

TOWN OF GIBSONS
BYLAW NO. 1065-43, 2018

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

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 m² (5000 ft²).
- (4) Minimum lot area shall be 2,000 m² (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;

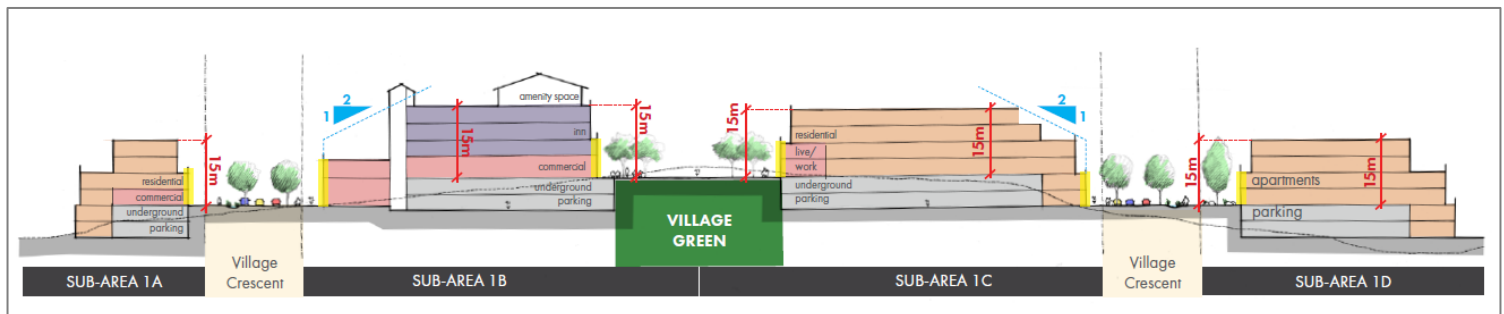


Figure 1: Subarea 1 Height diagram – Apartment / Tourist Commercial Section

- (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:

- (a) where attached to or located within 1.5 m (4.9 ft) of a *principal building*, within the setbacks for such *principal building* and in the CDA-4 zone, not less than 6 m (19.7 ft) from a front lot line; and,
- f. Making such consequential alterations and annotations as are required to give effect to this amendment bylaw, including renumbering of the Zoning Bylaw.

READ a first time the 3 day of APRIL , 2018

READ a second time the 17 day of APRIL , 2018

PUBLIC HEARING held the ##### day of MONTH , YEAR

READ a third time the ##### day of MONTH , YEAR

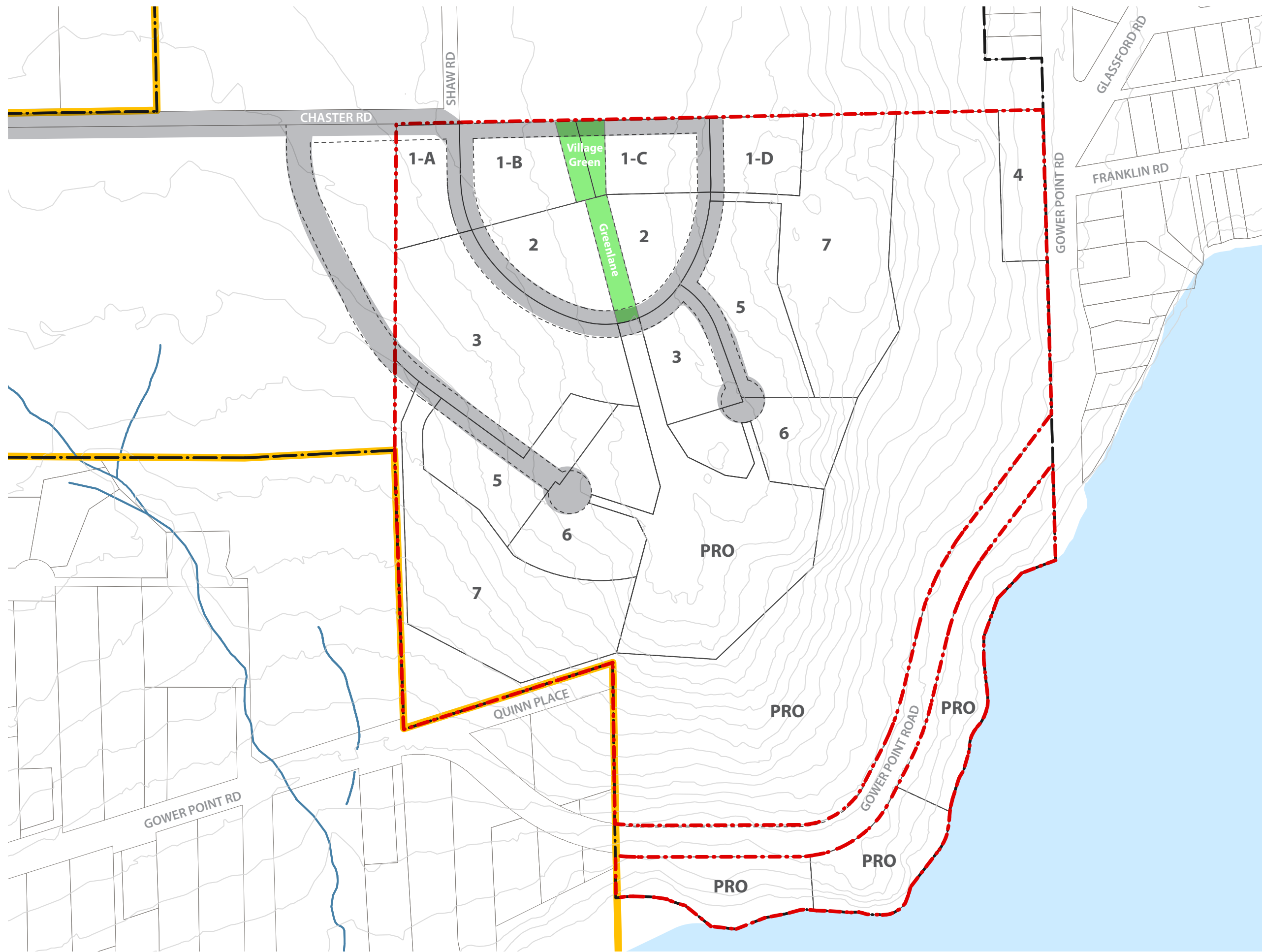
ADOPTED the ##### day of MONTH , YEAR

Wayne Rowe, Mayor

Selina Williams, Corporate Officer

SCHEDULE "A"

March 2018



LEGEND

- Town of Gibsons Boundary
- Gospel Rock Neighbourhood Plan Boundary
- Subject Parcel Boundary
- 5m contours

CDA-4 SUBAREA ZONES

- 1-B** CDA-4 - Tourist Commercial zone
- 1-A** CDA-4 - Mixed-Use Commercial/Residential Zone
- 1-C** CDA-4 - Mixed-Use Commercial/Residential Zone
- 1-D** CDA-4 - Mixed-Use Commercial/Residential Zone
- 2** CDA-4 - Townhouses - custom RM-2 Zone
- 7** CDA-4 - Townhouses - custom RM-2 Zone
- 3** CDA-4 Single and Two Family Residential - custom R-5 Zone
- 4** CDA-4 Single and Two Family Residential - custom R-5 Zone
- 5** CDA-4 Single and Two Family Residential - custom R-3 Zone
- 6** CDA-4 Single and Two Family Residential - custom R-2 Zone
- CDA-4 Strata Parks and Recreation Zone
- PRO** CDA-4 Parks, Recreation and Open Space Zone

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

