. - 7 p.m.

Please find below the written responses received to the following question:

(Important to note that in many "Supportive" Exit Surveys this question was left blank)

What do you like or dislike, about this project?

like the green space and fitting into existing community

What do you like or dislike, about this project?

I LIKE THE CREW, MODERN LOOK, THE GREEN SPACE, THE ADDED TAX BASE AND THE GREAT USE OF A VIEW PROPERTY.

What do you like or dislike, about this project?

I LIKE THE PRESENTATION, WELL DONE.

What do you like or dislike, about this project?

LOOKS FANTASTIC!

What do you like or dislike, about this project?

I like the design and green space, the underground parking and common areas and amenities to encourage socializing. Also like green roof idea and geothermal.

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What do you like or dislike, about this project?

We like all fresh and new movement on the coast it needs it - especially young people: work is needed. There is lots of room for improvement in such a naturally beautiful area. Personally we are looking into downsizing. Well built housing is scarce.

What do you like or dislike, about this project?

I like it all, just what a persons needs

What do you like or dislike, about this project?

NOT EVERYONE IS AGAINST DEVELOPMENT. PLEASE MOVE FORWARD,

What do you like or dislike, about this project?

- Love the project, the design, green space & green roof

What do you like or dislike, about this project?

THE ATTENTION TO DETAIL RE.  
ENVIRONMENTALLY CONSCIOUS BUILDING  
& PLANNING METHODS - INCLUDING THE  
RECYCLING OF GREY WATER / EARTH BERMS  
& TRAFFIC FLOW AS WELL AS RECREATIONAL  
PLANNING.

What do you like or dislike, about this project?

- New character / concept.
- single level units
- good % of 2 BR - 2 BATH + units.

What do you like or dislike, about this project?

Proximity to Gibson, yet still  
private, luxury living.

What do you like or dislike, about this project?

- HIGH QUALITY IN OUR NEIGHBORHOOD
- LARGE DECKS
- THE VIEW

What do you like or dislike, about this project?

You should have produced an 'on screen' live  
3D model using walkabout views

What do you like or dislike, about this project?

Careful use of land provides more community access to green  
space + amenities. The current land is largely inaccessible  
and the layout will address this, linking to existing trails.  
Also appreciate the traffic survey.

What do you like or dislike, about this project?

I feel this ITERATION demonstrates + KEOON  
+ EXCELLENT COMMITMENT to relate to the OCP.

What do you like or dislike, about this project?

I like it a lot. The underground  
parking for some of the units is unique.  
The diversity is great idea.

What do you like or dislike, about this project?

- + supplies quality single level living housing to the area
- + lots of green space
- + homes to a new use taking away from the neighbourhood.

What do you like or dislike, about this project?

We are very impressed by the latest plan - much better!

What do you like or dislike, about this project?

Looks like the same problem in Vancouver, off shore from China will buy everything before local people have any chance.

What do you like or dislike, about this project?

The concept overall, is lovely if it's going to turn out the way it's represented in the renderings. However, we are very concerned about increased traffic on Inglis Road.

What do you like or dislike, about this project?

GOOD AS PRESENTATION GOOD LOOK WITH THE APPROVAL OF THE PROJECT.

What do you like or dislike, about this project?

I think the location, plan & design look very attractive. Love the green spaces.

What do you like or dislike, about this project?

o like the spacing  
o like the fact you worked very hard with the community to make it a vibrant development

Thanks

What do you like or dislike, about this project?

would like to see floor plans.

What do you like or dislike, about this project?

Quite progressive

What do you like or dislike, about this project?

LIKE THE IDEA OF LESS HEIGHT  
AND LESS UNITS, OPENESS.

What do you like or dislike, about this project?

would love to see single story +  
side by side units - don't like three  
story apartment style  
some  
more/ like Georgia Mirage

What do you like or dislike, about this project?

Very Nice

What do you like or dislike, about this project?

LOOK, FEEL, GREENSPACE,

What do you like or dislike, about this project?

AWESOME LOCATION, VIEW & IDEAS - CONCEPT

What do you like or dislike, about this project?

That this project addresses a need for  
Hilsons Community. A lovely development  
for locals to Downsize to & an opportunity  
for young families to have homes to purchase  
in the process.... Oh & Love the Amazing  
View ♡.

What do you like or dislike, about this project?

I LIKE THE ENVIRONMENTAL DESIGN

What do you like or dislike, about this project?

I like the environmental features  
I dislike the low rise roofs.

What do you like or dislike, about this project?

LIKE: DIVERSITY OF UNITS APPOXANCES, FLAT ROOFS, AMENITY BLDG

DISLIKE: POSSIBLE LOSS OF REAR 4x4 ACCESS TO MY PROPERTY  
POSSIBLE WORSENING OF WATER FLOW ONTO MY PROPERTY

What do you like or dislike, about this project?

Love the west coast design, green space, and green roof. Great to see attractive ~~of~~ single level homes coming to the coast.

What do you like or dislike, about this project?

Looks awesome ... Build It!

What do you like or dislike, about this project?

- I LIKE THE INCREASED DENSITY
- I LIKE SINGLE LEVEL LIVING
- I LIKE THE LOCATION/VIEWS.

What do you like or dislike, about this project?

Good variety, fire access seems okay, good landscaping - good Community Space

What do you like or dislike, about this project?

I like the many, many single living options

What do you like or dislike, about this project?

Like: greenspace areas, housing mix, trails & connections,

Dislike: Too high end, not affordable enough?

No good trail continuity to Lower Gibsons

What do you like or dislike, about this project? Especially in winter rains and dark evenings (should be dangerous!)  
I like the modern design.

I dislike the very high density of the project. It is totally out of proportion with the surrounding neighbourhood - not just Eaglecrest and Inglis, but also Oceanmont, Shaw, O'Shea and Spyglass.

What do you like or dislike, about this project?

Major concerns are traffic increasing on the neighbourhood roads where there are no sidewalks on some streets, Shaw Rd is narrowed because of bike lanes and drivers currently have difficulties driving. Buildings potentially being too tall for the neighbourhood.

What do you like or dislike, about this project?

I dislike the fact that my quiet neighbourhood will suddenly become very busy. I moved to this neighbourhood (in 2001) because there was very little traffic - this will all change. It is upsetting that a property that once had one family in 1 dwelling will now have 70+ families in as many dwellings / units.

What do you like or dislike, about this project?

I dislike the amount of traffic flow this will cause in our single family neighbourhood.

1 car per every 3 minutes is not insignificant!  
I dislike that it will take a while to build & that

What do you like or dislike, about this project?

Too many units almost looks like overcrowded, but agree with the height of the building.  
Not happy with the cars coming & going to much traffic.  
Open space are good.

What do you like or dislike, about this project?

Too much traffic down Inglis Road many will end up going up Shaw which is going to be overloaded from rental project affordable housing Gospel Rock eventually, bike lanes also a problem.  
Too many units.

What do you like or dislike, about this project?

- My concern is about the increase of traffic  
- Safety for walking - ~~st~~ increase of traffic however  
no sidewalks on surrounding streets - Eaglecrest.  
- design is attractive!  
- please please please have some affordable units.  
- really appreciate green roof, grey water systems etc.

What do you like or dislike, about this project?

said "IT IS JUST A PLOT" ~~IT IS JUST A PLOT~~  
- drainage might be a problem  
- slope retention not addressed  
- how close to road since all Eaglecrest dwellings are set back 30-40'

What do you like or dislike, about this project?

I find the building forms attractive and the size of development appropriate. The developer has clearly worked hard to respect & reflect input from their first presentation to Council.

What do you like or dislike, about this project?

TOO MUCH DENSITY AND DOES NOT CONFORM TO NEIGHBOURHOOD

What do you like or dislike, about this project?

DISLIKE "SLANTED" SURVEY QUESTIONS TO FAVOUR DEVELOPER.  
LACK OF TRANSPERANCY.

What do you like or dislike, about this project?

THERE ARE FAR TOO MANY UNITS PACKED INTO WHAT IS

What do you like or dislike, about this project?

You used Comic Sans font on every part of your presentation. I can't take your company seriously if you're daft enough to use a font designed for children on a serious project that affects my life and community. I like your green initiatives, if you stick to them. You only provided a description of geothermal energy, not stating whether or not you will use it to power homes. The bit about Grey Water Recycling sounds like a promise you won't keep.

What do you like or dislike, about this project?

THERE ARE SOME NICE FEATURES <sup>IN</sup> THE PLANS FOR THIS PROJECT BUT THERE ARE JUST TOO MANY UNITS FOR THIS PROPERTY.

What do you like or dislike, about this project?

DENSITY - TOO MANY UNITS ON THE UPPER FLOOR  
TOO MUCH TRAFFIC ON STREETS DESIGNER  
AND UTILIZED BY SINGLE FAMILY TRAFFIC - NO SIDEWALKS  
STREETS ONLY 2 LANES  
SET BACKS TO PRESENT HOMES IS NON-EXISTENT SET BACK  
SHOULD BE AT LEAST 16' TO NOT NINE. BEAM NOT WITHSTANDING

What do you like or dislike, about this project?

IT IS STILL TOO LARGE + WILL DEFINITELY CHANGE THE CHARACTER OF THIS "SLEEPY" COMMUNITY. TRAFFIC WILL ~~BE~~ HAVE A HUGE IMPACT FOR THIS UPSCALE SINGLE FAMILY NEIGHBOURHOOD. SHAW ROAD - WITH THE 16 CONCEIVED BIKE LANES WILL BE A DISASTER WAITING TO HAPPEN

What do you like or dislike, about this project?

3 story buildings that will be high -  
It would cause too much traffic

What do you like or dislike, about this project?

too big - scale back. <sup>only</sup>  
- too many units  
- is this a private or public area??

What do you like or dislike, about this project?

NOT TO OCP THAT REQUIRES SINGLE FAMILY HOMES IN THE AREA.

NOTHING TO LIKE - WILL CREATE TOO MUCH TRAFFIC ON SHAW RD. ALREADY RESTRICTED WITH BIKE LANES

What do you like or dislike, about this project?

Far too much traffic in the area and danger on Shaw Rd with bike lanes and Seniors wheelies

What do you like or dislike, about this project?

There are still too many units —  
The selling price is not known and most probably not meet needs of the community  
The design and presentation are beautiful, but do not fit the site, neighborhood and still leave many unanswered questions. Why Not SINGLE FAMILY HOME? 33

What do you like or dislike, about this project?

It feels like they are squeezing in as many units as possible to make the most return on the investment, yet they keep telling us what is good for our neighborhood & community

What do you like or dislike, about this project?

ACCESS ONTO STEWART, WYNN, ABBES WILL BE A PROBLEM. 50-60 VPH IS NOT INSIGNIFICANT. TRAFFIC LIGHTS AND SPEED BUMPS WILL FOLLOW. BAD IDEA!

What do you like or dislike, about this project? We need more housing, but not this much expensive housing.

Pure blind terror engendered after being the first proposal makes me highly suspicious. (~~and~~ ~~that~~ ~~is~~)

Had a lot of time to check the facts. eg. Say Eaglecrest stories, but picture at the start shows 3. Does ~~not~~ nothing to make me positive.

What do you like or dislike, about this project?

I like the overall look of modern West Coast buildings  
I do not like: - the increase in traffic

- the increase in housing density
- the fact that rezoning is required
- the fact that this development only caters to a certain socio-economic group
- the fact that it mainly caters to off shore buyers who will leave the units empty for most of the year

Please comment on any other aspect of the project that you feel this survey has not adequately addressed: eliminating any potential economic benefit for the community, cafes + schools

What do you like or dislike, about this project?

- I do not like the West coast modern look - it's not at all what the vision is for a seaside village character
- I don't like that you are jamming so many units into a small physical space resulting in 140 more vehicles (traffic!) on Upper Bench  
This development does not integrate well into a single family neighborhood. It's overwhelming!

What do you like or dislike, about this project?

- No environmental certification.
- 12 foot setback from my yard which will seriously ~~adversely~~ adversely impact my investment
- catchment ponds are no longer considered a good option to handle run-off. Climate change + logging, as well as, surface mining has increased mosquito population these are a breeding place for mosquitoes

What do you like or dislike, about this project?

- I dislike the flat roofs. Doesn't fit view from harbour
- It is too close to neighbours. Need a large berm to block sound during construction and noise of apartments after construction.
- The homes on Eaglecrest will have their views blocked. Not good.
- The traffic increase on upper and lower bench is too high. Upper is a walking neighborhood and traffic will stop that.

What do you like or dislike, about this project?

The scope is too large for the location  
it is in the ~~heart~~ heart of the most  
pedestrian friendly neighbourhood  
in Gibsons

What do you like or dislike, about this project?

<sup>this is much more than Deasdale Village</sup>  
Too many units - does not fit in with neighbourhood Georgia  
Mirage style does fit in  
- too much traffic for area which does not have sidewalks on  
Eaglecrest? <sup>Overgrown</sup> - kids, elderly, disabled walk this area  
all the time - safety concerns  
- you can be sure there will be much more parking off the streets -> safety  
concerns for kids

What do you like or dislike, about this project?

Too dense!! The project as it has been amended  
is still too large for the neighbourhood. It doesn't  
fit with the idea of low density.  
I'm concerned about the look of the proposal, it  
doesn't conform with the area.  
I'm also concerned about the increase in traffic  
on our quiet streets

What do you like or dislike, about this project?

AN ELEVATOR ON LOWER  
BENCH ?? WITH THE  
POWER OUTAGES ON COAST  
WHO WOULD BUY?

DRAINAGE NOT ADDRESSED  
WALL/SLOPE RETENTION NOT  
ADDRESSED

SETBACKS DON'T CONFORM WITH  
OTHER HOUSES ON EAGLECREST.

VIEW, LOCATION

What do you like or dislike, about this project?

HIGH DENSITY WE MOVED HERE FROM VANCOUVER  
TO GET AWAY FROM THIS.  
TRAFFIC WILL BE A NIGHTMARE (REMEMBER  
THEY WILL HAVE VISITORS)  
PEOPLE THAT ARE FOR THIS DON'T LIVE  
IN THE AREA I HOPE IT DOESN'T PASS.

What do you like or dislike, about this project?

I understand the purpose of this plan. I'm concerned re density of this property. How it affects water sewers, - the number of cars going up & down the street at Oceanmeant. How Shaw will cope with it. Access to this area is limited.

The rooflines do not fit the Seaside Village Concept. Would be fine in Vancouver. Sloped rooflines like homes around area.

What do you like or dislike, about this project?

Developer was asked to work "within" the current OCP. Some changes made are outside i.e. flat roof.  
- Visuals are not to scale.  
- I haven't heard anything about ~~sewers~~ drainage,  
- too many housing units in a small area.

What do you like or dislike, about this project?

TO MUCH GREEN SPACE IS BEING COVERED. FAR TO MANY UNITS FOR SUCH A SMALL SITE. A MAXIMUM OF 40 WOULD WIN THE PUBLIC'S APPROVAL.

What do you like or dislike, about this project?

TOO MUCH DENSITY FOR AREA  
INCREASE OF TRAFFIC  
INACCURATE DRAWINGS RE SIZE OF BLDGS

What do you like or dislike, about this project?

Too dense, encroaching on existing neighbourhood  
not in character with neighbourhood.  
Too much concrete

What do you like or dislike, about this project?

YOU'RE TAKING AWAY ~~THE~~ THINGS THAT MAKE GIBBONS WHAT IT'S KNOWN FOR.  
WHATEVER SPIN YOU COME UP WITH 140 CARS WILL NOT ALLOW THIS AREA TO REMAIN AS PEOPLE PREFER IT.

What do you like or dislike, about this project?

Some limited added housing which blends with predominant type of housing in the local area. The traffic flow & parking in the immediate area is not being mitigated as much as can be. There are still aquifer issues to be addressed.

What do you like or dislike, about this project?

IT IS TOO MANY UNITS FOR THE PROPERTY AND THE AREA. THE TRAFFIC WILL INCREASE GREATLY. THE PROJECT SHOULD HAVE TO ADHERE TO THE OCP OF LOW DENSITY UNITS JUST LIKE OTHER DEVELOPERS IN THE AREA. SEE GEORGIA MIRAGE & SHAW ROAD

What do you like or dislike, about this project?

TRAFFIC CONGESTION WHEN OTHER FUTURE PROJECTS TAILED INTO CONSIDERATION BY GOSPEL PEOP & NEIGHBORHOODS. LOW COST CONDOMINIUMS.

What do you like or dislike, about this project?

To high density for 5 acres of land.  
With those the our neighborhood (upper) will change completely.  
What about water?  
I prefer and re-zoning to Comprehensive Development.  
Danger on such a steep cliff face

What do you like or dislike, about this project?

High Density More Traffic

What do you like or dislike, about this project?

High Density TO MUCH TRAFFIC

What do you like or dislike, about this project?

THE IDEA THAT A GIVEN PIECE OF LAND HAS NOT HAD A DESIGN THAT MEETS BILLAW REQUIREMENTS, OTHERS BEFORE NOW DID DESIGN WITHIN RESTRICTIONS AND DID A GOOD JOB TAKE THE RECTANGLE GIVEN AND DESIGN ROADS AND LOTS TO FIT - DON'T START TAKING OTHER LANDS AND ADD TO IT.

What do you like or dislike, about this project?

High traffic, no sidewalks, loss of Inquis Trail area, the housing facing eastward is plain, no coastal feeling at all, ugly. A beautiful tree & many others have been destroyed & removed.



# Exit Survey Responses

Re: 464 Eaglecrest Drive

Workshop: Tuesday, 30<sup>th</sup> January, 2018

Time: 4 p.m. - 7 p.m.

Please find below the written responses received to the following question:

(Important to note that in many "Supportive" Exit Surveys this question was left blank)

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

FINE JOB, - THANK YOU!!

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

Good luck! We have lived here for 30 years and watched many projects rejected by residents who cannot cope with change. This project is a welcome addition.

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

Your efforts are first class.

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

- make every effort to build concrete.  
I appreciate the cost factor, but  
the community will be more stable  
with appropriate privacy between neighbours  
+ you capture the sense of community  
Good on your team - GREAT

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Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

easy access to bus transportation  
easy access to shopping

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

- SAFE WALKWAYS FOR SCHOOL KIDS TO THE  
SCHOOL AND PEOPLE TO WALK

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

Not sure as yet!

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

I might come back with some ideas  
once the architectural plans are out.

So far, everything looks very appealing!

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

Price Points??

Otherwise nicely done.

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

I would have liked to have seen a view board depicting the development from the ocean.

Is there going to be a community pool?

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

It would be very unfortunate if this development became just another place for non locals to park their speculative \$\$\$\$. Would support a requirement for local presence, either by living there at least part-time, or renting to local employees. No Airbnb or similar short term vacation rentals allowed.

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

Flat roofs will be a long term maintenance problem. Use sloped metal roof systems where possible.

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

Much of the traffic will feed into/from Shaw Road. In its present configuration, this has potential safety issues. Council should be strongly encouraged to revisit this "green" "bike-friendly" layout and return to a two-lane roadway layout.

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

- please take into consideration environmental impact trees + wildlife.

- my husband was not available to come tonight - can you please send (email) all material presented tonight

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

- Green roof dollars would be better spent increasing energy efficiency. Town should use Step Code provisions to require greater efficiency.
- Create access trail from Winn Rd into development, bicycle and pedestrian friendly.

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

There are no survey questions regarding density. The high density of this development is completely out of scale with the surrounding neighbourhood - not just Englecrest + Ocednmount but Inglis, Shaw and O'Shea as well. Single residences are sited well apart and the existing Georgia Mirage strata on Englecrest is just a fraction of the density of the proposed Edyleview development in same form the existing Country Village strata on Shaw.

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

Does the developer have a set completion date? Can the development end up being done in phases which creates ~~uphere~~ continuing construction in the neighbourhood.

Concerns about volume of traffic seem to be downplayed: Do the tax payers pay for upkeep of green space or liability insurance for access to the grounds or green space just for owners.

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

I saw nothing about a timeline for construction. While I doubt that there is ~~very little~~ <sup>ANYTHING</sup> I can do to stop this project from going ahead, I hope that construction is quick so I don't have to listen to heavy equipment for years on end.

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

How well familiar we living in these residences  
do you realize our school is at capacity.

cons:  
vel

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

- slope
- drainage - we get a lot of rainfall
- lower bench access
- amendment
- Is density right? - should be single dwellings - ~~and~~ according to present zoning

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

You will face community pushback - that is the nature of the beast in Lubicon, especially in the run-up to a municipal election - but I wish you well with the project. (For me, the contribution to affordable housing is particularly important.)

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

INCREASED TRAFFIC PROBLEMS THAT WILL ALWAYS GO ABOVE & BEYOND WHAT IS STATED,

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

CHOICE OF WORDS - IF YOU LOOKED AT THIS DEMO. YOU WILL BE "AWARE" BUT THIS DOES NOT MEAN AGREE WITH OPINIONS, THERE SHOULD HAVE BEEN TWO PARTS TO QUESTION I.E AWARE AND/OR AGREE

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

We live on the Sunshine Coast to be close to nature. When a large project goes up to bring in rich city folk it chips away at our cherished lifestyle. I understand there's no stopping innovation and population growth. The problem is we don't trust that you are building permanent residences. We fear these will be weekend condos and Air B&B's. Do this right and people will be more open to similar projects in the future. Don't fuck it up.

AND NEVER USE COMIC SANS

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

THIS PROJECT IS NOT GOING TO MEET THE NEEDS OF LOCALS. CHECK THE INTEREST FROM OVERSEAS - SHOULD BE SOLD TO CANADIAN RESIDENTS ONLY TO PRECLUDE SPECULATION. WATER TAP PRESENT WATER ISSUES MUST BE ADDRESSED BEFORE ANY APPROVALS FOR THIS SIZE OF DEVELOPMENT. ALREADY CONSISTENTLY MOVE TO LEVEL 3 EVERY SUMMER. THERE IS NOT ADEQUATE ROADS FOR MORE TRAFFIC.

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

\* AGAIN AS WITH THE FIRST SURVEY, THIS ONE IS SPECIFICALLY DESIGNED TO ELICIT THE RESPONSES THE DEVELOPER (AND TOWN?) DESIRES → THEREFORE IT IS NOT VALID \*

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

- why not have a 2yr residency to stop off shore buying because if off shore is allowed then NONE of the benefits you site will come to our community

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

① 3 stories are too high.  
② The trail is already there. This place does not create access to the trail. We already have that.  
③ The traffic will be insane. I have counted many currently passing our house 1/minute is far too high. People come into our area to walk. The walk on the road. The suit on the road. Kids play road hockey. Endured on least will not solve these issues.

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

eliminating any potential economic benefit for the community, stores + schools

There is no real plan to minimize the use of water. We suffer from water shortages every summer and this kind of housing density will help "drain" our limited water supply. By being built into the hill, there would be a great opportunity to build big systems to hold water for the dry season. Just mitigating the effects of water run off does not address water shortage.

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

- The transitional homes along Eaglecrest do not match those across the street. You have provided an illustration that shows very little of the proposed buildings.
- The set backs are extremely small, especially at North end. 12ft. is not enough room for a berm and tree plantings and a free zone for maintenance. Balconies will overlook ~~at~~ residents back yards and destroy their privacy.

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

- I have not been able to understand how this plan complies with height restrictions in OCP
- not in favour of Comprehensive Zoning  $\rightarrow$  self serving
- these (are) apartment blocks + the design layout lacks character.
- Newly arrived to the coast J. Broughton padded this meeting with real estate agents. Most do not live in the adjacent area.

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

I request that my home have a view impact study done.

I request that the height of buildings not exceed that permitted by cluster housing zoning.

The number of residents per building should not exceed 4 as recommended by OCP

The homes do not look like single family homes. They are apartment

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

Follow the rules of 26.2 ft from average grade to a TEE/Absolute.

Honour the north property line berm retention as committed to us orally as May 19, 2017. I'll get you the required property line set backs +/- 5%

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

• When you presented to council last week, you said the shared area would be open to the neighbourhood. Today I'm told it is only for residents.  
• Where is the affordable housing component?? I do not see this in any way!!!

- Too Many Units on too little land!!!!!!  
- Too many cars in neighbourhood when you add in proposed affordable/market value development! (Charmany Creek area)

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

Please try again!  
fewer units on the upper bench.

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

SLOPE  
DRAINAGE  
LOWER BENCH ACCESS  
BUFFER FOR NEIGHBOURS ON NORTH SIDE

NONE OF  
THESE ISSUES  
ARE ADDRESSED.

BE GET SERIOUS + PROPOSE SOMETHING ACCEPTABLE TO NEIGHBOURS - AN ELECTION IS COMING AND PREVIOUS COUNCILS HAVE BEEN ANTI DEVELOPMENT.  
EX: GEORGE

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

WE ARE ON WATER RESTRICTION WHERE ARE YOU GETTING THE WATER  
WILL THERE BE RENTALS?  
ZONE FOR  
THIS IS A SINGLE FAMILY DWELLINGS.

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

Traffic is stated as normal - I disagree. New roads are not wide enough. 100 cars a hour is too many even if it is split.  
No sidewalks on Oceanmont make it difficult to walk on.  
Houses on Oceanmont must feel invaded - will the lights shine in their yards or bedroom windows.

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

Green space is advertised as though its for the community, however, I don't that is what they intend.  
As a close neighbour to the property - I feel that a complex similar to Georgia Mirage is more suitable for the area, + that it's too many units in a small, steep area.

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

ON JULY 7 2017, COUNCIL AGREED WITH THE PUBLIC THAT THE SITE WOULD RETAIN ITS CURRENT OCP RATING WHICH IS R1.  
SO DO THAT!!

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

HOW LONG TO COMPLETION - ?  
POST A BOND - RE LENGTH TO MAKE SURE DONE IN A TIMELY FASHION  
WHO PAYS FOR MAINTENANCE OF GREEN SPACE SIDEWALKS - ON BOTH SIDES OF ROAD

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

This survey is loaded with leading questions and (see comments on questions)  
~~There won't be affordable~~  
\* Rebuttal to neighbourhood association at front set an adversarial tone.

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

THIS SURVEY IS WORDED AS THOUGH EVERYTHING PROPOSED HAS ALREADY BEEN ACCEPTED.

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

- Safe pedestrian access along the entire site  
- Density on top level is neither consistent with the surrounding area nor stable with the ground in the area.  
\* - The developer should be responsible for constructing an access for the residents of on to Shaw Road. Since this item could be an Georgia Mince "contribution" for the project to the community it would likely have to "pocketed" to Georgia Mince residents, so only

Please comment on any other aspect of the project that you feel this survey has not adequately addressed: PROJECT.

I STRONGLY OBJECT TO THE DENSITY OF THIS PROJECT. WE HAVE LIVED HERE FOR 25+ YEARS AND WOULD LIKE TO HAVE A SAY. I DO NOT OBJECT TO NEW HOUSING, IT IS THE # OF UNITS. PLEASE CONSIDER THE CURRENT RESIDENTS NOT JUST MONETARY GAINS. THANK YOU

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

Density has not been addressed and if this project is going to be built having to change from low density to Comprehensive Development I am not in favor!  
I am not concerned about green roofs etc. I am concerned about the density!

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

This is not what we came to the coast for - LEFT VANCOUVER FOR THIS REASON  
Developer coming just to make money & leave

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

This is not what this area needs  
Developer coming just to make money

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

THE PROPERTY INVOLVED SHOULD INCLUDE ROADS OR LANES WITHIN  
ALSO - THE SERVICE LANE AT THE BOTTOM WILL BE SOMEWHAT HORRIBLE - MOVING, GARBAGE ETC.  
BUILT ~~ON~~ ON THE LAND, AND ONLY USE THE LOWER PLANE FOR EMERGENCIES  
ASK THE VILLAGE WHY THE LAND AT THE FOOT OF ABBSON WIND IS RESTRICTED FOR USE

Please comment on any other aspect of the project that you feel this survey has not adequately addressed:

The # of units should be capped at about (50) that would be acceptable.