



# STAFF REPORT

**TO:** Council **MEETING DATE:** April 17, 2018  
**FROM:** Lesley-Ann Staats **FILE NO:** ZA-2017-03  
Director of Planning  
**SUBJECT:** Gospel Rock Village Amendment Bylaw, Development Agreement Terms,  
Second Reading, and Public Hearing Date

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## RECOMMENDATIONS

**THAT** the report titled Gospel Rock Village Amendment Bylaw, Development Agreement Terms, Second Reading, and Public Hearing Date be received;

**AND THAT** the Terms for the Development Agreement outlined in the Block 7 Term Sheet dated April 9, 2018 be endorsed;

**AND THAT** *Gospel Rock Village Amendment Bylaw No. 1065-43, 2018* be given Second Reading;

**AND FURTHER THAT** a Public Hearing to consider *Gospel Rock Village Amendment Bylaw No. 1065-43, 2018* be scheduled to begin at 7:00 pm on Wednesday, May 9, 2018, at the Gibsons Royal Canadian Legion, located at 747 Gibsons Way, Gibsons.

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## BACKGROUND / PURPOSE

On March 6, 2018, Council adopted Resolution R2018-046:

*THAT the Gospel Rock Village Amendment Bylaw No. 1065-43, 2018 be forwarded to Council for First Reading;*

*AND THAT prior to consideration of Second Reading and the scheduling of a Public Hearing, a Term Sheet for the Development Agreement be provided to Council for consideration;*

*AND FURTHER THAT as a condition of rezoning, form and character Development Permit Area guidelines for the multi-family residential and commercial uses as per Policy 3.4.11 in the Gospel Rock Neighbourhood Plan be developed.*

On April 3, 2018, Council adopted Resolution R2018-076:

*THAT the report titled Gospel Rock Village Density be received;*

*AND THAT Council deems the Gospel Rock Village proposal to be consistent with the Town of Gibsons Official Community Plan and Gospel Rock Neighbourhood Plan;*

*AND THAT "Gospel Rock Village Amendment Bylaw No. 1065-43, 2018" be given a first reading.*

The purpose of this report is:

- To report back on the terms of the development agreement
- To consider giving the bylaw a second reading
- To schedule a public hearing

## **DISCUSSION**

### *Terms of the Development Agreement*

Staff recommends that as a condition of Adoption of the *Gospel Rock Village Amendment Bylaw No. 1065-43, 2018* for Block 7 a Development Agreement, signed and executed as a Section 219 Covenant, should clarify the phasing and conditions of development, and incorporate all items listed in the Term Sheet, enclosed as Attachment A. The terms include:

- Park and open space dedications
- Affordable Housing contributions
- community amenities including public washrooms, trail construction, contribution towards park improvements, Gower Point multi-use pathway, and
- special servicing conditions including an infrastructure life-cycle cost analysis.

### *Park and Open Space*

Section 510 of the *Local Government Act* gives the Town an authority to require a 5% Park dedication for the proposed Gospel Rock Village subdivision proposal. In addition to the 5% dedication, the developer is proposing to give the Town an additional 5% (for a total of a 10% Park dedication) as well as a greenspace dedication. Further details are summarized under "Community Amenity Contributions" below.

### *Affordable Housing Contribution*

Council Policy 3.14 states that residential rezoning applications that result in the creation of 10 or more residential lots or multi-family residential units are encouraged to provide at least 10% of the units for affordable housing on or offsite or contribute funds or in-kind services in an equivalent amount towards an Affordable Housing Reserve Fund.

The developer is offering to provide 10% of the total number of residential units in each Phase of development as purpose-built rental housing units. They are offering 36 purpose-built market-rental units as apartments in the form of bachelor suites, 1-bedroom, 2-bedroom, and 3-bedroom units. The offer letter is enclosed as Attachment B. The letter states that the development of purpose-built rental housing at Gospel Rock offers the opportunity to explore operating these units as a mixed-income (part subsidized) model, subject to operational capacity of local housing societies/providers. The developers have initiated dialogue with the Sunshine Coast Affordable Housing Society to determine the society's capacity and interest in a mixed-income model.

This offer is consistent with Council's Affordable Housing and Community Amenity Policy 3.14, enclosed as Attachment C.

#### *Community Amenity Contributions*

Community amenity contributions are offered by the developer to the Town, as per Policy 3.14. The Policy encourages developers to either provide community amenities on or off-site or contribute funds to the Community Amenity Reserve Fund. The intent of funding towards the Community Amenity Reserve Fund is to enable the Town to build up a cash reserve to pay for the expansion of services and development of parks that are needed as a result of the increased density created by residential rezoning applications.

The developers are offering the following community amenity contributions:

- Give the Town an additional 5% Park dedication for a total 10% Park dedication including three high value areas on Block 7: the Gospel Rock Waterfront, Cross Rock, and Little Africa.
- Register a Statutory right-of-way over the proposed "Greenlane" and "Village Green" for the purpose of providing public access through private property to the Park.
- Protect approximately 36% greenspace with a no-build Covenant and/or preservation provisions through pursuing long-term stewardship agreement(s) with a reputable 3rd party nature conservation group to manage and protect sensitive environmental values in the designated area, at the developer's cost.
- Complete pedestrian, cyclist, and vehicle safety improvements to Gower Point Road between Franklin Road and the Town's southern boundary.
- Develop a Parks and Open Space plan for Block 7 to include trail types and locations, signage, and park improvements.
- Contribute \$200,000 towards park furnishings, playground equipment, or other improvements identified in the Parks and Open Space Plan as determined appropriate by the Town.
- Provide a fully accessible public washroom that is accessed at the ground floor level and maintained by the developer or business owner.

This offer is consistent with Council's Affordable Housing and Community Amenity Policy 3.14.

#### *Infrastructure*

Block 7 is isolated from the Town's infrastructure networks and will require significant trunk systems to be installed to connect to the Town's sanitary collection system, water distribution system, and the road network. The following is a summarized list of infrastructure requirements required to bring key infrastructure not only to Block 7, but within reach of most of the rest of the Gospel Rock Neighbourhood Plan area:

- Sanitary trunk main to connect Gospel Rock to the Town's wastewater treatment plant
- Water trunk mains to connect Gospel Rock to the Town's Zone 1 or 2 infrastructure
- Upgrade of Chaster Road between Mahan Road and Shaw Road
- A Shaw-Inglis road extension study including a cost-recovery and funding strategy
- A contribution to the construction of the Shaw-Inglis road extension

In addition to the above trunk system requirements, the Block 7 development would be required to provide the following:

- All public road dedications
- Road frontage improvements according to Town standards
- A secondary emergency access at Phase 1 of the development

#### *Additional Referral Comments*

This application was referred to School District 46 (SD46), the Ministry of Transportation and Infrastructure, Sunshine Coast Regional District, the Squamish Nation, and the Advisory Planning Commission for comments in June 2017. A previous staff report provided feedback received, although comments from SD46 were not received. A letter from SD46, enclosed as Attachment D, provides suggestions on economical housing, student health, traffic safety, and pedestrian safety.

The Ministry of Transportation and Infrastructure (MOTI) submitted a letter, enclosed as Attachment E, requesting infrastructure improvements on Provincial road dedications at Chaster Road to Ministry standards. The developer is not required to make improvements to Provincial roads, unless Council determines it necessary as a condition of rezoning. The OCP supports the Chaster Road access, as an interim access, up to the development of 250 units and staff considers that the developer should focus transportation improvements, beyond those identified on Chaster Road and Gower Point Road, on the Shaw-Inglis connector route. Town staff met with Ministry staff on November 30, 2017 and expressed concerns with Ministry standards, as they require wider (than Town) roads with faster speed limits of 50 km/hour. The Ministry road standards may encourage more vehicles to use the Chaster Road route in the future, whereas the OCP identifies the Shaw-Inglis connector as the main access route to the Gospel Rock Neighbourhood Plan area.

Staff have shared the request with the developer and the developer will further discuss the request with MOTI staff.

Staff recommends that Council endorses the terms for the Development Agreement outlined in the Block 7 Term Sheet dated April 9, 2018 (enclosed as Attachment A) and that the *Gospel Rock Village Amendment Bylaw No. 1065-43, 2018* be given Second Reading. The Bylaw is enclosed as Attachment F.

### **COMMUNICATION**

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

- Two development notification signs are posted on the property and are updated accordingly with meeting schedules.
- Online via the Town's website: [www.gibsons.ca/gospel-rock](http://www.gibsons.ca/gospel-rock)
- Online via the developer's website: [www.gospelrockvillage.com](http://www.gospelrockvillage.com)
- Two Public Information Meetings – April 2017 and November 2017

Following Second Reading, additional opportunity for public input will be provided through a Public Hearing process.

Staff recommends that a Public Hearing be scheduled to begin at 7:00 pm on Wednesday, May 9, 2018 at the Gibsons Royal Canadian Legion, located at 747 Gibsons Way, Gibsons. If scheduled, the Town will notify the public with the date, time and location through two consecutive newspaper adverts in the Coast Reporter, as well as mail residents living within a 50-metre radius of the subject property, as per the Town's Development Application Procedures Bylaw.

### **POLICY / PLAN IMPLICATIONS**

#### **Strategic Plan Implications**

The Town's 2016-2018 Strategic Plan includes priorities of Asset Management and Community Development. The Gospel Rock Village proposal assists in expanding safe pedestrian and cycling networks via the proposed upgrades to Gower Point Road fronting Block 7, as well as the development of multi-use (Type 2) and single-track (Type 3) trails within the Park and greenspace dedication. A life-cycle cost analysis ensures the resilience of the Town's engineered infrastructure.

The Gospel Rock Village proposal also promotes regional and local economic development through the creation of a new "village" centre, while collaborating on affordable housing initiatives through the development of 36 purpose-built rental units.

#### **Financial Plan Implications**

Financial implications of the proposed Gospel Rock Village include the collection of Development Cost Charges (DCCs) and the expansion of the property tax base in the Town. Offsetting the expanded tax base is the additional cost for the maintenance and operation of Town services in a new neighbourhood.

The Developer will be required to provide a financial analysis of the costs of maintaining, operating, and ultimately replacing the new infrastructure to determine if these costs exceed the

taxes and utility fees collected from the new development. This information will be presented to Council at a future date to determine if a Local Service Area would need to be established to collect any excessive servicing costs from the development.

Staff are examining the possibility of the creation of a DCC area for Gospel Rock in order to finance the costs of servicing the area and will report back to Committee at a later date.

#### **Other Policy or Plan Implications**

The proposal is closely aligned with the Gospel Rock Neighbourhood Plan and policies in the Official Community Plan.

#### **NEXT STEPS**

The next steps in the rezoning process include:

- 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

At any point during Readings, Council may proceed with, amend, or defeat a Bylaw.

#### **RECOMMENDATIONS / ALTERNATIVES**

Staff's recommendations are listed on Page 1 of this report. Alternatively, Council may request changes to the terms of the development agreement:

*THAT the terms of the development agreement be updated to address...*

And/or Council may request upgrades on Chaster Road outside the Town's boundary:

*THAT the developer work with the Ministry of Transportation and Infrastructure to address upgrades to Chaster Road outside the Town's boundary.*

Respectfully Submitted,

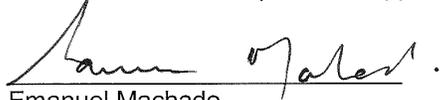


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Lesley-Ann Staats, MCIP, RPP  
Director of Planning

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

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



Emanuel Machado  
Chief Administrative Officer

**Attachments**

Attachment A – Term Sheet for Development Agreement

Attachment B – Gospel Rock Village (Block 7) Affordable Housing and Community Amenities  
Memo from Modus dated December 18, 2017

Attachment C – Affordable Housing and Community Amenity Policy 3.14

Attachment D – SD46 letter dated December 8, 2017

Attachment E – MOTI letter dated February 19, 2018

Attachment F – *Gospel Rock Village Amendment Bylaw No. 1065-43, 2018*

## Attachment A

### *BLOCK 7 – TERM SHEET for Development Agreement*

*April 9, 2018*

#### **A. PRIOR TO REZONING**

1. Adoption of the Gospel Rock Village Amendment Bylaw No. 1065-43, 2018 for Block 7 will be conditional on the provision of a Development Agreement, signed and executed as a Section 219 Covenant, clarifying the phasing and conditions of development, and incorporating all items of this Term Sheet.
2. The term sheet includes:
  - a. park and open space dedications
  - b. affordable housing contributions with each phase of development
  - c. community amenities including public washrooms, trail construction, contribution towards park improvements, Gower Point multi-use pathway, and
  - d. special servicing conditions including an infrastructure life-cycle cost analysis.
3. Form and Character Development Permit Area guidelines for the multi-family residential and commercial uses as per Policy 3.4.11 in the Gospel Rock Neighbourhood Plan shall be developed.
4. The preparation of a Wildland Fire Interface Protection Plan is required. The Wildland Fire Interface Protection Plan shall address forest fire protection measures such as: non-combustible roofing and siding material, green spaces and landscape vegetation, perimeter protection buffers, evacuation routes and water supplies. At the time of rezoning or subdivision, restrictive covenants will establish specific requirements for building within Wildland Interface areas and will be implemented during the subdivision and/or building permit approval process.

#### **B. GENERAL CONDITIONS**

5. All phases of development shall substantially comply with the phases shown on Schedule A – Phasing Plan.
6. Phasing requirements as listed in the Development Agreement shall be provided as a condition of subdivision. If the subdivision is not undertaken or required, phasing requirements will be provided as a condition of building permit issuance.
7. Unless otherwise noted, all improvements shall be completed according to the Town's Subdivision and Development Servicing and Stormwater Management Bylaw No. 1175, 2012 referred to as Bylaw 1175.
8. Servicing Agreement as per Bylaw 1175 shall be required at each Phase of development.

#### **C. PRIOR TO PHASE 1**

The following terms are required prior to Phase 1 of the development:

9. The development of proposed lots at the north-east corner of Block 7 on Gower Point Road (as shown as CDA-4, Subarea 4 on Schedule B) shall be permitted in advance of Phase 1.
10. A life-cycle cost analysis of water, storm, and sanitary infrastructure shall be provided to the Town of Gibsons at the developer's cost.
11. Town of Gibsons staff may, subject to Council direction, work with the applicant to create a Local Service Area (LSA) for recovery of infrastructure life-cycle costs.
12. The Town will facilitate Latecomer Agreements, as appropriate.
13. As per policy 3.5.2 in the Town's *Gospel Rock Neighbourhood Plan*, as an interim measure, Chaster Road is the primary access into the neighbourhood plan area until the Shaw-Inglis Road extension is constructed. A cap of 250 units has been established as the maximum amount of development that can take place within the neighbourhood that would utilize the Chaster Road access without the Shaw-Inglis Road extension being in place.
14. A Shaw-Inglis Road Extension study shall be provided to the Town at the developer's cost. This study will include preferred road alignments, cross-section designs, cost of construction, and a cost recovery and funding strategy.
15. Prior to the approval of Subdivision for Phase 1, the Developer shall provide cash in lieu of the Shaw-Inglis connector allocation for Block 7, as identified in the Shaw-Inglis Road Extension study.

#### **D. PHASE 1**

The following terms are required as part of the development of Phase 1:

16. Phase 1 will include a build-out of approximately 160 residential units in the form of apartments, townhouses, and single-family dwellings as shown on Schedules A and B.
17. Phase 1 of the Development will provide the following infrastructure:
  - a. all dedications for proposed public roads within Phase 1.
  - b. road frontage upgrades according to Bylaw 1175 for all public roads within Phase 1 and the section of Chaster Road fronting the Development lands (Block 7).
  - c. road structure, 6-metre paving, gravel shoulders and a gravel multi-use path on Chaster Road from the west property line of Block 7 to Mahan Road. Streetlighting will not be included.
  - d. a secondary emergency access connection constructed according to Bylaw 1175 in a location to be determined by the Town's Approving Officer.
  - e. Dedications and upgrades to Gower Point Road fronting Block 7, from Franklin Road to Town/SCRD boundary, shall be constructed with a multi-use pathway and associated pedestrian and cyclist safety improvements. Design details shall be

finalized between the developer and the Director of Infrastructure Services. Road and pathway designs shall include two vehicle lanes, traffic calming elements, open drainage where feasible, a multi-use path constructed on the east side of the road, and safe passage for southbound cyclists shall be a key consideration in the road design; northbound cyclists would be expected to use the multi-use path.

- f. Sanitary collection system connected to the Town's Wastewater Treatment Plant
  - g. Water main distribution system connected to the Gower Point Road water main or to the Inglis Road water main
18. As a condition of Phase 1 subdivision approval, the owner shall:
- a. Survey, subdivide and dedicate 10% of Block 7 as public Park, as shown on a Schedule A, including the Gospel Rock Waterfront Park (Lookout Park), Cross Rock, and Little Africa.
  - b. Develop a Parks and Open Space Plan for Block 7 in consultation with Town staff which includes trail types and locations, signage, and Park improvements.
  - c. Protect approximately 36% of land in Block 7 as privately held greenbelt designated lands as shown on Schedule A and register a no-build covenant and/or preservation provisions through pursuing long-term stewardship agreement(s) with a reputable 3rd party nature conservation group to manage and protect sensitive environmental values in the designated area, at the developer's cost.
  - d. Implement required management measures (such as no-build covenants) for sensitive or hazardous areas, as recommended by qualified professionals.
19. Phase 1 Town Park Land improvements shall include:
- a. Alignment and cross-section designs for Trails A, B, C, D, E, F, and G as shown on Schedule C and as per Bylaw 1175 standards.
  - b. Blanket right-of-way to secure public access for the above-listed trails. Final right-of-way's shall be completed after trails have been constructed and surveyed.
  - c. All dedications or right-of-way's necessary to link public roads to public trails and Parks.
  - d. Construction of the trails A, B, and C, as shown on Schedule C, in accordance with the prepared designs in the Parks and Open Space Plan.
  - e. A statutory right-of-way for the purpose of public access over privately-owned "Greenlane" and "Village Green" as shown on Schedule B.
20. 10% of the total number of residential units in Phase 1 shall be in the form of purpose-built rental housing units, in accordance with a separate Housing Agreement. Rental units within an apartment building must not be stratified unless the developer provides to the Town satisfactory assurances that the apartments will be rented out as permanent residences in perpetuity, and the Town may require that a "no strata subdivision" covenant

be registered in the Land Title Office. Short Term Rental uses are not permitted in rental housing units.

## **E. PHASE 2**

The following terms are required as part of the development of Phase 2:

21. Phase 2 Town Park improvements shall include:
  - a. Construction of trails D and E as shown on Schedule C, in accordance with the prepared designs in the Parks and Open Space Plan.
  - b. Design and installation of park name signage in accordance with the Park and Open Space Plan for Block 7.
  - c. Design and installation of field markers or plantings to identify Town lands in accordance with the Park and Open Space Plan for Block 7.
22. 10% of the total number of residential units in Phase 2 shall be in the form of purpose-built rental housing units, in accordance with a separate Housing Agreement. Rental units within an apartment building must not be stratified unless the developer provides to the Town satisfactory assurances that the apartments will be rented out as permanent residences in perpetuity, and the Town may require that a “no strata subdivision” covenant be registered in the Land Title Office. Short Term Rental uses are not permitted in rental housing units.
23. The Town and the Owner may mutually agree to change the requirement for Affordable Housing depending on changes in market conditions and/or changes in the Town’s Affordable Housing policies for Phase 2.

## **F. PHASE 3**

The following terms are required as part of the development of Phase 3:

24. A contribution of \$200,000 towards park furnishings, playground equipment, or other improvements identified in the Parks and Open Space Plan as determined appropriate by the Town.
25. Construction of trails F and G as shown on Schedule C, in accordance with the prepared designs in the Parks and Open Space Plan.
26. All dedications or right-of-ways necessary for the above-listed trails.
27. All dedications or right-of-ways necessary to link public roads to the public trails and parks.
28. 10% of the total number of residential units in Phase 3 shall be in the form of purpose-built rental housing units, in accordance with a separate Housing Agreement. Rental units within an apartment building must not be stratified unless the developer provides to the Town satisfactory assurances that the apartments will be rented out as permanent

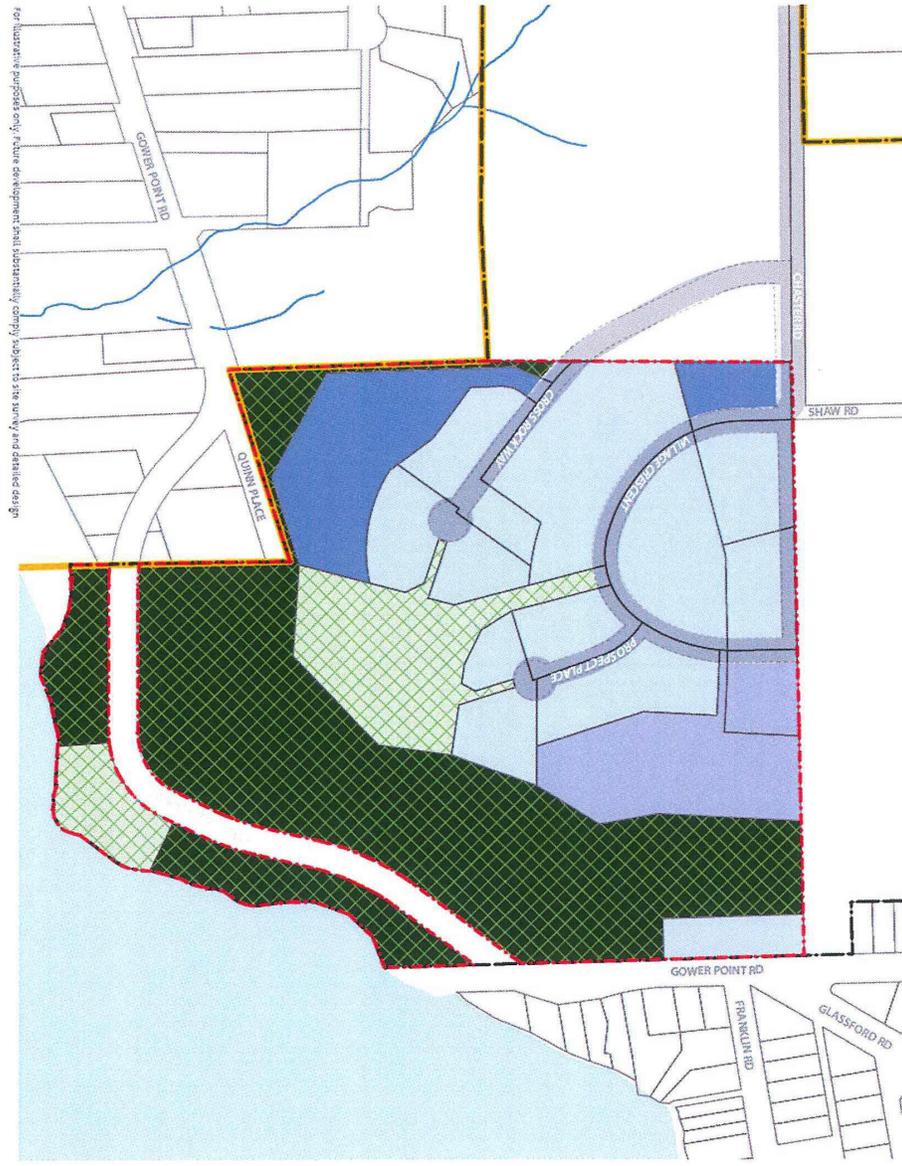
residences in perpetuity, and the Town may require that a “no strata subdivision” covenant be registered in the Land Title Office. Short Term Rental uses are not permitted in rental housing units.

29. The Town and the Owner may mutually agree to change the requirement for Affordable Housing depending on changes in market conditions and/or changes in the Town’s Affordable Housing policies for Phase 3.
30. The developer shall provide a fully accessible public washroom that is accessed at the ground floor level with ongoing maintenance to be undertaken by the developer or business owner, as applicable.

**G. MAPS**

- Schedule A – Phasing Plan
- Schedule B – Zoning Map
- Schedule C – Trail Plan

# SCHEDULE A – PHASING PLAN



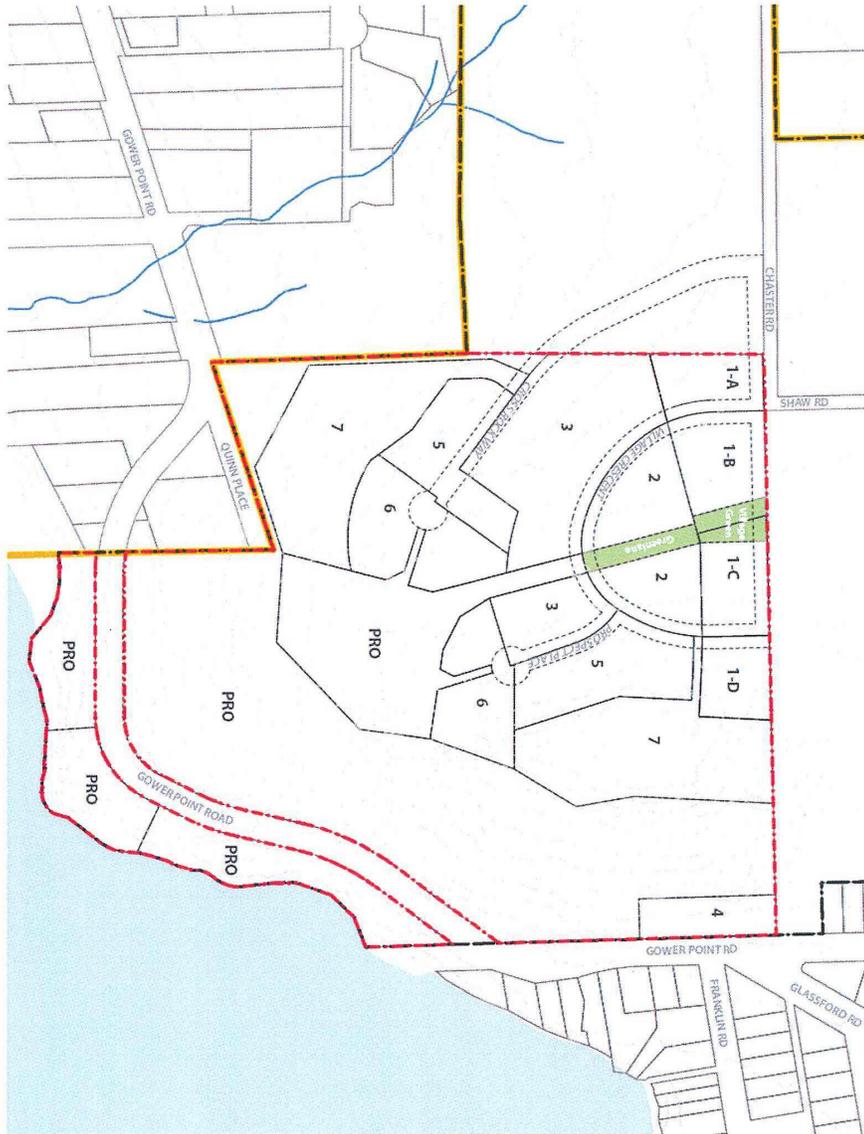
For illustrative purposes only. Future development shall substantially comply, subject to the survey and detailed design.

**COMPREHENSIVE DEVELOPMENT AREA**  
 Zone 4 - Gosport Road, Village  
**PHASING PLAN**  
 April 2018

**LEGEND**  
 Town of Gosport Boundary  
 Gosport Road, Neighbourhood Plan Boundary  
 Subject Front Boundary  
 5m contours  
 Phase 1  
 Phase 11 (Greenland)  
 Phase 2  
 Phase 3

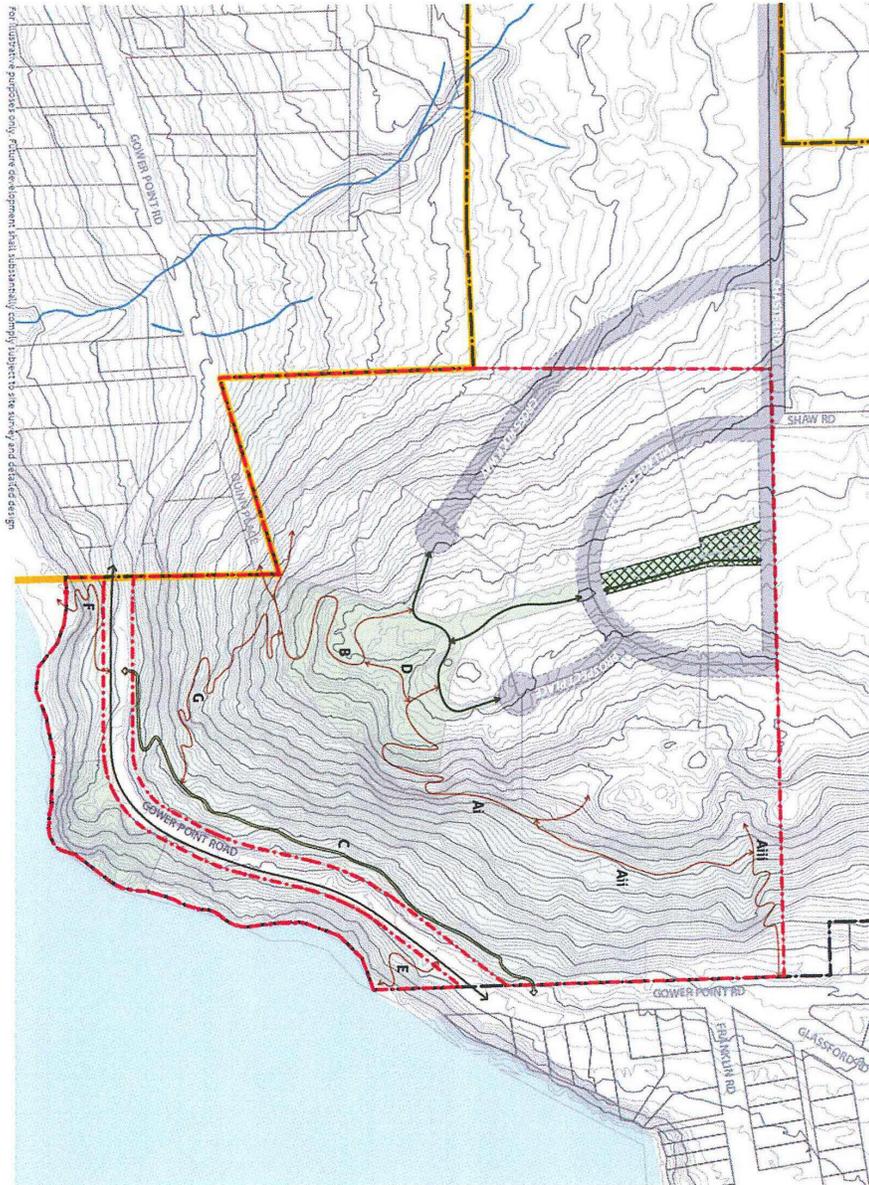
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**MODUS**  
 from insight to impact

# SCHEDULE B – ZONING MAP



- LEGEND**
- Town of Glassford Boundary
  - Glassford Neighbourhood Plan Boundary
  - Support Parcel Boundary
  - City of Glassford Boundary
- CDM-4 (SINGLE-DWELLING)**
- 1-B** CDM-4 - Band Commercial Zone
  - 1-A** CDM-4 - Mixed Use Commercial/Residential Zone
  - 1-C** CDM-4 - Mixed Use Commercial/Residential Zone
  - 1-D** CDM-4 - Mixed Use Commercial/Residential Zone
  - 2** CDM-4 - Residential Zone
  - 3** CDM-4 - Residential Zone
  - 4** CDM-4 - Residential Zone
  - 5** CDM-4 - Residential Zone
  - 6** CDM-4 - Residential Zone
  - 7** CDM-4 - Residential Zone
- PRO** CDM-4 - Professional Office Zone

# SCHEDULE C – TRAIL PLAN



- Town of Gower Point Boundary
- Gower Point Subdivision Boundary
- Subject Parcel Boundary
- On contours
- Main site pathway
- Type 2 trail
- Type 3 trail
- Shaded relief for public access to Gowerway + Village Green

COMPREHENSIVE DEVELOPMENT AREA  
 Zone 4 - Gower Point Village  
**TRAIL PLAN**  
 April 2018

## Attachment B



Suite 400 - 131 Water Street, Vancouver, BC. V6B 4M3  
+1 604 736 7755  
<http://thinkmodus.ca>  
[hello@thinkmodus.ca](mailto:hello@thinkmodus.ca)

18 December 2017

Town of Gibsons  
474 South Fletcher Road  
Gibsons, BC V0N 1V0

Attention: Katie Thomas, Planning Assistant

**RE: Gospel Rock Village (Block 7) | Affordable Housing and Community Amenities MEMO**

Dear Katie:

As a significant step in the implementation of the Gospel Rock Neighbourhood Plan (GRNP), the rezoning application for Block 7 reflects GRNP goals and objectives and seeks to create a vibrant, healthy, inclusive and diverse community, while protecting existing natural ecological systems on site.

The following memo provides an overview of the affordable housing and community amenity contributions proposed within the Gospel Rock Village rezoning application, including:

- Housing affordability (1) with supply-side solutions for increased housing diversity; and
- Community amenities in the form of:
  - parks, trails and open space (2) that protect cherished lands in perpetuity;
  - village amenities (3) and development of community amenities/spaces to animate the Gospel Rock neighbourhood centre; and
  - infrastructure (4) upgrades and front-end investment.

It is anticipated that the on-site development of affordable housing (purpose-built rental units) and community amenity improvements will be phased as part of neighbourhood development, in accordance with a Housing Agreements and Development Servicing Agreement (to be finalized following 3rd Reading of the Bylaw).

Should you have any further questions regarding the information summarized below please don't hesitate to be in touch. We look forward to continued work with Town of Gibsons Council, Staff and stakeholder groups to advance the good planning for Gospel Rock.

Best regards,

**MODUS Planning, Design & Engagement Inc.**

Edward Robbins Porter, MCIP, RPP  
Senior Urban Designer

PLANNING, DESIGN & ENGAGEMENT

## 1. HOUSING AFFORDABILITY STRATEGY | BUILDING A DIVERSITY OF HOMES

The Gospel Rock Village project / rezoning application offers a range of housing types to support the goal outlined in the GNRP to: *“Provide a diversity of housing types and tenures for all ages, incomes, and household composition.”*

A recent feasibility study (prepared on behalf of Town of Gibsons by Urban Matters) investigated site suitability, community concerns and financial feasibility for the development of purpose-built rental housing on Town of Gibsons municipally-owned lands<sup>1</sup>. As a point of context, the study notes:

*“Rental housing across the Sunshine Coast has tightened markedly in the last five years. With relatively few purpose-built rental units, renting households are largely reliant on the secondary rental market, meaning the rental of secondary suites, houses, cottages, etc. by private owners.” (p.4)*

Further, it goes on to describe the current challenges with market-rental housing as related to affordability given current levels of income in Gibsons (e.g. median-earning individuals and households).

The affordable housing strategy for Gospel Rock Village is based upon the Town of Gibsons Affordable Housing and Community Amenity policy and proposes the development of a complimentary mix of market residential housing types (including 10% of overall units provided as market rental units). The 36 purpose-built rental units proposed within the re-zoning application for Gospel Rock Village are market rental units as per the Town’s policy.

The proposed market residential housing program – including ownership and rental housing – includes **a diverse range of lot and dwelling types and sizes**, including:

- (1) Single Detached Lots
  - (a) Small (based on R5 zoning)
  - (b) Compact (based on R3 zoning)
  - (c) Standard (based on R2 zoning)
- (2) Townhome (based on RM2 zoning)
  - (a) village (compact)
  - (b) hillside (standard)
- (3) Apartment (based on C1-A zoning)
  - (a) Market rental rental condos (studio, 1-BR, 2-BR)
  - (b) ownership condos (studio, 1-BR, 2-BR & 3-BR)

The development of purpose-built rental housing at Gospel Rock offers the opportunity to explore operating these units as according to a mixed-income (part subsidized) model, subject to operational capacity of local housing societies/providers.

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<sup>1</sup> “Feasibility Study,” prepared for the Town of Gibsons by Urban Matters CCC. An electronic copy of the report was provided by Matt Thompson.

**Opportunities to provide additional market rental units** in the form of secondary suites and/or carriage homes are also proposed as part of the Gospel Rock Village application:

- (1) **Secondary suites** | permitted within townhome and single detached forms (as part of the draft CD Zone) and to be encouraged within design guidelines;
- (2) **Garden suites** | permitted within large detached lot residential types and to be further explored on Block 6 (due to less constrained terrain);

**Beyond market rental housing**, Greenlane Homes (also the owner of the adjacent Block 6 parcel) has expressed an interest in future opportunities to support the Town's efforts to increase the supply of non-market affordable housing, in partnership with local housing organizations (NGOs). Discussions with Town staff have led to a number of potential avenues for exploration including:

- (3) **Non-Market (Management) Opportunity** | subject to growing capacity within local housing associations, dedicated market-rental units could be managed as "mixed income developments," as noted above and to be explored as development proceeds;
- (4) **Cash-in-lieu Option** | currently not proposed but permitted as per ToG policy; and,
- (5) **Contribution of Serviced Land** | subject to available capacity and interest among local housing organizations; to be explored further on Block 6 (due to less constrained terrain and infrastructure servicing efficiency).

The proposed purpose-built rental housing will be phased as part of Village development, in accordance with a Housing Agreement (to be developed following 3rd Reading of the Bylaw). Additional opportunities for secondary suites and/or garden suites will be permitted as part of neighbourhood development, within single detached housing and/or townhouses.

## PARK, TRAILS & OPEN SPACE | PROTECTION IN PERPETUITY

Emphasizing a connection to the natural landscape, the rezoning application for Block 7 proposes significant park and open space dedication and phased park & trail improvements as the defining feature of Gospel Rock Village.

*“Although held privately, the general public has historically enjoyed use of the Gospel Rock area, both “Little Africa” and the “Cross Rock” in the upper bench, and the Gospel Rock viewpoint south of Gower Point Road. Given the importance of these particular areas to the community, it was determined that it would be critical for these areas to be identified as public use areas within the Neighbourhood Plan with the consent of the respective landowners.” (Town of Gibsons Gospel Rock Neighbourhood Plan)*

As a starting point, **the plan for Gospel Rock Village honours existing policy** in the GRNP based on community dialogue with respect to protection of key destination viewpoints of Cross Rock and Little Africa and the waterfront.

In addition, **a network of greenbelt (conservation) areas**, expanded public parks (double the size of what’s proposed in the GRNP) and publically-accessible private open space accounts for nearly 50% of the total plan area for Gospel Rock Village.

Greenlane Homes is currently pursuing eligibility for additional protection of greenbelt areas under the Environment Canada EcoGift program and ongoing discussions with the Land Conservancy of BC and local conservation stakeholder groups. These conservation partnerships are intended to support long-term stewardship of the proposed greenbelt areas.

Conceptual park and open space designs – explored as part of the Gospel Rock Village site planning process – will continue to inform a set of guidelines for park and open space improvements with details to be determined as part of future park & open space planning and consultations (following rezoning).

Improvements to parks, trails and open space will be phased as part of neighbourhood development, in accordance with a Management Plan and as specified within a Development Servicing Agreement (to be finalized following 3rd Reading of the Bylaw).

## 2. A VILLAGE CENTRE FOR THE GOSPEL ROCK NEIGHBOURHOOD

The Town of Gibsons Affordable Housing and Community Amenities Policy notes that community amenities shall be negotiated on a case-by-case basis at the time of rezoning:

*For larger residential rezoning applications community amenities could be provided on or off site instead of providing funds.” (Town of Gibsons Affordable Housing and Community Amenities Policy)*

The current application proposes a range of small scale commercial spaces - ancillary to the Inn - to support the “daily needs” of residents.

The addition of live/work units along the Village Green provides a unique space for local artists and artisans and further supports the creation of a village “heart” for the Gospel Rock neighbourhood.

Finally, in addition to outdoor gathering spaces designed within the park network, the Gospel Rock Village application proposes a penthouse/roof-deck event pavilion as a part of the Inn, located within the heart of the Village. This facility is intended to serve as a community amenity, accessible within the working hours of the inn and available for use by the public/community groups.

Improvements will be phased as part of Village development, in accordance with a Development Servicing Agreement (to be finalized following 3rd Reading of the Bylaw).

## 3. INFRASTRUCTURE | SMART INVESTMENT IN COMMUNITY SERVICES

Significant upfront investment in the extension and upgrading of Town of Gibsons infrastructure will support the long-term growth management objectives of the Town of Gibsons as related to the Official Community Plan.

Phased development of neighbourhood-serving streets, potable water and sanitary sewer systems and trails/multi-use path networks will set the stage for future development as per the Gospel Rock Neighbourhood Plan.

An additional requirement for a Life Cycle Cost Analysis of proposed servicing will ensure infrastructure is right-sized and properly phased so as to avoid excessive operational costs and identify fair-share allocation to growth.

Additional details regarding component parts of neighbourhood infrastructure – including public streets and potable water, sanitary sewer and stormwater management systems – are available under separate cover as part of Webster Engineering Preliminary Engineering Design Brief (dated 11 December 2017).

Improvements will be phased as part of neighbourhood development, in accordance with a Development Servicing Agreement (to be finalized following 3rd Reading of the Bylaw).

File: /Volumes/GoogleDrive/My Drive/Projects/16 081 Block 7 Gibsons/10 Zoning Amendment Application/WORKING/Affordable Housing Memo/171218 GRV - Affordable Housing and Community Amenities memo to ToG.docx

Attachment C



**TOWN OF GIBSONS**  
**Policy Manual**

<b>SECTION:</b>	<b>PLANNING AND LAND USE</b>	
<b>TITLE:</b>	<b>Affordable Housing and Community Amenities</b>	<b>POLICY # 3.14</b>
<b>APPROVED DATE:</b>	<b>July 17, 2007</b>	<b>RESOLUTION #: R2007-349</b>
<b>REVISED DATE:</b>	<b>March 1, 2016</b>	<b>RESOLUTION #: R2016-051</b>

**PURPOSE**

In order to alleviate the shortfall in affordable housing and community amenities as a result of increased residential development within the Town of Gibsons, Council will request as part of any new residential rezoning, funds towards or the provision of community amenities and affordable housing. The authority to pursue these voluntary contributions will be addressed through the use of Section 482 "Zoning for amenities and affordable housing" in the *Local Government Act*.

**DEFINITIONS**

*Affordable Housing*

Housing units that meet the needs of households in the Town of Gibsons whose income falls below the median income levels at rates that are no higher than 30% of the gross household income.

*Community Amenities*

Improvements to parks and public spaces, community, social and / or cultural services that offset the impact of the proposed development and that benefit the community at large.

*Cash in Lieu*

A cash contribution to the Affordable Housing Reserve Fund in lieu of providing Affordable Housing units and / or a cash contribution to the Community Amenities Reserve Fund in lieu of providing Community Amenities.

*Housing Agreement*

#### Affordable Housing and Community Amenities Policy No. 3.14

The standard Housing Agreement developed by the Town which provides a mechanism to leverage funds for the Affordable Housing Reserve Fund for any Affordable Housing ownership units.

#### **COMMUNITY AMENITIES**

The intent of providing funds towards the Community Amenity Reserve Fund is to enable the Town to build up a cash reserve to pay for the expansion of services and development of parks that are needed as a result of the increased density enabled by residential rezoning applications. For larger residential rezoning applications community amenities could be provided on or off site instead of providing funds.

Residential rezoning applications that result in the creation of less than 10 residential lots or multi-family residential units will be encouraged to contribute to a community amenity reserve fund towards the development of parks, community, and cultural services

Residential rezoning applications that result in the creation of 10 or more residential lots or multi-family housing units will be encouraged to either provide community amenities on or off site or contribute funds to the community amenity reserve fund.

#### **AFFORDABLE HOUSING**

The Town supports the development of affordable housing with a range of tools and incentives. This Policy outlines the available support options for different types of Affordable Housing.

##### **General**

It is preferable that actual units of affordable housing be supplied within the proposed residential development as this ensures affordable housing is provided as integral part of all new development in the Town. Alternatively, contributions to the Affordable Housing Reserve Fund enable the Town to build up a cash reserve that can be used to purchase land for affordable housing projects or to support projects by affordable housing providers.

Residential rezoning applications that result in the creation of less than 10 residential lots or multi-family residential units will be encouraged to contribute funds towards an affordable housing reserve fund.

Residential rezoning applications that result in the creation of 10 or more residential lots or multi-family residential units will be encouraged to provide at least 10% of the units for affordable housing on or offsite or contribute funds or in kind services in an equivalent amount towards an affordable housing reserve fund.

#### Affordable Housing and Community Amenities Policy No. 3.14

The Town has reduced Subdivision Bylaw requirements for servicing of new development to promote housing affordability and improve the Town's financial sustainability by reducing the amount of new assets that will need to be maintained and renewed.

The Town has introduced Zoning Bylaw options for small lots (RC zoning).

The Town plans to update Zoning Bylaw provisions to include bonus density provisions that support the development of Affordable Housing.

#### **Affordable Ownership**

The following types of ownership units are currently eligible as Affordable Housing under this Policy:

- Single Family or Duplex unit up to \$ 258,500, at least 1300 sft and at least two bedrooms
- Two bedroom condo up to \$ 200,000, at least 1000 sft
- One bedroom condo up to \$ 160,000, at least 800 sft

An upper limit of \$ 258,500 has been established based on median income data from the 2014 housing needs assessment. The price and size ranges above reflect types of housing that the market currently does not provide and are based on an assumed construction cost of approximately \$ 200 / sft. This information may be updated from time to time based on changes in the real estate market.

If ownership units are built as part of a development, a Housing Agreement will be required ensuring that at time of re-sale a contribution to the Affordable Housing Reserve Fund is made determined by the difference between restricted price and market price.

Council may consider Cash in Lieu instead of the provision of ownership units as part of the development.

#### **Market rental**

The Zoning Bylaw provides options for Secondary Suites and Garden Suites within certain areas of the Town.

Council may consider reductions for servicing requirements under the Subdivision Bylaw for purpose built rental projects providing apartments for rent.

Council may consider allocating funds from the Affordable Housing Reserve Fund for market rental projects in exchange for commitments preventing strata conversion of the rental apartments.

Market rental units are not expected to have pricing restrictions.

Affordable Housing and Community Amenities Policy No. 3.14

**Affordable (subsidized) rental**

The following levels of monthly rent are currently eligible as Affordable Housing under the category Affordable rental:

- Bachelor / Studio: up to \$650
- 1 bedroom: up to \$875
- 2-bedroom: up to \$925
- 3-bedroom: up to \$1087.50
- 4-bedroom: up to \$1200

The rent levels above are derived from Housing Income Limits that are monitored by BC Housing based on market rents in the area. This information may be updated from time to time based future updates of housing needs and availability of rental options.

Council may consider reductions for servicing requirements under the Subdivision Bylaw.

Council may consider allocating funds from the Affordable Housing Reserve Fund to facilitate the development of affordable rental housing units.

**Seniors housing, special needs housing, services for the homeless**

Council may consider reductions for servicing requirements under the Subdivision Bylaw.

Council may consider allocating funds from the Affordable Housing Reserve Fund to facilitate the development of seniors housing, special needs housing or services for the homeless.

**Strata Conversion applications**

Council may support Strata Conversion applications provided that each rental unit is replaced with rental units of a similar level of affordability.

**AFFORDABLE HOUSING RESERVE FUND**

Council will endeavour to make use of any available funds within 5 years of receipt of the funds.

Council may consider adding tax revenue as a contribution to the reserve fund through the annual budget process.

Affordable Housing and Community Amenities Policy No. 3.14

Council may consider applications for a grant or loan from the Affordable Housing Reserve Fund, subject to approval and adoption of a expenditure bylaw (as required for Reserve Funds). The following list outlines eligible requests that can be made by proponents of Affordable Housing projects:

- project development funding, for example for expert reports following a satisfactory feasibility analysis
- contribution to off-set Development Cost Charges and / or development application fees
- contribution for required off-site works under the Subdivision Bylaw and / or administration charges for a Servicing Agreement
- contribution to facilitate securing funds from other sources
- contribution for cost of construction or the purchase of land
- contribution to facilitate the operation of a homeless shelter

**ROLE OF STAFF**

Council instructs the Director of Planning to use Section 482 of the *Local Government Act* to negotiate with the applicant the amenities and affordable housing to be provided as part of the residential rezoning prior to the application being referred to a Public Hearing.

## Attachment D

School District No. 46  
(Sunshine Coast)

EXCELLENCE IN ALL WE DO



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### OFFICE OF THE SECRETARY-TREASURER

December 8, 2017

Katie Thomas, Planning Assistant  
Town of Gibsons  
PO Box 340  
Gibsons, BC V0N 1V0

Dear Ms. Thomas,

**RE: Block 7 Chaster Road Referral**

The district appreciates the opportunity to submit feedback on this referral. At the present time, both Cedar Grove Elementary and Gibsons Elementary schools are approaching enrolment capacity. Long term enrolment projections see continued growth at these two school sites. In the 2017-18 school year, the district added a portable to the Cedar Grove Elementary site in order meet class size and composition requirements. The district is initiating a catchment area review and will be holding public consultation sessions in the new year.

As in the past, the district suggests the following considerations be taken into account when reviewing referrals for development in the Gibsons area:

**Economical Housing:** The board supports the development of economical, family-friendly housing in Gibsons.

**Student Health:** In order to support healthy lifestyles for our students, the board supports the development of walking paths and dedicated biking paths to facilitate safe travel to school sites.

**Traffic Safety:** The safe passage of students to school sites is of high importance. Traffic congestion and student transportation, including school bus routes, should be considered in planning for future developments.

**Pedestrian Safety:** The addition of sidewalks and crosswalks help to ensure student safety and discourages jaywalking.

Thank you for the opportunity to share our feedback.

Sincerely,



Nicholas Weswick  
Secretary-Treasurer

P.c. Board of Education of School District No. 46 (Sunshine Coast)  
Patrick Bocking, Superintendent of Schools

P.O. Box 220, 494 South Fletcher, Gibsons, BC V0N 1V0 • Tel: 604-886-8811 • Fax: 604-886-4652 • www.sd46.bc.ca

## Attachment E



February 19<sup>th</sup>, 2018

Attn: Dave Newman, Director of Infrastructure Services

Dear Dave Newman;

Re Proposed Rezoning Application – Block 7 District Lot 842 Plan 6755 Gospel Rock

Thank you for your letter dated December 13, 2017 in response to the pending rezoning application for the subject property. Though the referral regarding the pending proposed development is not required directly; there are significant changes proposed to road use and traffic patterns that need to be approved by the Ministry.

The Ministry does not make road improvements for developments. Developments of this size are expected to make road improvements that meet Ministry standards as outlined in the B.C. Supplement to the Transportation Association of Canada Geometric Design Guide. Currently the only access to the proposed development would not meet current guidelines to provide a safe transportation network for the proposed number of vehicles.

The Town has identified the portion of Chaster Road from Pratt Road to the municipal boundary as a collector road. This section of road as noted by you is not to collector standard as would be defined by the Ministry or industry. Portions of this section are currently undeveloped and unmaintained by the Ministry, as they have never been constructed to any documented engineered standard.

In order for Chaster Road to be viewed and operated at a collector standard to the satisfaction of the Ministry, significant engineered and designed improvements would be required at the applicants cost. The required standards can be found in the B.C. Supplement to the Transportation Association of Canada Geometric Design Guide.

The Town has also requested a maximum traffic speed of 30kmh for this portion of road which is counterintuitive to the concept of collector roads. The Ministry's approach to speed in this area is by implementing a blanket speed zone of 50km on these residential side roads. As this road is being considered to becoming a collector road designed to the Ministry's standards, a reduction of speed is not warranted at this location.

As part of our efforts to help address the community's concerns and improve safety should the development proceed, the ministry is encouraging the Town to require the developer to widen and repave Chaster Road from the municipal boundary to Pratt Road, including the addition of bike lanes. Ministry staff are also encouraging the Town to negotiate improvements to Pratt Road and would also like to see an alternate exit constructed at Quinn Place.

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**Ministry of  
Transportation  
and Infrastructure**

Lower Mainland District  
Phone: (604) 740 8987  
Fax: (604) 740 8988

Mailing Address:  
#300 5710 Teredo Street  
Sechelt, BC V0N 3A0

Web Address:  
[www.gov.bc.ca/tran](http://www.gov.bc.ca/tran)  
Road Information:  
[www.drivebc.ca](http://www.drivebc.ca)

Industry best practices for subdivisions of this size and scope suggest secondary access be provided from the onset of development to allow for alternative access and egress in the event of an emergency. The Ministry will not be held liable in the event the current access and road network are not upgraded to an appropriate standard to accommodate the new proposed development.

The Ministry would request the following

- To ensure a safe transportation network, road, infrastructure, and intersection improvements must be made to Chaster Road to the satisfaction of the Ministry
- That the Town of Gibson direct the applicant to meet the required road design criteria for Ministry Roads as defined by the Ministry of Transportation and Infrastructure.
- Secondary access be developed from the onset of the development prior to the development reaching the 250 dwelling trigger.

Sincerely,

Colin Midgley  
Area Manager/District Development Tech  
Ministry of Transportation and Infrastructure

## Attachment F

### TOWN OF GIBSONS BYLAW NO. 1065-43, 2018

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

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

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

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

1. This bylaw may be cited as the *Gospel Rock Village Amendment Bylaw No. 1065-43, 2018*.
2. *Town of Gibsons Zoning Bylaw No. 1065, 2007* is hereby amended as follows:
  - a. Altering the zoning designation of Block 7 District Lot 842 Plan 6755 from Single-Family Residential Zone 4 (R-4) to Comprehensive Development Area Zone 4 (CDA-4) on Schedule A to Bylaw No. 1065 as shown in Schedule "A", attached to and forming part of this bylaw, as follows:
    - i. Lands within the area outlined in bold and marked "1A", "1B", "1C", and "1D" as Comprehensive Development Area Zone 4 Subarea 1;
    - ii. Lands within the area outlined in bold and marked "2" as Comprehensive Development Area Zone 4 Subarea 2; and,
    - iii. Lands within the area outlined in bold and marked "3" as Comprehensive Development Area Zone 4 Subarea 3;
    - iv. Lands within the area outlined in bold and marked "4" as Comprehensive Development Area Zone 4 Subarea 4;
    - v. Lands within the area outlined in bold and marked "5" as Comprehensive Development Area Zone 4 Subarea 5;
    - vi. Lands within the area outlined in bold and marked "6" as Comprehensive Development Area Zone 4 Subarea 6; and
    - vii. Lands within the area outlined in bold and marked "7" as Comprehensive Development Area Zone 4 Subarea 7;
    - viii. Lands within the area outlined in bold and marked "PRO" as Parks, Recreation, and Open Space Zone;

- b. Inserting Comprehensive Development Area Zone 4 (CDA-4) regulations in appropriate numerical order under Part 14 as follows:

**“COMPREHENSIVE DEVELOPMENT AREA ZONE 4 (CDA-4)**

**Application and Intent**

The regulations of this zone apply to the use of land, buildings, and structures within the Comprehensive Development Area Zone 4 (CDA-4). The intent of the CDA-4 zone is to allow a mix of residential and tourist accommodation uses and a small commercial use area to support a compact, pedestrian-oriented community. Subareas are shown on Schedule H.

**Subarea 1**, includes 1A, 1B, 1C and 1D, and is recognized as the “village centre” with a permitted mix of apartment, commercial and tourist accommodation uses with underground parking. Densities, heights and building massing are more intensive as compared to other subareas within the CDA-4 zone. Building forms are regulated by floor area, setbacks, height and stepped height.

**Subarea 2** is recognized as part of the “village centre” with townhouses and underground parking, primarily modeled after the RM-2 zone. Building forms are regulated by setbacks, height, and floor area.

**Subareas 3, 4, 5, 6, and 7** are recognized as residential development outside of the “village centre”, primarily modeled after the R-2, R-3, R-5, and RM-2 zones, with setback and lot width adjustments to accommodate cul-de-sac frontages and the site’s terrain.

**Residential Density**

- (1) The maximum number of residential dwelling units, inclusive of apartment units, townhouse units, single family dwellings, and two-family dwellings shall be 360:
  - (a) The maximum number of apartment units shall be 150;
  - (b) The maximum number of townhouse units shall be 150;

**Calculations**

- (1) For the purpose 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) Notwithstanding Part 2, for the purposes of calculating building heights in this zone, the finished grade located adjacent to building entry(s) along the Village Green and Village Crescent and, where underground parking is provided for the building, the top of the parking structure is deemed to be the average grade, and building height is the vertical

distance from average grade to the midpoint of the highest roof plane of the building.

### **Subarea 1**

The regulations of this zone apply to the use of land, buildings, and structures within Subarea 1 of the Comprehensive Development Area Zone 4 (CDA-4), which include subareas 1A, 1B, 1C and 1D.

(1) Permitted Principal Uses are:

(a) For Subareas 1A, 1C, and 1D:

- i. apartment use

(b) For Subarea 1B:

- i. tourist accommodation
- ii. tasting lounge

(2) Permitted Accessory Uses are:

(a) For Subareas 1A and 1B:

- i. service commercial use on the ground floor
- ii. retail use on the ground floor
- iii. off-street parking and loading

(b) For Subareas 1B:

- i. restaurant use associated with the principal tourist accommodation use
- ii. premises for the sale and consumption of alcoholic beverages attached to a principal tourist commercial use
- iii. a microbrewery, in conjunction with a tasting lounge

(c) For Subarea 1C, attached to an apartment use on the ground floor and fronting the Village Green:

- i. office use
- ii. retail use
- iii. service commercial use
- iv. studio of artists and artisans

- (3) Maximum gross floor area for service commercial and retail uses, except for a restaurant use associated with a principal tourist accommodation use in Subarea 1B, shall be 464 m<sup>2</sup> (5000 ft<sup>2</sup>).
- (4) Minimum lot area shall be 2,000 m<sup>2</sup> (0.49 acres);
- (5) Minimum lot width shall be 25.0 m (82.0 ft);
- (6) Minimum lot depth shall be 30.0 m (98.4 ft);
- (7) Setbacks from all property lines shall be not less than 3.0 m (9.8 ft);
- (8) Maximum lot coverage is 95%;
- (9) Maximum height of buildings shall:
  - (a) be the lesser of 4 storeys and 15.0 m (49 ft), except that a principal building in Subarea 1B may have a fifth storey not exceeding 55% of the floor area of the storey beneath;
  - (b) step at a 1:2 (V:H) ratio beginning at the lesser of 4 storeys and 15.0 m (49 ft), as measured from finished grade at the setback line and as shown in Figure 1;

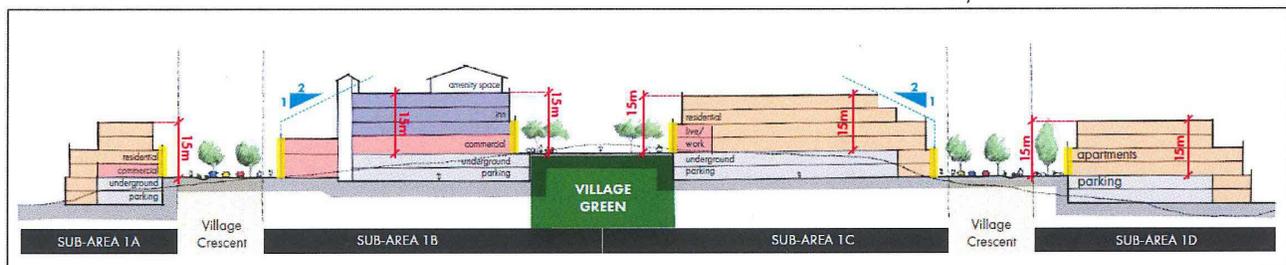


Figure 1: Subarea 1 Height diagram – Apartment / Tourist Commercial Section

- (10) Off-street parking and loading spaces must be provided and maintained as required by Part 6 and shared parking may be applied to Subareas 1 and 2.

### Subarea 2 – Custom Multi-Family Residential Zone 2 (RM-2)

In Subarea 2 the regulations for the Multi-Family Residential Zone 2 (RM-2) shall apply, except that:

- (1) Permitted principal uses shall be limited to townhouses;
- (2) The minimum front lot line setback is 3.0 m (9.8 ft);
- (3) The maximum height of buildings is the lesser of three storeys and 11.5 m (38 ft);

- (4) Building floor area of the third storey must not exceed 70% of the second storey building floor area;

**Subarea 3 – Custom Single Family and Two Family Residential Zone 5 (R-5)**

In Subarea 3, the regulations for the Single Family and Two Family Residential Zone 5 (R-5) shall apply, except that the minimum front lot line setback is 3.0 m (9.8 ft).

**Subarea 4 – Single Family and Two Family Residential Zone 5 (R-5)**

In Subarea 4, the regulations for the Single Family and Two Family Residential Zone 5 (R-5) shall apply.

**Subarea 5 – Custom Single and Two Family Residential Zone 3 (R-3)**

In Subarea 5, the regulations for the Single and Two Family Residential Zone 3 (R-3) shall apply, except that:

- (1) Secondary suites are not permitted; and
- (2) The minimum front lot line setback is 3.0 m (9.8 ft).

**Subarea 6 – Custom Single Family Residential Zone 2 (R-2)**

In Subarea 6, the regulations for the Single Family Residential Zone 2 (R-2) shall apply, except that:

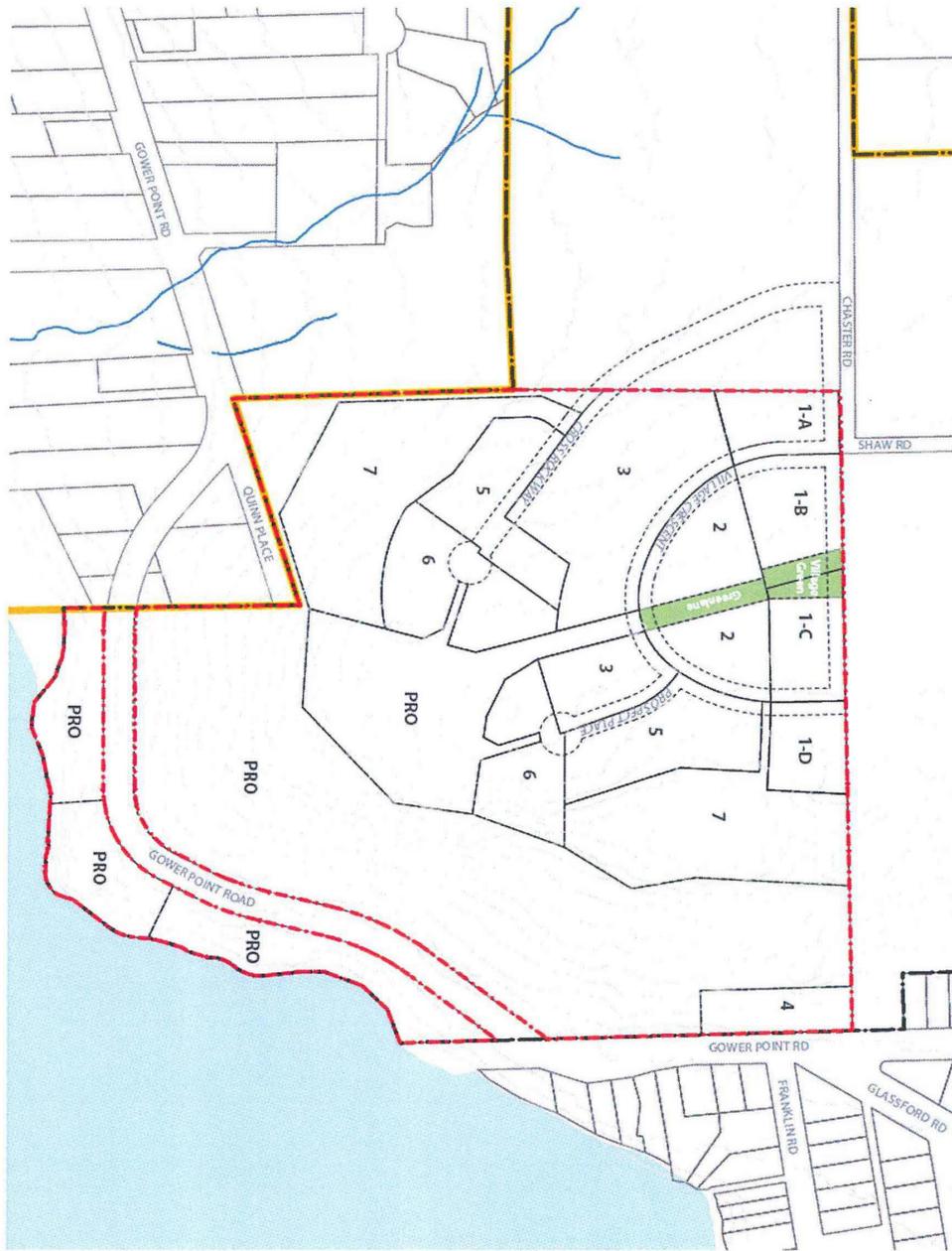
- (1) Secondary suites are not permitted;
- (2) The minimum front lot line setback is 3.0 m (9.8 ft); and
- (3) The minimum lot width is 14.5 m (48 ft).

**Subarea 7 – Custom Multi-Family Residential Zone 2 (RM-2)**

In Subarea 7, the regulations for the Multi-Family Residential Zone 2 (RM-2) shall apply, except that the minimum front lot line setback is 3.0 m."

- c. Inserting the CDA-4 map titled Comprehensive Development Area Zone 4 – Gospel Rock Village, as shown in Schedule "A", as Schedule H and amending Section 1501 accordingly.
- d. Amending the definition of "lot area" under Section 201 by deleting (i) and replacing it with the following text:
  - (i) except in the CDA-4 zone, sloping portions of the lot having a slope of more than 50%, over a horizontal distance of 6.0 m (19.7 ft) or more;
- e. Deleting Section 418 (a) and replacing it with the following text:





COMPREHENSIVE DEVELOPMENT AREA  
Zone 4 - Gospel Rock Village

**SCHEDULE "A"**

May 19, 2018

- Town of Okotoks Boundary
- Gospel Rock Neighbourhood Plan Boundary
- Subject Parcel Boundary
- Easements
- CDMA 1-3** SUBURBAN ZONES
- 1-B** CDMA-1, Tourist Commercial Zone
- 1-A** CDMA-1, Mixed Use
- 1-C** CDMA-1, Mixed Use
- 1-D** CDMA-1, Mixed Use
- 2** CDMA-1, Townhouses - custom R14.2 Zone
- 3** CDMA-1, Townhouses - custom R14.2 Zone
- 4** CDMA Single and Two Family Residential - custom R15 Zone
- 5** CDMA Single and Two Family Residential - custom R15 Zone
- 6** Residential - custom R15 Zone
- PRO** CDMA Parks, Recreation and Open Space Zone



**MODUS**  
from Project to report