

# Eaglecrest Drive

464 Eaglecrest Drive, Gibsons, BC

APC MEETING - 2017.05.19

**Purpose:** The purpose of today's Advisory Planning Committee presentation is to:

- Indicate how the scheme has been developed in line with APC's previous comments on 12.16.2016; and inform of the project team's thoughts process, findings to date and current direction.
- Demonstrate how the project is evolving with feedback from several community groups and members, including (thus far) Surrounding Residents, The Chamber of Commerce, Municipal Staff & Council, the real estate community and the APC.
- Solicit further advise, feedback, ideas, criticisms, concerns and suggestions before moving forward relating to the current work in progress and application.



## Time Line Summary:

- 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
- 2017.05.19 Advisory Planning Committee

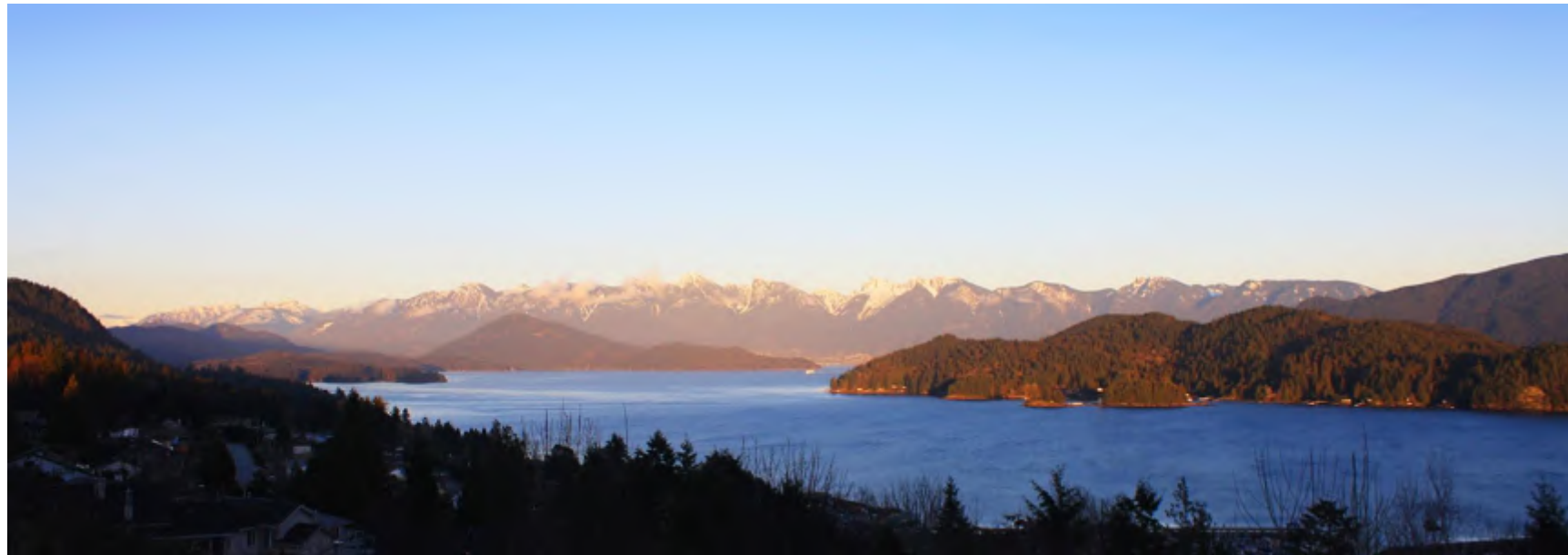
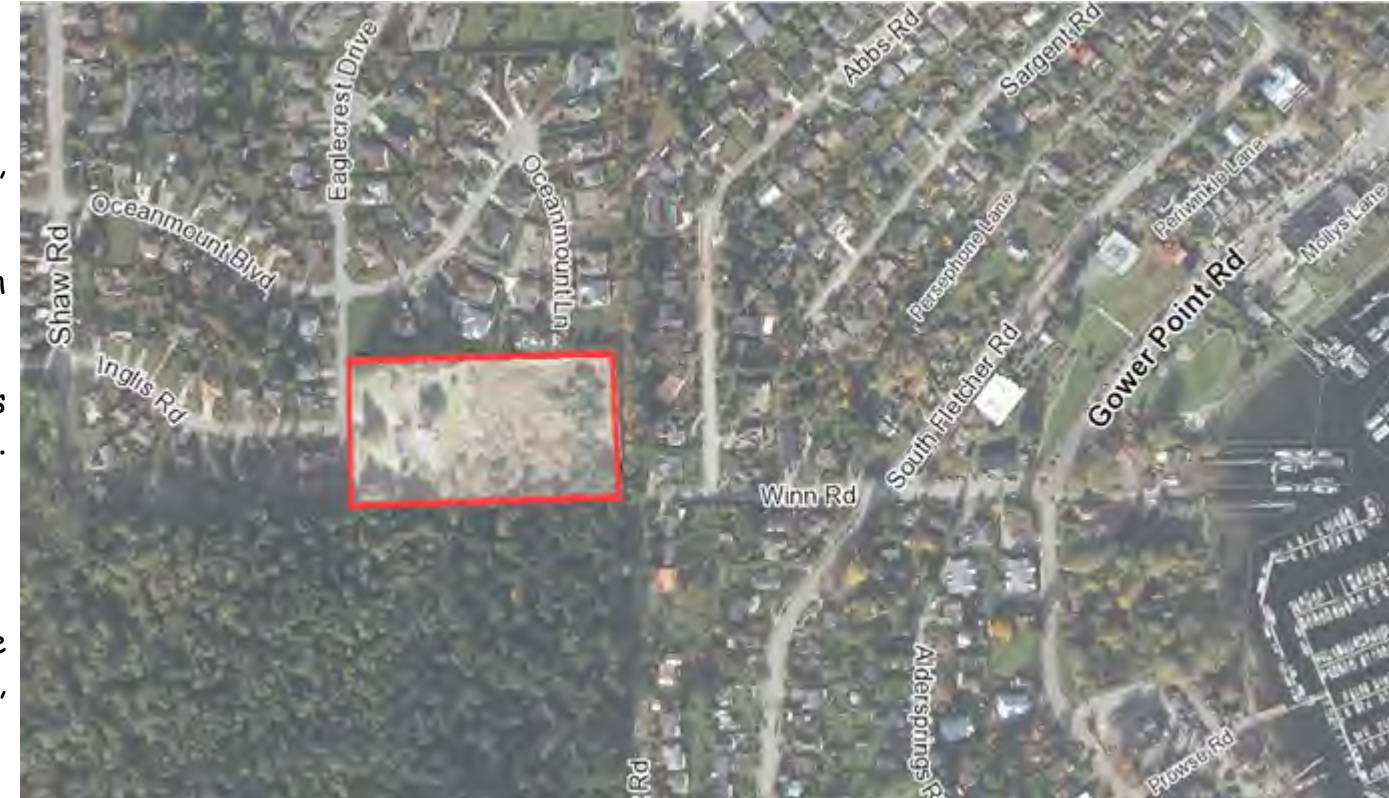
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## Introduction & Site Description:

- This 5-acre site fronts onto, and is currently accessed from both Eaglecrest Drive and Stewart Road.
- It is within walking distance to the Town of Gibsons and the associated amenities such as shops, services and restaurants as well as the harbour and marina.
- The site offers unprecedented views over the harbour, Georgia Strait, Keats Island and the North Shore mountain range beyond.
- The site is very steeply sloped, and has some single-family residential bordering the north & across Eaglecrest to the west, greenspace & an associated trail system and parkland located at the south. Multi-unit residential is located along Eaglecrest.
- The current OCP supports the density being proposed.
- After extensive community consultation, this proposal has strived to amalgamate this feedback into the appropriate balance for the site, by offering a much-needed blend of housing typologies for all ages, abilities and income-brackets that include:
  - Empty Nesters (single level living)
  - Seniors (single level living)
  - Disabled (every unit accessible)
  - Young Families (townhomes)
  - First time buyers



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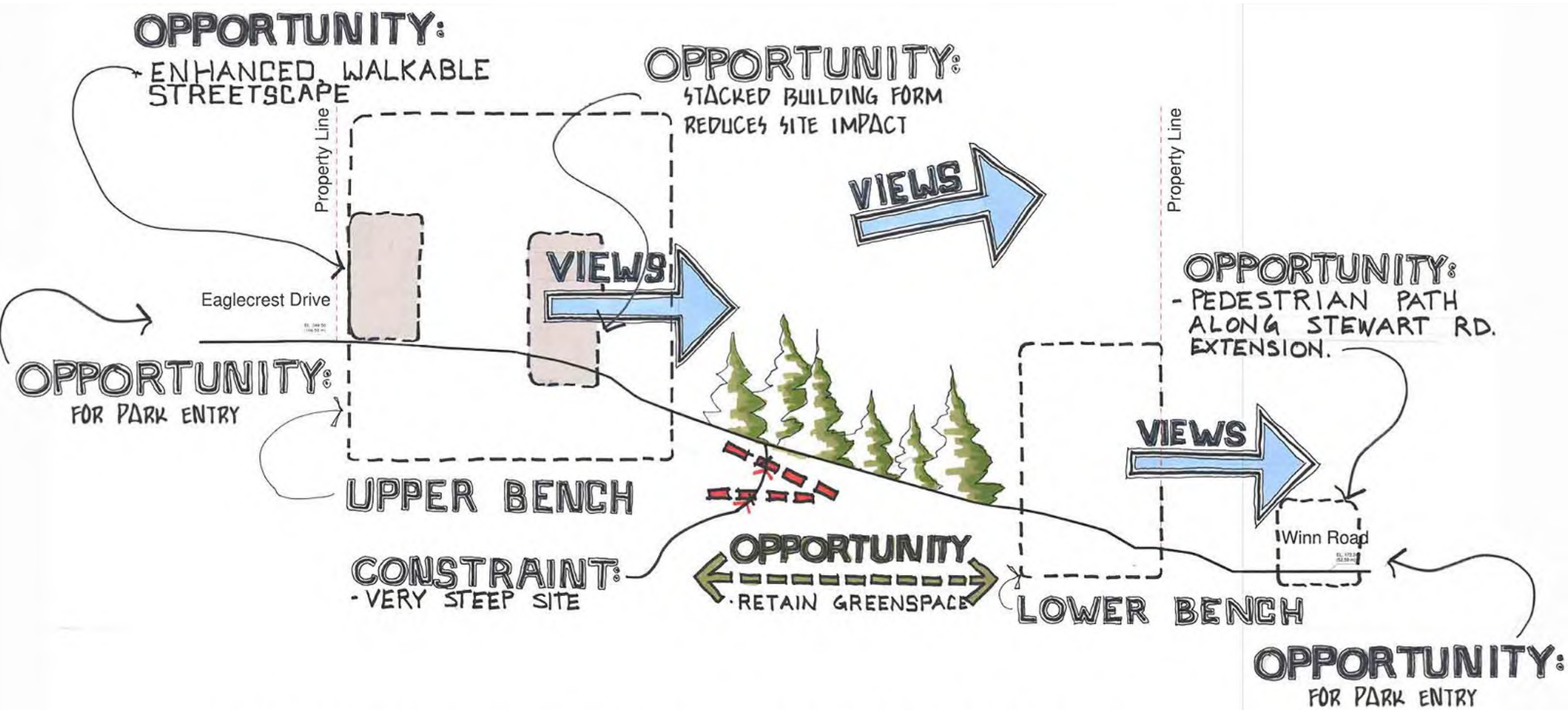
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## First Planning Principles:

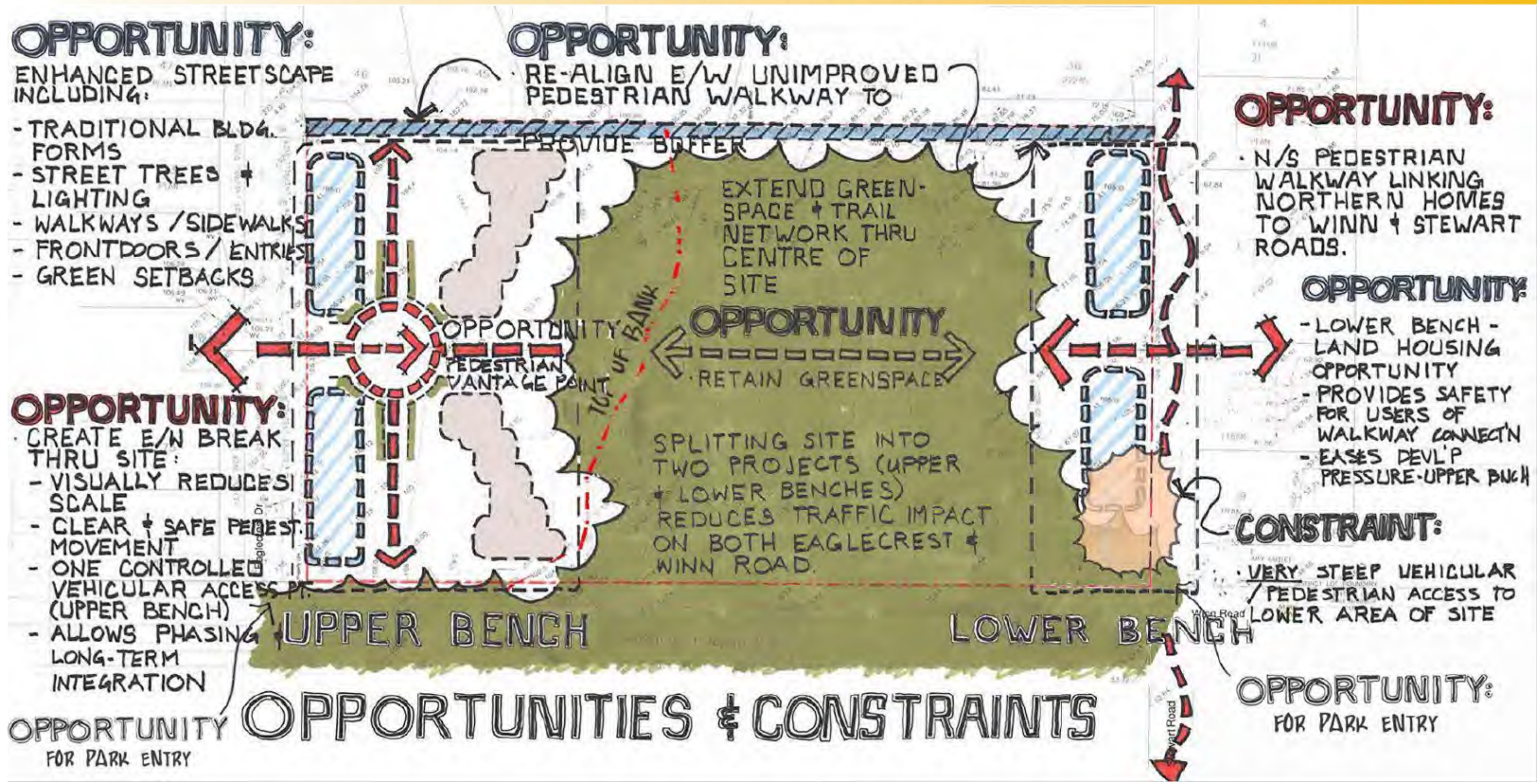
Before considering any development proposal for this site, it is important to recognize, in addition to ensuring all types of housing are fully inclusive, the following:

- 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 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, and to ensure there are no "cookie-cutter", formula-driven planning principles.
- Ensure the project enhances, (not depletes from) the Town of Gibsons when seen from afar (ocean for example).





## OPPORTUNITIES & CONSTRAINTS



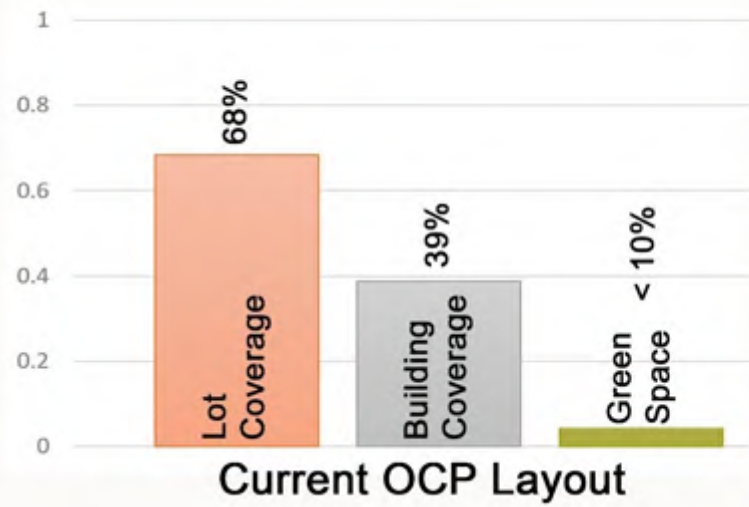
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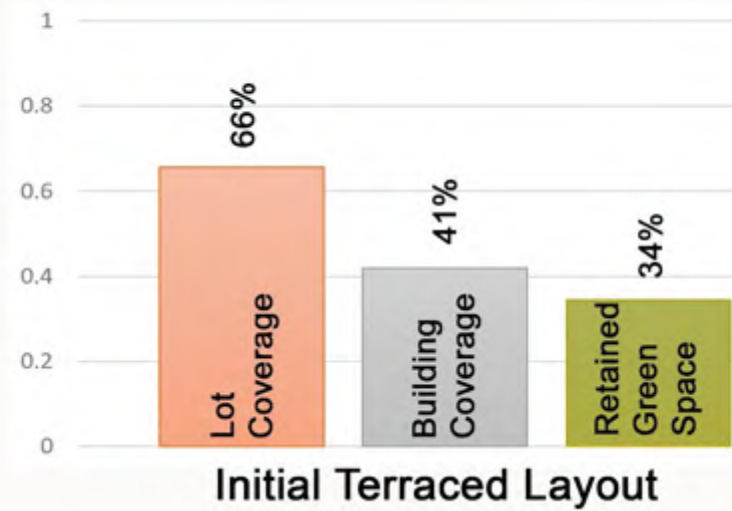
## Layout Based on Current OCP Constraint (Single Family Form)

44 - 3 Storey 1350sq.ft Duplex Units  
 Total 88 Units (No Affordable Units)  
 Net Floor Area 118,800sq.ft  
 Ratio: 0.57



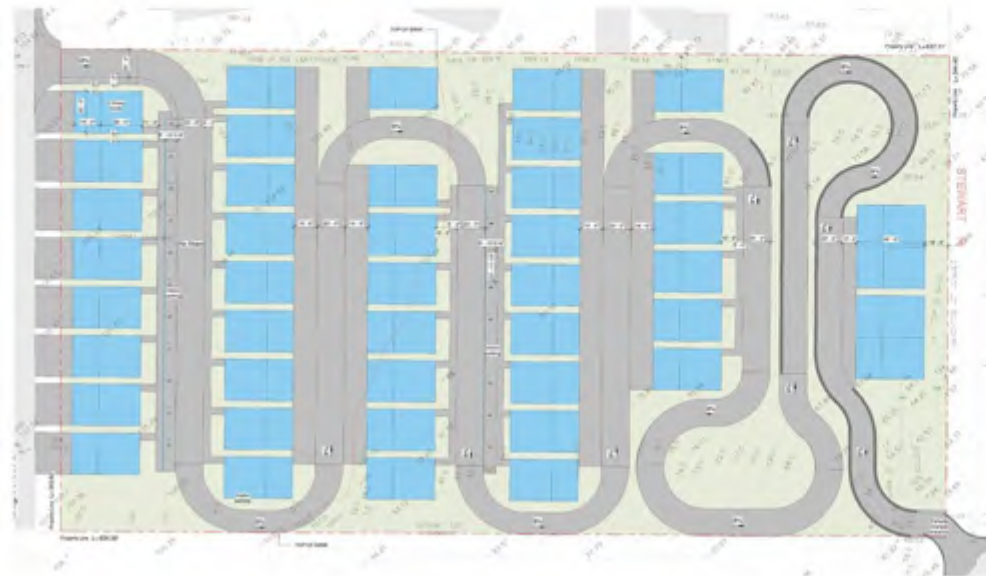
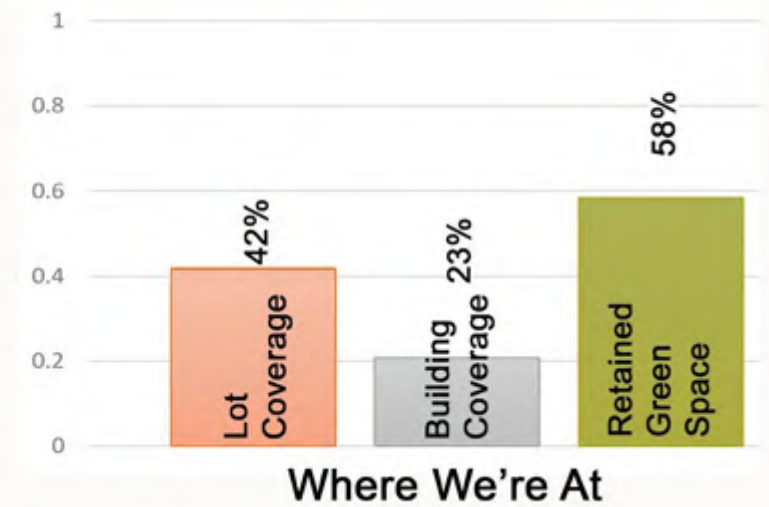
## Initial Terraced Layout

10 - 3 Storey 2300sq.ft Townhouses along Eaglecrest &  
 & 74 - Upper Bench Single Level Apts  
 & 28 - Lower Bench Single Level Apts  
 Net Floor Area 132,930sq.ft Ratio: 0.64



## Where We're At

4 - 3 Storey 4900sq.ft. Duplexes (2x2450sq.ft.Units) &  
 & 52 - Upper Bench Single Level Apts  
 & 35 - Lower Bench Single Level Apts  
 Net Floor Area 117,482.24sq.ft Ratio: 0.56



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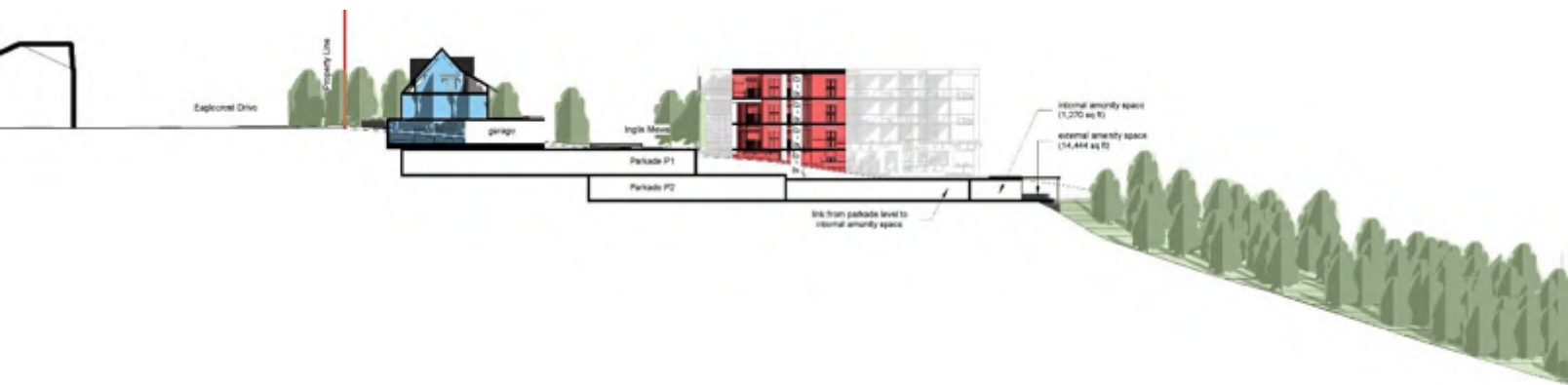
## Preliminary Design Rationale:

The basis for the early schematics, 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), 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:

- Traditional/seaside architectural with articulated facades, comprised of four buildings along Eaglecrest, 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 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.
- A park entry point (trailhead) is being proposed at the SW corner.



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The condominium buildings have been broken down into a small scale representing single family form, creating a liveable, walkable streetscape.



## 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.



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## ISSUE:

The previous sketches of the condominium buildings look too repetitive and large.

## SOLUTION:

As displayed in the rendering below, the condominium building has been broken down into a small scale representing modern single family form, creating a liveable, walkable streetscape.

Rather than a flat monolithic form, it has been broken up horizontally:

- With a stepped façade.
- As the materiality breaks up the previous repetition.
- With the rhythm of the solid walls, window openings and transparent & open sections to the circulation spaces (as opposed to the previous monotonous openings sequence)

It has also been broken up vertically?:

- Stepped roofscape.
- Stone plinth establishing a datum (continuous around the entire building)
- Overhangs breaking up the previous continuous roofscape.



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## ISSUE:

Although the façade can only be seen from within the trees to the middle of the site (and screened at that); the East Façade of the apartment building massing may appear too large, in terms of how tall it appeared and how wide the buildings were.

## SOLUTION:

The East façade has been broken up vertically:

- The lower levels tie into a plinth at natural grade, in order to ground the building.
- The top 2 levels are of much lighter construction, thus reducing the perceived height.
- The decks step back at the top 2 levels to break the apparent mass.

The façade has also been broken up horizontally:

- The mass of the planters/decks has been reduced.
- The decks to the middle units are of much lighter construction (i.e. glazed balustrades).
- The depth perception is more transparent, to ensure it does not appear as monolithic.
- The decks at the top 2 levels stagger to break the façade.
- **Please note this façade will not be seen by people other than residents.**

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As well as a Public Information Meeting that was held at the Gibsons Public Market on March 1<sup>st</sup>, further neighbour consultation has been conducted. This has been beneficial to solicit further advise, feedback, ideas, criticisms, concerns and suggestions before moving forward.

Visuals have been forwarded to neighbors to the North of the site on Oceanmount Ln, as well as to the West of the site on Eaglecrest Dr. Positive feedback has been received, and the neighbours comments have been factored into the design development and implement as the project progresses.



#475, #471 and Don & Jean at #459 Eaglecrest are all happy that their panoramic vista beyond is opened up more. They are also happy that rather than the existing poor condition residential property and unmaintained berms and yard, the foreground viewscape would instead be of the landscaped streetscape. However they commented that they would like the tree located in the central axis to be replaced by low level water feature, to allow for a vista towards the waterfront also.

William Baker at #833 and Al Beaver at #837 Oceanmount Ln are happy that we are retaining the existing berm with screening trees, and that their view to the waterfront is unimpeded. They commented that they would like to ensure the berm is maintained, for function of both height and "fullness".



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## Middle of Site - Upper (Heart of Project):

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, children's play area, view look-out rotunda, on-site agriculture, outdoor eating, lounge area etc.



Outdoor eating and lounge areas

## Amenity Building



External hot-tub/spa



Water element at view look-out rotunda

## Natural adventure/children's play area



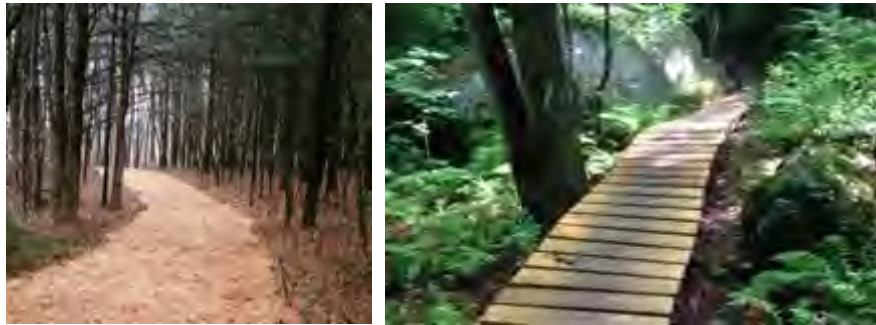
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## Middle of Site - Lower (Heart of Project):

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 connecting lower & upper benches

Stormwater infiltration ponds



## 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.

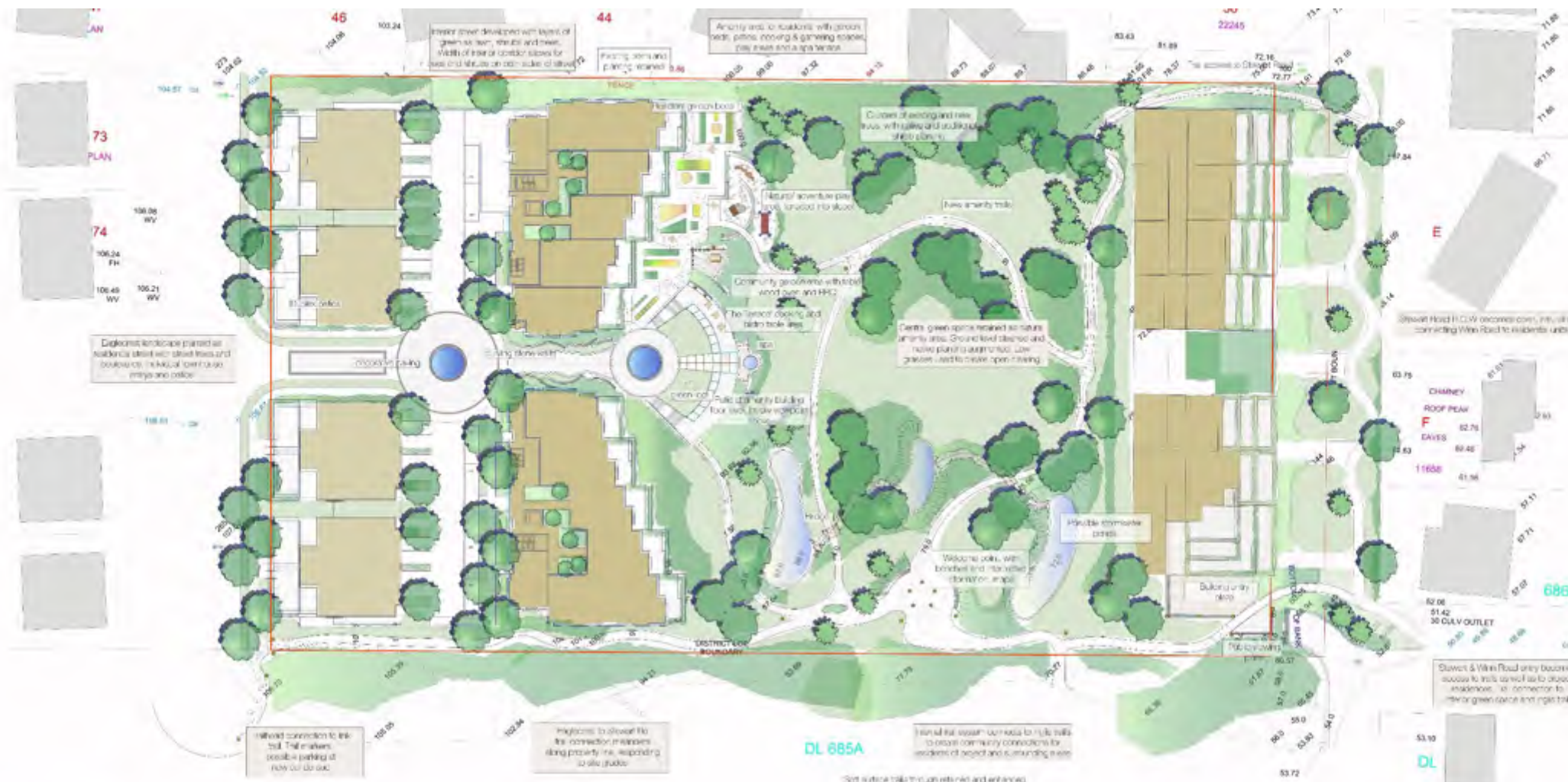
This is now indicated at several points, not just one single connection. There is a central welcome point, as well as a new path connecting the trailhead at Eaglecrest to the trailhead at Winn/Stewart Rd. (connecting East to West)



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## Key Principles of the Landscape Concept:

- To blend the new development into the surrounding area and create new landscape amenities for the residents, and enhance the existing Neighbourhood trail connections.
- Eaglecrest Dr: Landscaping will follow the adjacent rural residential streetscape. Sidewalks, street trees and grass boulevards will upgrade the pedestrian access.
- Inglis Mews: Generous volume between the buildings allows for street trees, lawn, groundcover and shrub planting on both sides. The entry extends east to become a pedestrian area leading to the amenity building and activity spaces beyond.
- Lower Bench: Pathway at the corner of Stewart and Winn Rd, up to the building entry plaza. Stewart Rd Right-of-Way will become a green corridor with a curving path that accesses the new residences.
- To the North the project will retain areas of landscape, reinforcing the separation from the existing single family houses. To the South the site will have a new, publicly accessible trail connecting to the existing Inglis trail. This weaving trail and forest planting are intended to 'blur' the property line, creating a natural transition to the forest.



- The interior wild natural area is predominantly deciduous trees (birch, alder, maple) and the understory is ferns, hardhack, oceanspray, salal, and associated coastal shrubs. Many of the trees show stem damage, likely from wind, and appear to be in generally poor condition. The plan proposes to retain appropriate trees and areas of native plants, and clean up and replant other areas. It is hoped that some areas will become sloped meadow spaces, with a series of terraced stormwater retention ponds. Seating, interpretive elements and paths is also proposed.

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Landscape Architects  
1000 West 10th Avenue  
Vancouver, BC V6H 1G6  
Tel: 604 222 2200  
Fax: 604 222 2201  
www.damonoriente.com

**Project:** EAGLECREST  
464 Eaglecrest Drive, Gibsons, BC

**Design:** CONCEPTUAL LANDSCAPE SITE PLAN

**Scale:** 1:500  
**Date:** Dec. 2016  
**Drawn by:** [Name]  
**Checked by:** [Name]  
**Project No.:** 2016.010

**Sheet:** LC.01

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## Lower Bench - Pedestrian Component:

- Note: North/South pedestrian link along Stewart Road
- This pathway also becomes the entry point via individual entry courts for the ground level units.
- A pathway is also indicated at the point where Winn and Stewart Roads intersect; which will provide a connection up to the building entry plaza.
- This path will then continue up to the Upper Bench, as an East/West pedestrian link, connecting to the existing Inglis Trail also.
- A large gap in the middle of the building will provide a visual continuum of the East/West axis defined through the site.
- As noted on the Opportunity and Constraints boards, there is a significant grading and associated access challenge where Winn and Stewart Roads intersect.
- We will create a parkade entry point immediately adjacent the road intersections and access to the under building parkade.
- 2-4 storey buildings offering tremendous views over the straight and the marina can take place in this location.
- May be an ideal spot to situate an affordable housing component due to its proximity to the town. Proponents are working with Matt Thompson and the Sunshine Coast Affordable Housing Society.
- The building entry point also celebrates the trail head (entry).



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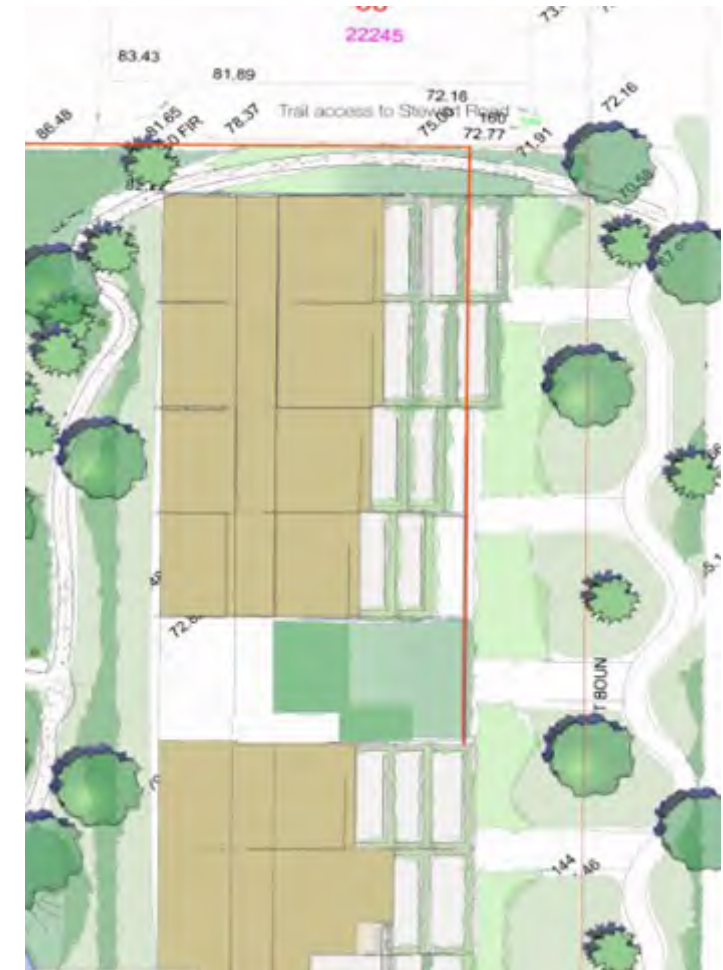
**ISSUE:**

There was no clear pathway to the expansive green space being offered in the middle of the site. It felt like the greenspace was "private".

**SOLUTION:**

Located at the bottom of the site, adjacent the intersection of Stewart & Winn Roads, a celebrated trail head has been introduced that also celebrates the entry to the lower building.

Similarly, a trail head is being proposed at the top of the site at the terminus of Eaglecrest.



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ISSUE: The building form did not address the Winn/Stewart intersection.  
The main South façade seemed uninviting and the massing appeared too large.

The 3-storey South façade did not tie in with the stacked building form beyond.

The main entrance location was also unclear.



SOLUTION: The Units at the South façade are now stepped/terraced so that the massing blends/steps with the topography from natural grade.

We have also created an inviting entrance plaza to the South of the building.

The building can also be entered at grade/road level via an entrance lobby.

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## Lower Bench - Stewart Road Extension

- Following discussions with Planning Staff, the current scheme proposes to landscape the North/South pedestrian link along Stewart Rd and the Stewart Rd extension (indicated with blue dashed box). Both sections are 10m in width.
- This pedestrian link will also become the entry point to the Lower Bench buildings, via individual decks/entry courts for the ground level units.
- It is envisaged that this investment will be considered during discussions regarding the DCC's (Development Cost Charges) and Community Contributions.

## Other Development Costs

- On a similar note, discussions have indicated the potential to invest in developing a pedestrian link connection to O'Shea (as per adjacent image). Gibsons Staff are assessing the potential regarding land to plot 505, before assessing further.
- A potential water main connection has also been discussed with Gibsons Staff, the requirements of which is being assessed and discussed further.
- The new path connecting the trailhead at Eaglecrest to the trailhead at Winn/Stewart Rd, and connecting to the Inglis Trail, also has many community benefits.



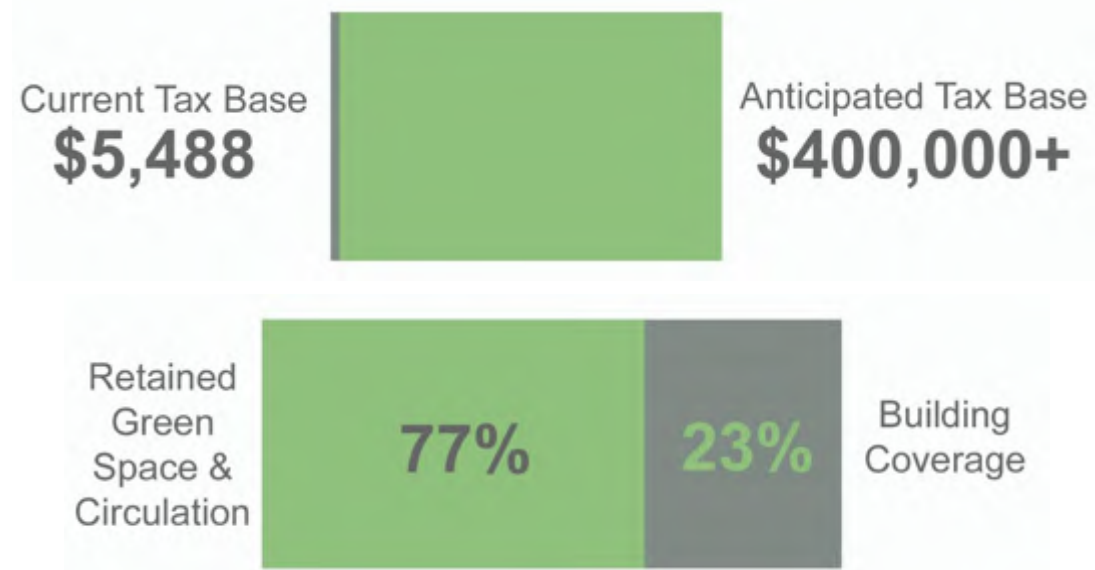
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This project, to be developed over several years provides the following benefits to the Town of Gibsons:

- Significant economic stimulus. This project will create hundreds of direct jobs over a several year period that will boost the local trade and supply industry.
- Communal agriculture that will promote healthy and sustainable living.
- Much-needed affordable housing component implemented into program.
- Spin-off employment will also be created with new residents. This will assist all local restaurants, shops and services.
- Offering home office opportunities will create less reliance on the automobile and assist future residents with commerce undertakings.
- Providing more green space for future and current residents to enjoy, with communal gathering areas and a trail system that links the existing and future communities together.
- Provides a wide variety of housing choices for all socio-economic and ability demographics.
- Provides appropriate architecture that blends with the existing neighbourhood and the natural environment.
- Generating an increased tax base for the town.



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