

ZONING AMENDMENT APPLICATION

MAY 17, 2017



PREPARED BY:



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Figure 1: Location of Gospel Rock Village within the Town of Gibsons: the Site as set within the Gospel Rock Neighbourhood Plan boundaries.

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APPENDIX A: TECHNICAL REPORTS

APPENDIX B: PUBLIC INFORMATION MEETING FEEDBACK SUMMARY



Greenlane Homes is seeking to amend Zoning Bylaw 1065 (2007) to permit development of Gospel Rock Village, a ridgetop neighbourhood located on approximately 47 acres of land within the Town of Gibsons, as detailed herein.

MODUS Planning, Design and Engagement (MODUS), working on behalf of Greenlane Homes, has been authorized to prepare the following application for Gospel Rock Village.

Recognised as “Block 7” within the Gospel Rock Neighbourhood Plan Area and comprising a single legal parcel (PID 010-827-200), the Site is proposed to be rezoned from a single-parcel zoned Single Family Residential Zone 4 (R-4) to a selection of zones in support of the neighbourhood vision.

Consistent with the Town of Gibsons’ SMART PLAN (Gibsons Official Community Plan Schedule A: “Town of Gibsons Official Community Plan Bylaw No. 985, 2005” March 2015) and the Gospel Rock Neighbourhood Plan, rezoning is required in order to permit the phased development of single- and multi-family residential dwellings, neighbourhood-serving commercial uses and dedication of community open space amenities.

The following information is presented in support of the rezoning application for Block 7, with particular care and attention given to the “fit” of the plan with the land, consideration for community concerns, the context of the OCP and the purpose and goals of the Gospel Rock Neighbourhood Plan.

Rob Barrs, MCIP, RPP, LEED
Principal, Senior Planner

Edward Porter, MCIP, RPP, BA, MLArch
Senior Urban Designer

TITLE SEARCH PRINT

File Reference:
Declared Value \$6250000

2017-05-03, 14:57:41
Requestor: Neal Bird

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	CA5545458
From Title Number	CA4051537
Application Received	2016-09-30
Application Entered	2016-10-04
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1085102 BC LTD, INC.NO. BC1085102 9031 BRIAR ROAD BURNABY, BC V3N 4N5
Taxation Authority	NORTH SHORE - SQUAMISH VALLEY ASSESSMENT AREA TOWN OF GIBSONS
Description of Land	
Parcel Identifier:	010-827-200
Legal Description:	BLOCK 7 DISTRICT LOT 842 PLAN 6755
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	RIGHT OF WAY
Registration Number:	C11318
Registration Date and Time:	1975-03-05 13:43
Registered Owner:	VILLAGE OF GIBSONS
Remarks:	PART IN REFERENCE PLAN 12538
Nature:	MORTGAGE
Registration Number:	CA5545459
Registration Date and Time:	2016-09-30 11:16
Registered Owner:	1017178 BC LTD INCORPORATION NO. 1017178

*** TO BE DELIVERED WITH HARDCOPY SUBMISSION ***



Planning Department
474 South Fletcher Road | Box 340, Gibsons, BC V0N 1V0
Phone: 604-886-2274 | Fax: 604-886-9735
www.gibsons.ca

ZONING AMENDMENT APPLICATION

Please read the [Zoning Amendment Application Guide](#) before filling out this application form. If you have any questions or require assistance in filling out this form contact the Planning Department. The processing of your application will be delayed if it is incomplete. Mail or deliver the completed application form, fee, plans and supporting material to the Town of Gibsons Planning Department and make your fee payable to the Town of Gibsons. Contact the Town of Gibsons Planning staff for the current fee prior to submitting your applications as fees may change, or consult the [Development Procedures and Fees Bylaw](#)

SECTION 1: DESCRIPTION OF PROPERTY

Lot/Parcel	<u>N/A</u>	Plan	<u>6755</u>	Block	<u>7</u>
District Lot/Section	<u>842</u>	Range	<u>N/A</u>		
Other Description	<u>N/A</u>				
Street Address	<u></u>				
Jurisdiction and Folio Number (From Property Assessment/Tax Notice) <u></u>					
Parcel Identifier (PID) (From State of Title Certificate)				<u>010-827-200</u>	

SECTION 2: OWNER INFORMATION (ADD PAGES IF MORE THAN TWO OWNERS)

First Owner Information		Second Owner Information	
Name	<u>GREENLANE HOMES 1085102 BC LTD</u>	Name	<u></u>
Address	<u>9031 BRIAR ROAD</u>	Address	<u></u>
City	<u>BURNABY</u>	City	<u></u>
Province/State	<u>BC</u>	Province/State	<u></u>
Postal/Zip	<u>V3N 4N5</u>	Postal/Zip	<u></u>
Telephone/Fax	<u>778-9895738</u>	Telephone/Fax	<u></u>
Email	<u>jyan3669@gmail.com</u>	Email	<u></u>

SECTION 3: APPLICANT INFORMATION (IF DIFFERENT THAN OWNER)

Name MODUS PLANNING DESIGN & ENGAGEMENT INC.

Address 400-509 RICHARDS STREET

City VANCOUVER State/Province BC Postal/Zip V6B 2Z6

Telephone 604-736-7755 Fax N/A Cell 778-938-3453

Email EDWARD@THINKMODUS.CA

This information is collected in compliance with the Freedom of Information and Protection of Privacy Act (FOI/POP). If you require further information regarding the FOI/POP Act please contact the FOI Coordinator at 604.886.2274 (<http://www.gibsons.ca/freedom-of-information-a-protection-of-privacy.html>) or the Information and Privacy Commissioner at 1.800.663.7867 (www.oipc.bc.ca)

SECTION 4: PLANS AND SUPPORTING MATERIALS CHECKLIST

All applicants must provide one full-scale (not less than 1:100 metric) detailed site plan, three reduced (letter size, 8.5" x 11") sets of drawings, and one set of high resolution digital copies (in PDF, EPS, TIFF or JPEG format) that must include the following:

- ☒ Completed application form signed by registered owner of the property. If applicable, written authorization for an agent to act on behalf of the registered owner(s) of the subject property may be required;
- ☒ Payment of Application Fee;
- ☒ Certificate of Title. Must be dated within 30 days of application;
- ☒ Site Plan: Maximum size 11" x 17" showing the dimensions of the proposed development in metric size;
- ☒ Proposal Summary outlining the nature of the proposed development, how the development fits within the neighbourhood, and the design character of the housing, neighbourhood, or commercial use proposed. The proposal should also be justified in terms of its benefit to the community and impact on the land use pattern. Where a
- ☒ Development Variance Permit is requested, justification for the variance is to be provided;
- ☒ Development Plans. Detailed drawings of the proposed development, including building sections and elevations, parking layout and access, proposed means of servicing, existing vegetation and landscaped areas. Must also include a project summary sheet outlining gross site area, density and number of dwelling units, site coverage, heights, setbacks and other relevant data. One set of fully dimensioned plans required, one set of reduced drawings (maximum size 11" x 17") required plus one set of high resolution digital copies (in PDF, EPS, TIFF or JPEG format) including;
 - Dimensions of the property, existing and proposed roads;
 - Location and dimensions (including setbacks) of existing and proposed buildings on site (a recent survey plan is required);
 - The location of any watercourses, steep banks or slopes; and,
 - Any easements or statutory Rights-of-Way.

- ☒ Provide a completed [Smart Development Checklist](#), including details of how the proposal is environmentally, socially, and economically sustainable.

ADDITIONAL INFORMATION

If the space provided below for each section is not sufficient, please attach additional information using a Microsoft Word, Microsoft Excel, Text or a separate PDF document.

SECTION 5: PLAN DESIGNATION OR ZONE CHANGES.

Zoning Designation change requested.

THE APPLICANT REQUESTS A CHANGE OF ZONING FROM SINGLE FAMLIY RESIDENTIAL ZONE 4 (R-4) TO REFLECT A MIX OF ZONING DESIGNATIONAS AS SPECIFIED WITHIN THE "GOSPEL ROCK VILLAGE" MASTERPLAN. REFER TO THE ATTACHED GOSPEL ROCK VILLAGE ZONE AMENDMENT APPLICATION FOR ADDITIONAL DETAIL.

Concurrent Applications (if applicable). eg. Official Community Plan Amendment, Development Permit, Development Variance Permit, Subdivision.

N/A

SECTION 6: DESCRIBE THE CURRENT USE(S) OF THE LAND AND STRUCTURES ON THE PROPERTY.

THE LAND IS CURRENTLY IN A NATURAL/MODERATELY DISTURBED STATE FOLLOWING HISTORIC LAND CLEARING AND REGENERATION. NO STRUCTURES OF SIGNIFICANCE EXIST ON SITE.

SECTION 7: DESCRIBE THE PROPOSED USES OF THE LAND AND BUILDINGS, AND SHOW ON YOUR SITE PLAN, THE LOCATION OF ANY PROPOSED BUILDINGS OR STRUCTURES.

IN KEEPING WITH THE VISION SET FORTH IN THE GOSPEL ROCK NEIGHBOURHOOD PLAN (TOWN OF GIBSONS SMART PLAN, PART F)THE "GOSPEL ROCK VILLAGE" MASTERPLAN PROPOSES: A MIX OF NEIGHBOURHOOD-SERVING AND TOURIST COMMERCIAL USES; A MIX OF RESIDENTIAL TYPES AND TENURES (INCLUDING SINGLE FAMILY DETACHED, TOWNHOME, CONDO, LIVE-WORK AND MARKET RENTAL); AND AN EXPANDED PARK AND OPEN SPACE NETWORK (DESIGNED TO SECURE ACCESS TO PUBLIC USE AREAS AND PROTECT ENVIRONMENTALLY SENSITIVE AREAS).

REFER TO THE ATTACHED GOSPEL ROCK VILLAGE ZONE AMENDMENT APPLICATION FOR ADDITIONAL DETAIL. (NOTE: LOCATION OF BUILDINGS/STRUCTURES WILL BE REGULATED ACCORDING TO INDIVIDUAL ZONE DESIGNATIONS.)

SECTION 8: DESCRIBE THE CURRENT USES OF THE LAND AND BUILDINGS ON ADJACENT PROPERTIES. YOU MAY BE REQUIRED TO SUBMIT A SITE PLAN SHOWING EXISTING FEATURES ON ADJACENT PROPERTIES.

BLOCK 7 IS BORDERED ON THREE SIDES BY UNDEVELOPED LAND ZONED FOR RURAL RESIDENTIAL USES WITH ITS SOUTHERN EDGE DEFINED BY THE NATURAL BOUNDARY OF THE SALISH SEA. THE SOUTHWEST PROPERTY BOUNDARY LIES ADJACENT THE SUNSHINE COAST REGIONAL DISTRICT JURISDICTIONAL BOUNDARY; BLOCK 6 (R-4) AND BLOCK 1 (R-3) BORDER THE SUBJECT PROPERTY TO THE WEST AND NORTH, RESPECTIVELY; AND THE EASTERN EDGE IS BORDERED BY GOWER POINT ROAD (AT THE TOE OF SLOPE) WITH SINGLE FAMILY RESIDENTIAL ZONES (R-1 AND R-2) FRONTING THE OPPOSITE (EAST) SIDE.

SECTION 9: DESCRIBE THE REASONS IN SUPPORT OF BYLAW THE AMENDMENT. ATTACH ADDITIONAL COMMENTS ON A SEPARATE PAGE. SUBMIT ANY TECHNICAL REPORTS, STUDIES OR APPRAISALS OF THE PROPERTY AND COMMENT ON ANY COMMUNITY CONSULTATIONS YOU HAVE UNDERTAKEN.

THE APPLICATION PROPOSES A COMPREHENSIVE APPROACH TO FUTURE DEVELOPMENT WITHIN BLOCK 7 BUILDING UPON ON THE VISION, PRINCIPLES AND POLICIES AS SET FORTH IN THE GOSPEL ROCK NEIGHBOURHOOD (TOWN OF GIBSONS SMART PLAN, PART F).

REFER TO THE ATTACHED GOSPEL ROCK VILLAGE ZONE AMENDMENT APPLICATION FOR ADDITIONAL DESCRIPTION AND/OR THE ASSOCIATED TECHNICAL APPENDICES FOR ADDITIONAL TECHNICAL REPORTS IN SUPPORT OF THE ZONE AMENDMENT APPLICATION.

SECTION 10: APPLICATION COMPLETION
(INITIAL EACH OF THE FOLLOWING)

- ☐ I have completed all sections of this application form
 - ☐ I have included detailed site plans and elevation drawings as required in section 4 of this application form
 - ☐ I have included the additional documentation and reports required in Section 4 of this application form
 - ☐ I have included recent State of Title Certificate (not more than 30 days old)
 - ☐ I have included copies of all covenants registered against the title
 - ☐ All owners listed on the title have signed the application
 - ☐ I have verified as to whether my property falls within a Development Permit Area.
 - ☐ I have included the correct fee (contact the Town of Gibsons Planning Department or visit [Development Procedures and Fees Bylaw](#) for correct fees)
- A Form P, if the proposed development will be Phased. If not Phased, mark 'N/A'.

Please note: your application will not be considered complete and cannot be processed unless it contains all of the information above. Please also review all relevant bylaws including the [Official Community Plan](#) (Bylaw 985 and associated amendments), and the [Development Procedures and Fees Bylaw](#).

SECTION 11: OWNER'S CONSENT AND AUTHORIZATION

To process the application the signature of all registered owners is required. For additional owners, including Strata Corporations, attach a separate sheet.

In order to assist the Town of Gibsons in the review and evaluation of my application, by signing below, I authorize the Planner(s) assigned to this application to enter into the land at reasonable times, after making reasonable efforts to arrange a schedule a convenient time for such a visit, to inspect the land. I acknowledge a right, if a convenient time can be scheduled, to accompany the Planner on the site visit.

By signing below, I authorize the Applicant named in Section 3 of this application to represent this application.

Yan Ji
Owner One, Full Name

Owner Two, Full Name


Authorization Signature

Authorization Signature

2017 May 12
Date

Date

PROPOSAL HISTORY + CONTEXT

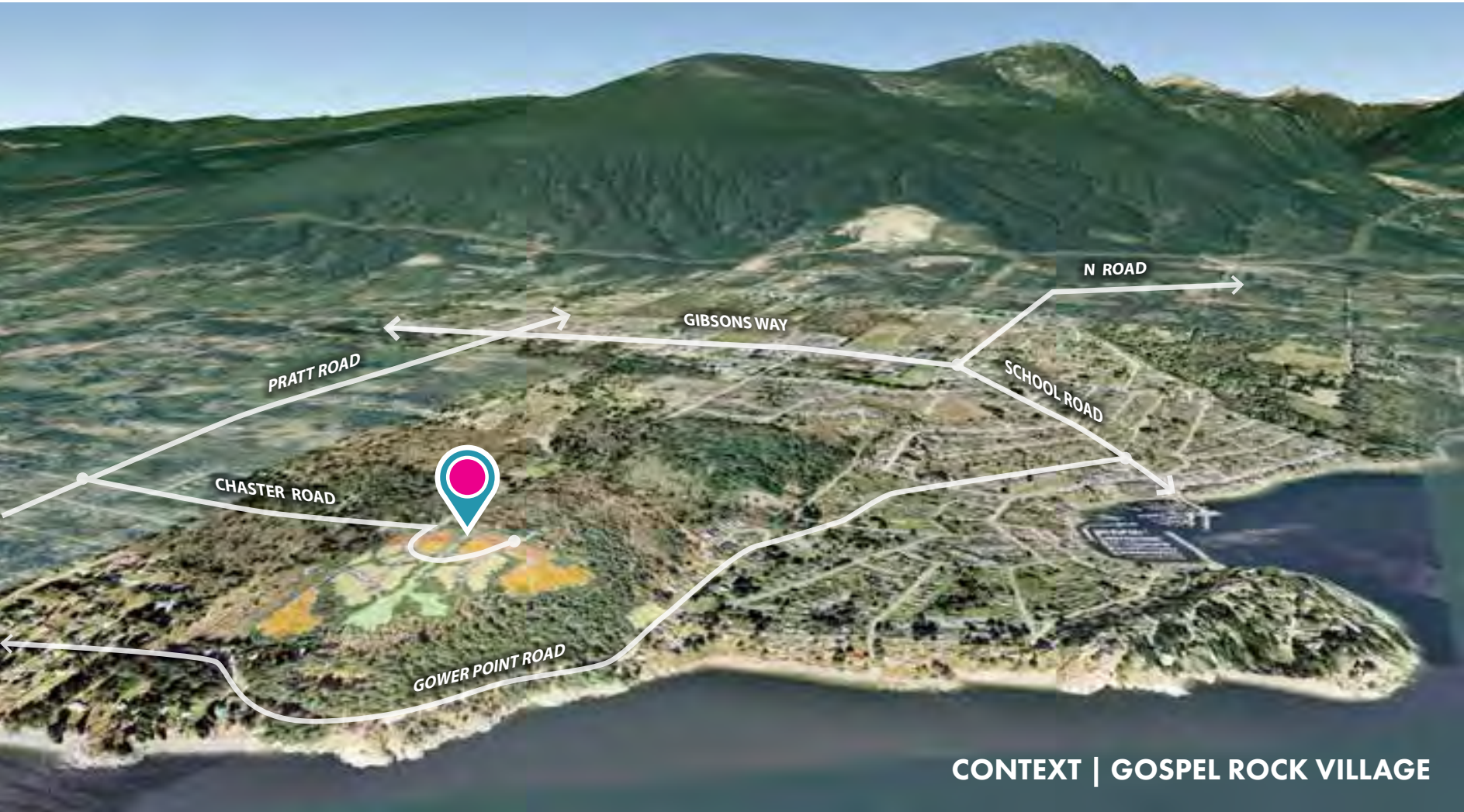
Beyond the biblical inscriptions that inspired its name, there’s no doubting the spiritual vibrations of Gospel Rock: defined by an impressive bedrock ridge with panoramic views to the Georgia Strait, it is a truly unique place to behold. Accordingly, it’s no wonder that discussion over the decades of neighbourhood development within the Gospel Rock Neighbourhood Plan area has been a sensitive subject to the people of Gibsons and greater Sunshine Coast community.

As recently as 2012*, an effort to resolve long-standing development pressures at Gospel Rock resulted in the current Neighbourhood Plan that forms part of the Town of Gibsons’ Official Community Plan.



Block 7 was acquired by Greenlane Homes in 2016, who initiated a series of meetings with stakeholders and a public information meeting in Spring 2017 (pictured above) to engage local residents in discussions about a new plan for Gospel Rock. For more information refer to Appendix B: Public Information Meeting Feedback Summary.

With new ownership brings the opportunity for an updated vision for neighbourhood development at Gospel Rock: in the spirit of the Neighbourhood Plan, its goals, principles and policies, this new vision seeks to develop a more site-sensitive and sustainable concept plan for Block 7. The Gospel Rock Village plan proposes a neighbourhood defined by respect for the defining experiences and qualities of this remarkable place.

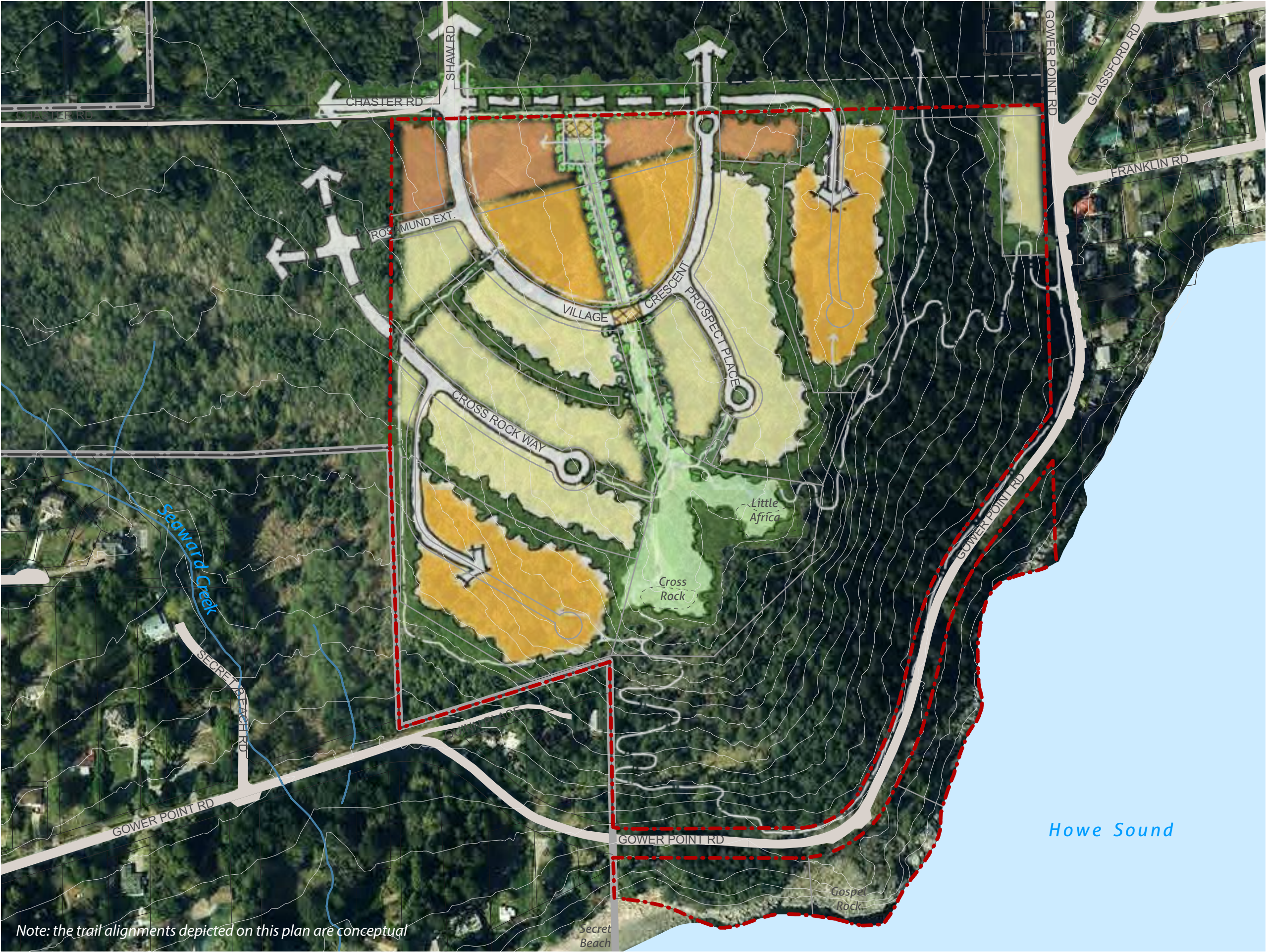


**The following information regarding local planning efforts leading to the adoption of the Gospel Rock Neighbourhood Plan is excerpted from the Gospel Rock Neighbourhood Plan:*

In 2005, The Town of Gibsons began the Gospel Rock Neighbourhood Plan process. The Council appointed a community-based Gospel Rock Select Committee to work with a consulting team in preparing the Plan. Several concept plans were developed and evaluated. In 2008, the Town asked the community by way of a survey to express their preference for either one of two concept plans (Plans A and B prepared by the consulting firm Holland Barrs). Based upon the results, Town Council decided not to proceed with either option.

In 2009, the Council appointed the Gospel Rock Refinement Working Committee consisting of three members of Council, the Town’s Planner, a planner representing the major property owners in the area, and a planning consultant representing the Town. The Committee’s mandate was to recommend a revised land use concept to Council as the basis for the Gospel Rock Neighbourhood Plan. Taking input from the landowners in the Plan area, participating stakeholders, and adjacent residents and supported by technical advice, the Committee provided its recommendations to Council in December 2010. These recommendations formed the basis for Council discussions throughout 2011 which resulted in a draft of Gospel Rock Neighbourhood Plan put forward for public consideration and comment.

The Neighbourhood Plan was ultimately adopted in 2012.



ILLUSTRATIVE CONCEPT PLAN

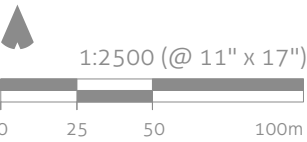
MAY 17, 2017

LEGEND

- Town of Gibsons Boundary
- Gospel Rock Neighbourhood Plan Boundary
- Subject Parcel Boundary

LAND USES

- Apartment
- Townhouse
- Single Family Residential
- Park and Recreation



PROPOSAL SUMMARY

FIT WITHIN THE NEIGHBOURHOOD

The proposal for Gospel Rock village is designed to be integrated with adjacent neighbourhoods and greater Gibsons both functionally and aesthetically. The project vision imagines Gospel Rock Village as the Sunshine Coast’s “Little Village with a Big View.”

As the first rezoning application within the larger Gospel Rock Neighbourhood Plan Area, the Gospel Rock Village seeks to apply the principles and policies of the SMART PLAN toward the development of a more site-sensitive and sustainable neighbourhood concept plan.

Further, as a means to ensure the master plan for Gospel Rock Village is developed according to the overall project vision and in a manner befitting the neighbourhood, a set of Design Guidelines is recommended to further regulate site development, architectural character, and landscape design.

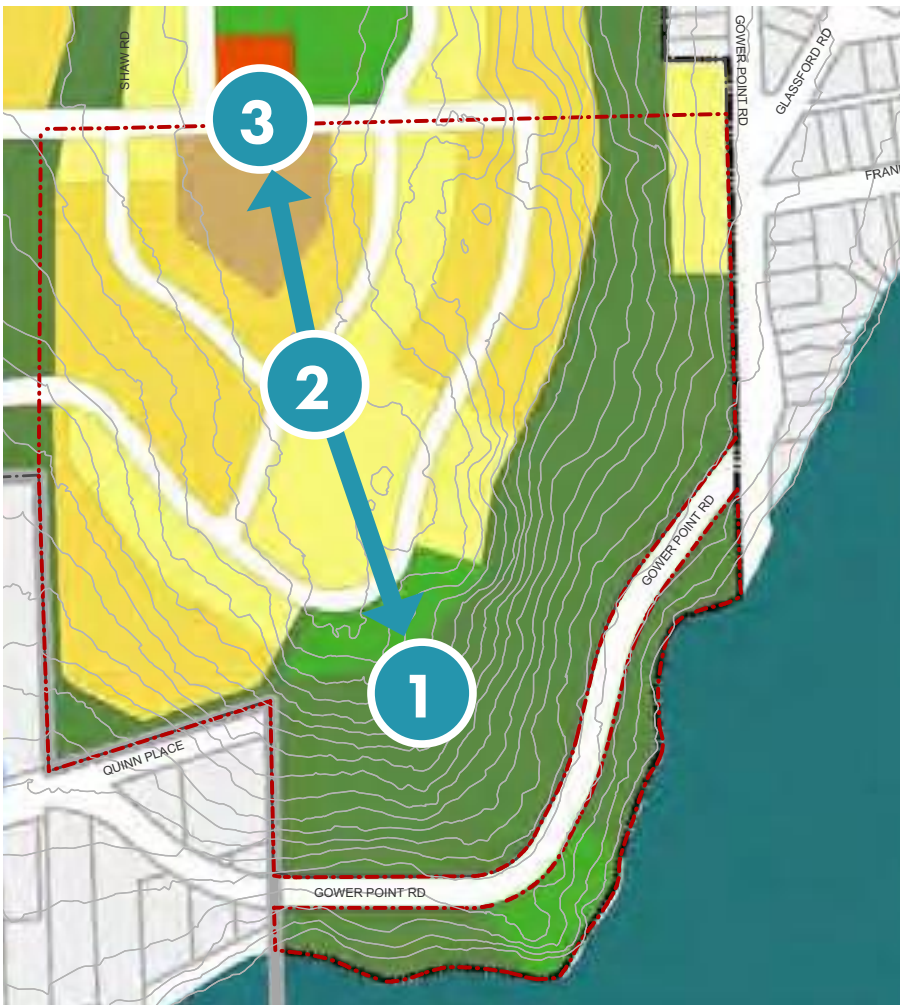
THREE BIG MOVES

The masterplan vision for Block 7 seeks to develop a more site-sensitive and sustainable neighbourhood concept plan by protecting public access to cherished open spaces and ensuring development is low impact and sustainable, a key concern to the community, as established by public process at the time of the GRNP development and the PIM held April 26, 2017 (see appendix B: Public Information Meeting #1). The proposal emphasizes three big moves:

#1: PROTECT THE GREEN | recognize the significance of protected open space, including the Gospel Rock waterfront, the destination viewpoint above and the areas including Cross Rock and Little Africa; protect - in perpetuity - the sensitive Coastal Western Hemlock xm2 ecosystem through the registration of a conservation covenant to be held by a third party conservation organization. Gospel Rock Village proposes an expansion of the park area: streets are realigned and development areas reduced to prioritize protection of open space and public access.

#2: CONNECT THE PARK | support the protection of and access to significant community destinations; re-organize neighbourhood uses and streets to make way for the feature park space that serves as a publicly accessible pedestrian connection between the village and the lookout park. Gospel Rock Village proposes a “Greenlane” to preserve and enhance the existing well-traveled path that follows along the natural landform crest and arrives at the vistas at Cross Rock.

#3: ACTIVATE THE VILLAGE | prioritize village amenities during early stages of the neighbourhood development; include a mix of appropriate and neighbourhood-scaled commercial uses and market rental housing to animate and activate the neighbourhood and make it walkable. Gospel Rock Village includes a small village centre to accommodate rental housing, live/work units and a small inn and brewery.

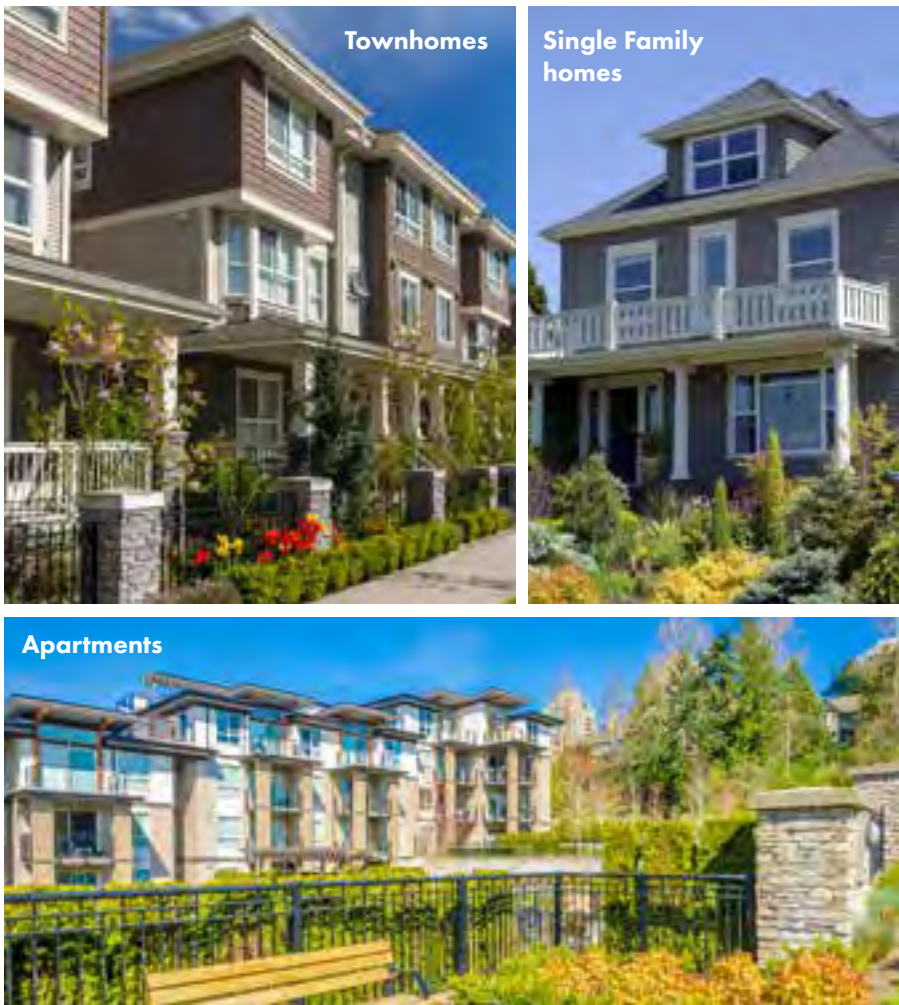


DESIGN CHARACTER OF RESIDENTIAL USES

The design character for residential uses at Gospel Rock Village is intended to emphasize ground oriented housing types, with a majority of townhome and single family forms.

A limited number of apartment forms will also be considered with a strong design emphasis on ground-level base-activation and enhancement of building entry and landscape features to compliment the pedestrian realm.

Respect for local character, an emphasis on natural and authentic materials - including preference for native plantings in landscape design - will define a standard of quality and aesthetic cohesiveness between the built environment and natural spaces.



DESIGN CHARACTER OF COMMERCIAL USES

Commercial uses contemplated within the Gospel Rock Village - including a boutique tourist commercial inn, artist live/work units and a neighbourhood cafe and brewpub - will support neighbourhood-scale daily commercial needs while complimenting the destination open space and park programming within the village green.

Commercial uses will animate ground-level building facades: storefronts will orient to frontage along the “High Street” (Chaster extension) while an emphasis on indoor-outdoor design will blend building architecture with outdoor seating and gathering spaces as part of the Village Green. Together, commercial storefronts and associated outdoor spaces will form an active community heart at Gospel Rock Village.

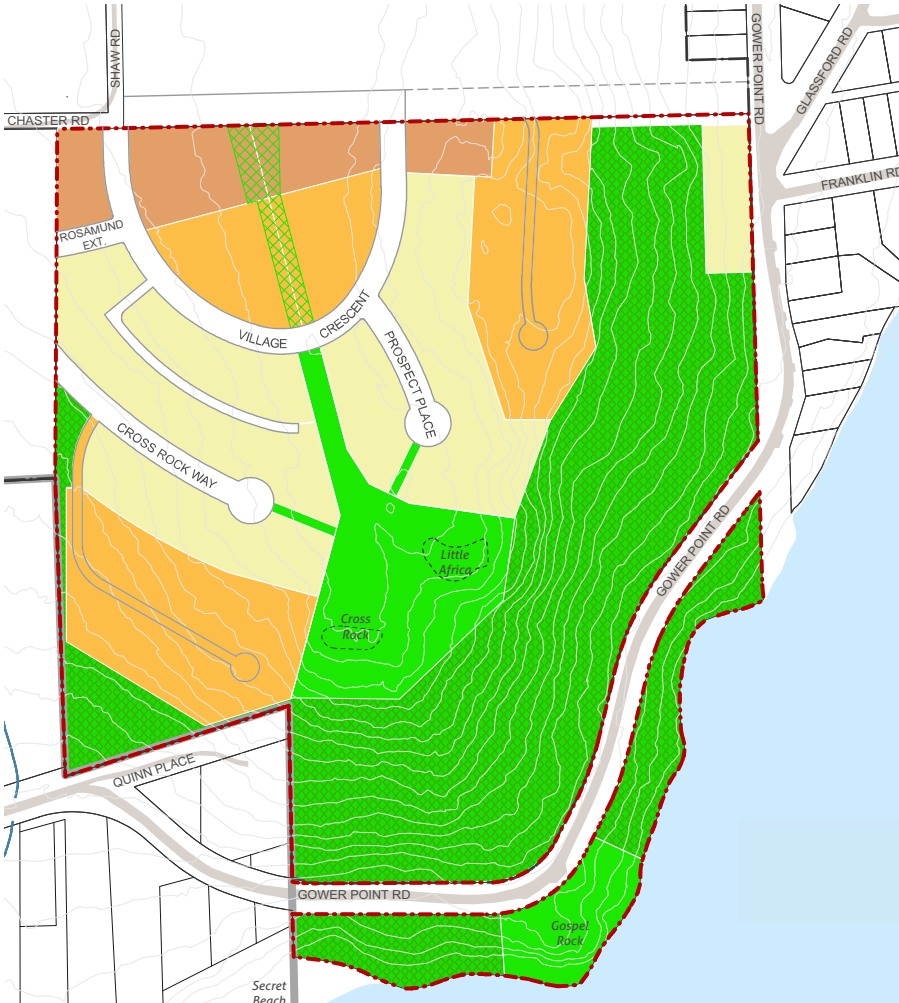
COMMUNITY BENEFITS

In addition to the “amenity heavy” programming of the Gospel Rock Village, community benefits proposed as part of the Gospel Rock Village include: protection in perpetuity of waterfront lands and environmentally sensitive areas by way of conservation covenant(s); enhancement of public access to the open space destinations of Cross Rock, Little Africa and Gospel Rock; and the provision of market rental housing as a portion of units (built within the apartment program of each phase). Additional opportunities for amenity programming within the dedicated parks and open space include community gardens, children’s play areas, a wedding pavilion and/or arts/cultural pavilion.

LAND USE PATTERN

Building upon the neighbourhood land use plan and policy framework set by the Gospel Rock Neighbourhood Plan, the Gospel Rock Village addresses major land use concerns through a robust conservation strategy; improves upon traffic flow and access concerns through the proposed upgrade of roadways according to pedestrian-friendly street designs (based on Town of Gibsons standards) and the introduction of neighbourhood-serving services and enhanced trail networks to reduce unnecessary vehicle trips.

Ultimately the proposed plan for Gospel Rock “does more with less” by reducing the development footprint, fitting the park design to the features of the land and increasing the mix of uses and housing types to best support the Gibson’s community.



THE SITEPLAN

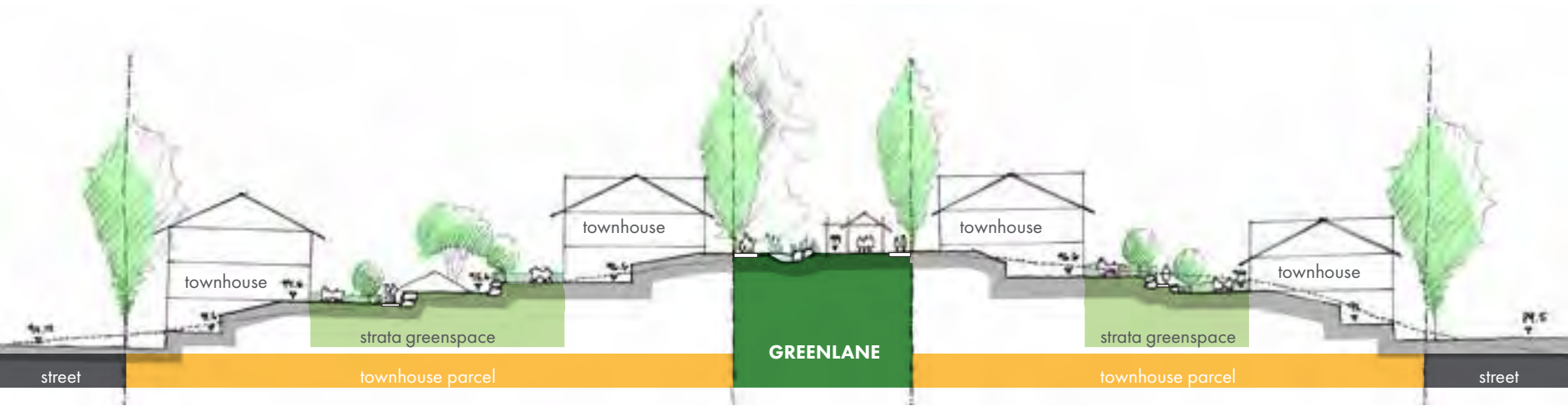
The development proposal features:

- ENVIRONMENTAL PROTECTION** | a key concern for the community is maintaining existing habitats for the most ecologically sensitive areas of the site. As such, almost 40% of the site (~18 acres) will be designated for environmental protection.
- PARKS + OPEN SPACE** | An additional 5 acres of parks and open space are proposed to support a range of programs and link the Village to Gospel Rock via a continuous and publicly accessible network of green space.
- MOBILITY** | pedestrians are prioritized; streets and trails are connected in a network - within and beyond the neighbourhood - to support walking and cycling as alternatives to the automobile.
- HOUSING** | a variety of home types and tenures are proposed to support a wider range of household needs.
- VILLAGE** | a mix of village-scale commercial uses - including an inn, brewery and live-work units - are contemplated as a means to animate the village.
- PHASING + SERVICING** | Neighbourhood development and servicing on Block 7 will proceed according to a phased development strategy in order to minimize disruption to adjacent landowners and optimize responsible investment in civic infrastructure.

A central Greenlane to Connect

The central Greenlane is a signature park feature that maintains direct pedestrian access to Cross Rock (from the proposed Village Green) and is designed to be a minimum 50' width along the ridgetop trail that exists on site today.

As the Greenlane moves from the Village Green to the view at Cross Rock, townhomes transition to single family homes and the multi-use pathway meanders within a more generous landscape adjacent yards. Walkout conditions within both housing types help transition grades within the hillside setting.

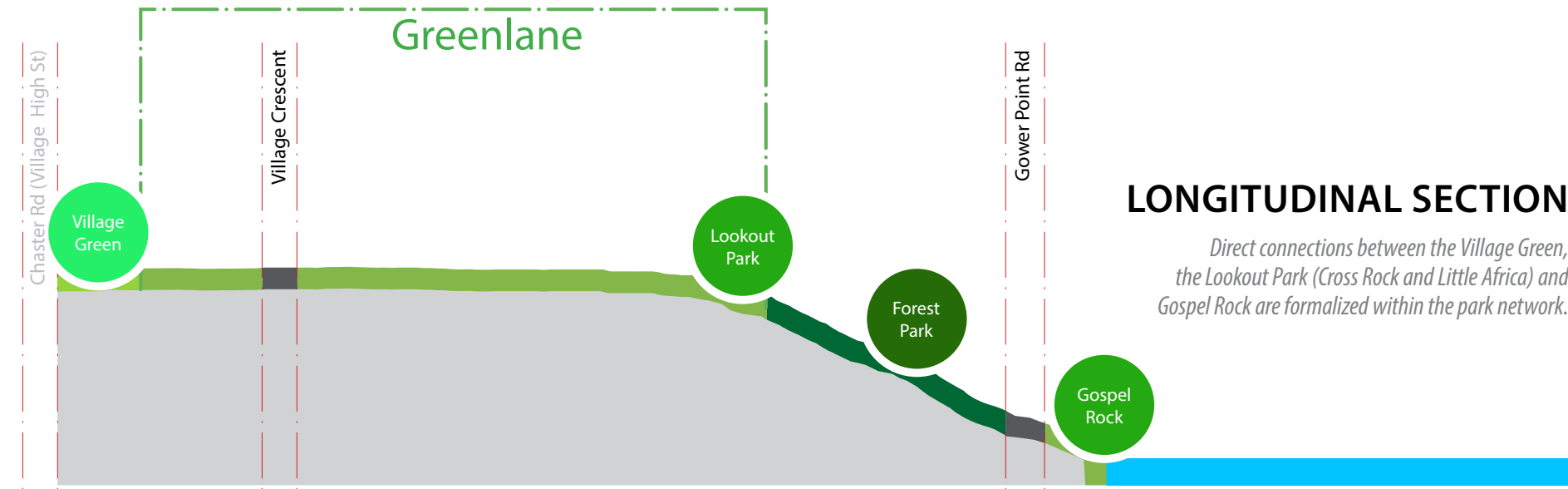


MULTI FAMILY - GREENLANE SECTION



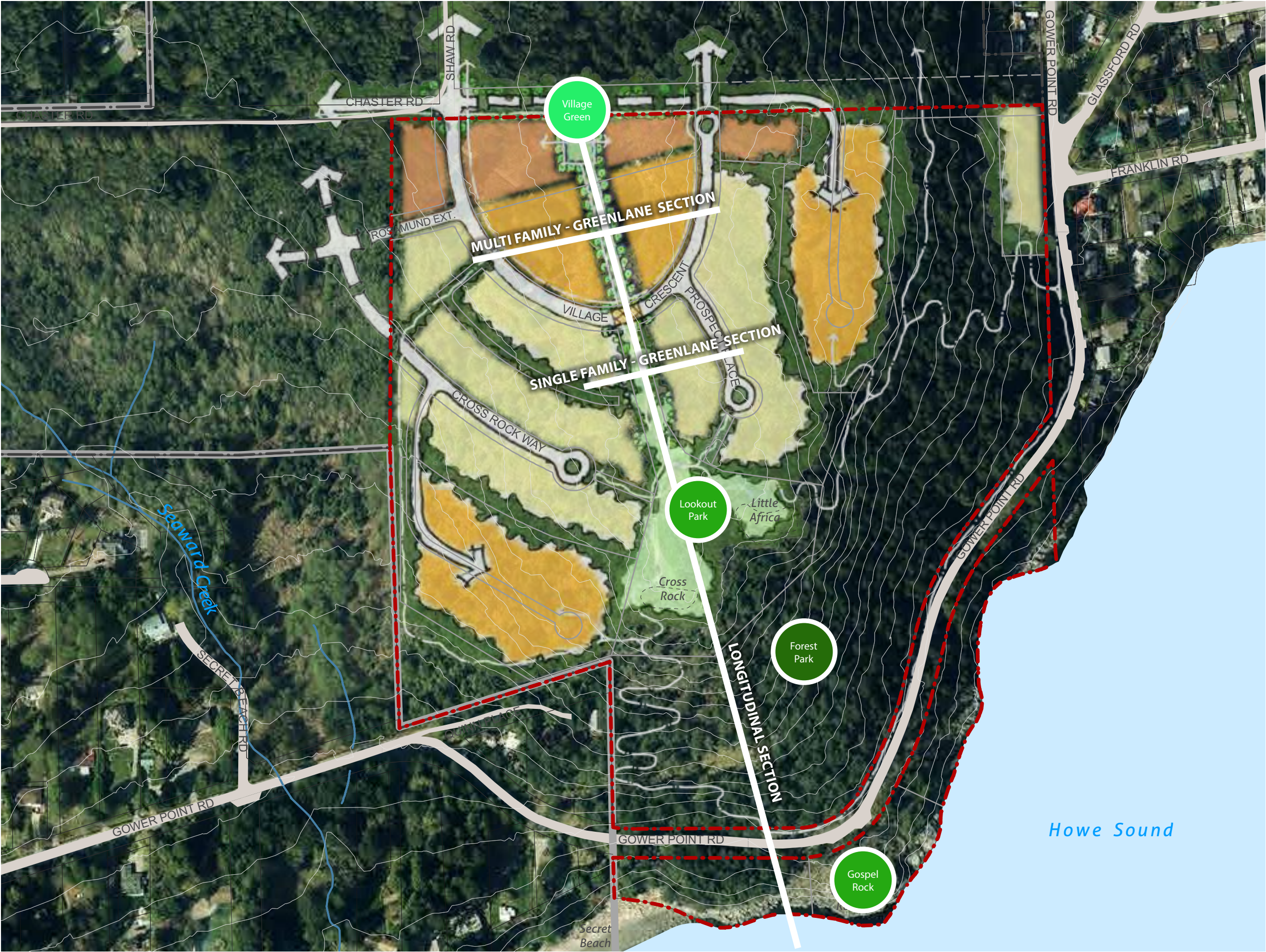
SINGLE FAMILY - GREENLANE SECTION

Careful placement of homesites and contouring of land minimizes cut and fill, reduces visual impacts and helps retain native landscape. Additional advantages include enhanced relationships to yard spaces and overall privacy.



LONGITUDINAL SECTION

Direct connections between the Village Green, the Lookout Park (Cross Rock and Little Africa) and Gospel Rock are formalized within the park network.



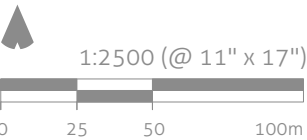
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LEGEND

- Town of Gibsons Boundary
- Gospel Rock Neighbourhood Plan Boundary
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LAND USES

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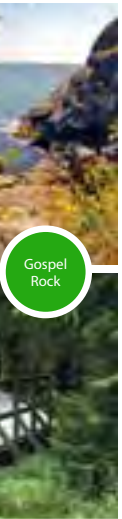






PARKS AND OPEN SPACE

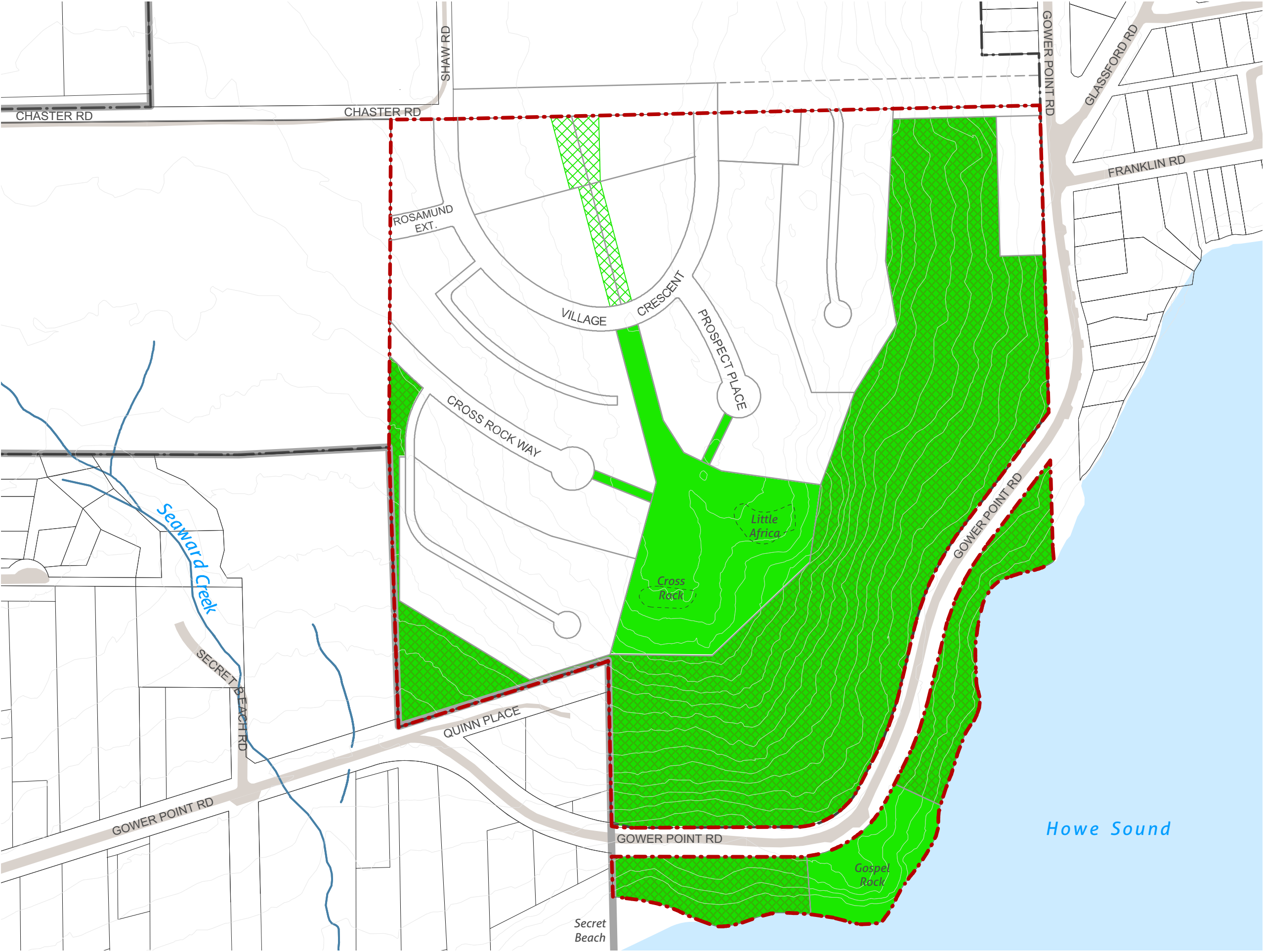
CONSERVATION BY DESIGN

Parks and open space planning and design for Gospel Rock will take special precaution in recognition of accommodating future neighbourhood recreational uses while ensuring the protection and ongoing management of environmentally sensitive areas.

Guidelines for protection of sensitive areas, parks programming and management are explored in the chart at right and preliminary strategies include:

- PROTECT** highest value environmentally sensitive areas (associated with the CWHxm ecosystem type) through a layered protection approach, consisting of legal covenants and conservation NGO partnerships for monitoring and stewardship of ecosystem values.
- SECURE** protection of and public access to highest value recreational destinations, including the Gospel Rock waterfront, Cross Rock and Little Africa through park dedication.
- CONNECT** and enhance the network of public trails within and beyond the Gospel Rock Village, including connections to and from Gospel Rock, Cross Rock and Little Africa, a linkage to Secret Beach Park and the trail access/road end at Bayview Heights Road.
- PROVIDE** a variety of open spaces and parks programming to support a diversity of users (and range of life stages) with a preference for passive recreation opportunities.
- DEVELOP** parks and open spaces in keeping with the natural character and sense of place at Gospel Rock and in support of the principles of complete community design (refer to the summary of general guidelines at right).

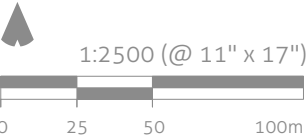
<div></div> <div><div>Village Green</div><div>Greenlane</div><div>Lookout Park</div><div>Forest Park</div><div>Gospel Rock</div></div>							
GOSPEL ROCK VILLAGE PARKS AND OPEN SPACE							
	VILLAGE GREEN	GREENLANE	GREENLANE GATEWAYS	LOOKOUT PARK	FOREST PARK	WATERFRONT PARK	NATURE RESERVE
INTENT	recreation: village arrival; public space for gathering;	recreation: neighbourhood greenway; public space for movement	recreation: neighbourhood arrival and greenway; special event programming; public space for gathering;	recreation & conservation: protection, celebration and interpretation of Cross Rock and Little Africa; public space for gathering and views;	conservation & recreation	conservation & recreation	ecosystem protection
CHARACTER	refined landscape design and structural elements framed by village buildings/spaces;	transitional landscape design (private/public spaces) framed by townhomes and rear-yard gardens;	transitional landscape design (private/public spaces) and complimentary structural elements (e.g. trellis, pavilion, fire pit)	naturalistic landscape and seating areas; view platforms;	limited trail connections to key (regional) pedestrian destinations (e.g. Secret Beach Trail and Gospel Rock Waterfront)	naturalistic landscape and seating areas; view platforms;	/a
PROGRAM & DESIGN	neighbourhood gathering	greenway connection	greenway connection & special programming	view management (islands and water) & neighbourhood gathering	forest management & limited trail connections	neighbourhood gathering	conservation
	village green (plaza and green space) is designed as an extension of the inn and live / work programs; outdoor cafe space; gallery (art) pavilion	greenlane is designed as primary pedestrian connection between Village Green and Lookout Park	gateways are designed to provide structural landmarks at key locations along the pedestrian greenway	lookout park is: designed to preserve public viewpoints; expanded to include Cross Rock, Little Africa and landscape transition buffers adjacent residential areas	forest park is dedicated to forest protection and management of a limited number of trail connections	waterfront park is dedicated to the protection of the marine shoreline and preservation of the public viewpoint at Gospel Rock	nature reserve is dedicated to preservation of environmentally sensitive areas;
	signage (wayfinding) and public art	signage (wayfinding)	signage (wayfinding) and public art	interpretive signage (views)	interpretive signage (wayfinding and conservation)	interpretive signage (wayfinding and conservation)	limited landscape management
MATERIALS	formal landscape: ornamental and manicured landscape; polished materials;	structured landscape: limited use of ornamentals; polished & natural materials;	structured landscape: limited (feature) use of ornamentals; natural & complimentary materials	naturalistic landscape: native plants and enhancement; robust & natural materials;	natural landscape: native plants and restoration; natural materials only;	naturalistic landscape: native plants and enhancement; robust & natural materials;	n/a
ACCESS	universal access	universal access	universal access	universal access (limited)	restricted access	universal access (limited)	restricted access
PARKING	Village High Street (street parking) and "shared space" plaza	Village High Street (street parking), "shared space" plaza and Village Crescent (street parking)	Village High Street (street parking) and/or Village Crescent (street parking)	Village Crescent (street parking) with accessible parking (limited) along local residential streets;	n/a	limited parking @ Gower Point Road pullout	n/a



MAY 17, 2017

LEGEND

- Town of Gibsons Boundary
- Gospel Rock Neighbourhood Plan Boundary
- Subject Parcel Boundary
- LAND USES
 - Park and Recreation
 - Strata Park and Recreation
 - Green Belt / Natural Open Space



MOBILITY, ACCESS AND PARKING

The concept for mobility within and beyond Gospel Rock Village is based on development of a mobility network that includes a hierarchy of pedestrian friendly streets and pathways (also see Mobility Concept Plan).

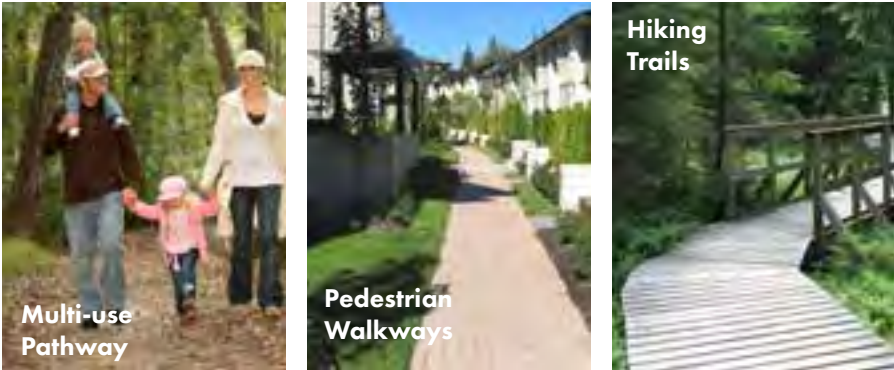
PEDESTRIAN ACCESS

Primary pedestrian and cycling access to and from the site is also proposed to the northwest, at the intersection of Chaster Road and Shaw Road. Two trailheads are also proposed at points along Gower Point Road, east and south of the site.

MULTI-USE PATHWAYS | The highest order “trail” type designed to accommodate universal accessibility, pedestrians and cyclists with network linkages for future connections to Gower Point Road and Secret Beach.

PEDESTRIAN WALKWAYS | Provide modest road-end and mid-block pedestrian connections to support neighbourhood connectivity.

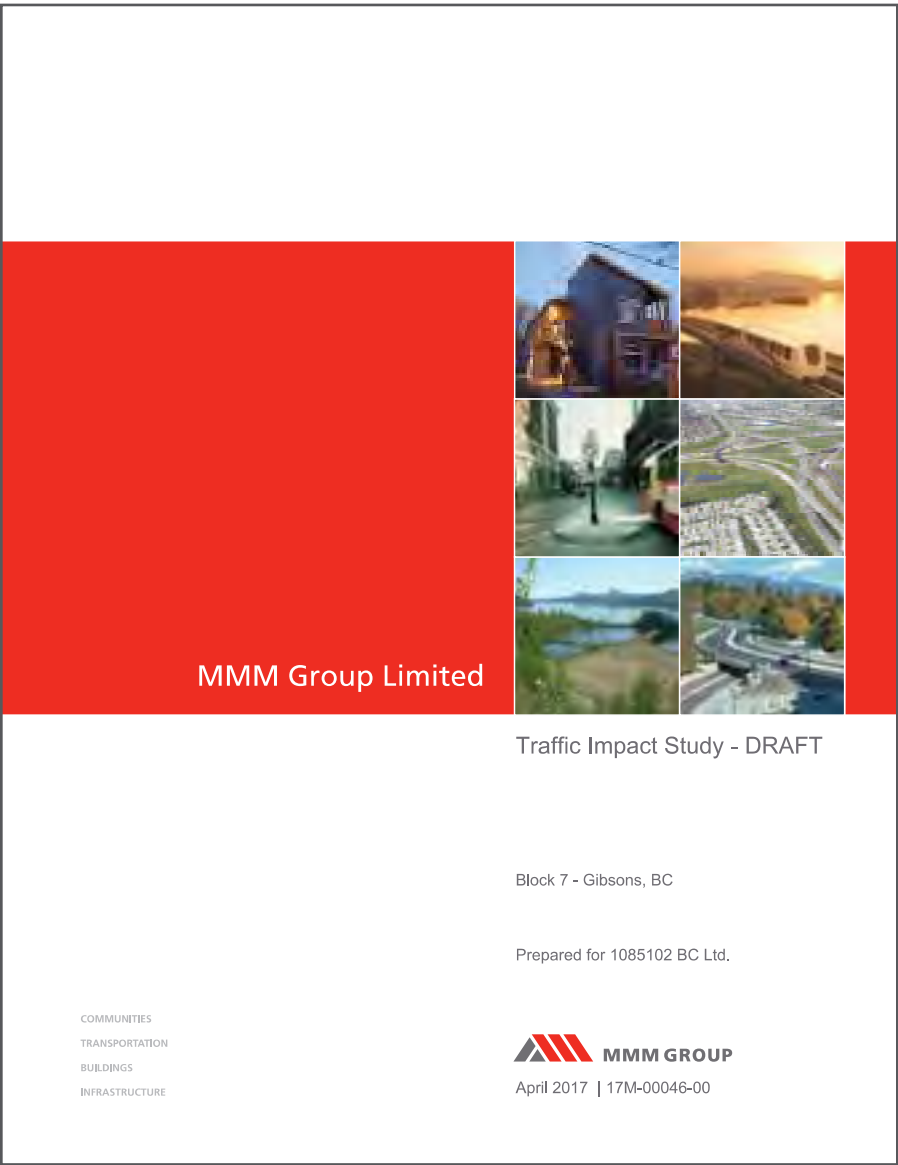
HIKING TRAILS | With minimal disturbance, this lowest-order trail climbs steeper terrain and provides connectivity to Gospel Rock and Gower Point Road.



VEHICULAR ACCESS

Primary vehicular access to and from the site is proposed to the northwest, at the intersection of Chaster Road and Shaw Road, through the extension of Chaster Rd. Secondary access will be provided to the west through the extension of Rosamund Road upon development the Block 6.

TRAFFIC IMPACT STUDY



Supporting technical investigation is provided by MMM Group. Refer to Appendix A: Technical Reports for additional information.

The following information is summarized from the Traffic Impact Study (refer to Appendix A: Technical Reports).

- The proposed development is expected to generate approximately 140 vehicle trips (= 30 entering + 110 exiting) during the weekday AM peak hour and about 175 vehicle trips (= 115 entering + 60 exiting) during the weekday PM peak hour for Phase 1;
- The proposed development is expected to generate approximately 185 vehicle trips (= 35 entering + 150 exiting) during the weekday AM peak hour and about 230 vehicle trips (= 150 entering + 80 exiting) during the weekday PM peak hour for Phase 1 and 2.
- All intersections currently operate at acceptable levels of service and volume to capacity ratios (i.e. LOS C or better and v/c = 0.69 or lower) during the weekday AM and PM peak hours.
- In 2031 Background conditions without the proposed development, all intersections are expected to operate at an acceptable level of service and volume to capacity ratio (i.e. LOS D or better and v/c = 0.77 or lower) during the weekday AM and PM hours, except for the intersection of Pratt Road and Gibsons Way.
- Pratt Road / Gibsons Way - The critical movements are the eastbound and westbound movements. Significant queues are expected with v/c ratio at 1.00 for the eastbound left turn movement during the PM peak hour.
- In 2031 Future Total conditions with the proposed development, similar to the background conditions, all intersections are expected to operate at an acceptable level of service and volume to capacity ratio (i.e. LOS D or better and v/c = 0.79 or lower) during the weekday AM and PM hours, except for the intersection of Pratt Road and Gibsons Way.
- Pratt Road / Gibsons Way - The critical movements are the eastbound and westbound movements. Significant queues are expected with v/c ratios greater than 1.00 for the eastbound and westbound left turn movements.
- Additional recommendations for the proposed development are included in the report.

PARKING STRATEGY

On street, plaza (shared space), underground and dedicated parking for park users are all proposed in accordance with the Town of Gibsons parking bylaw.

MOBILITY STRATEGY

MAY 17, 2017

LEGEND

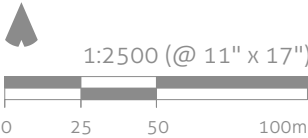
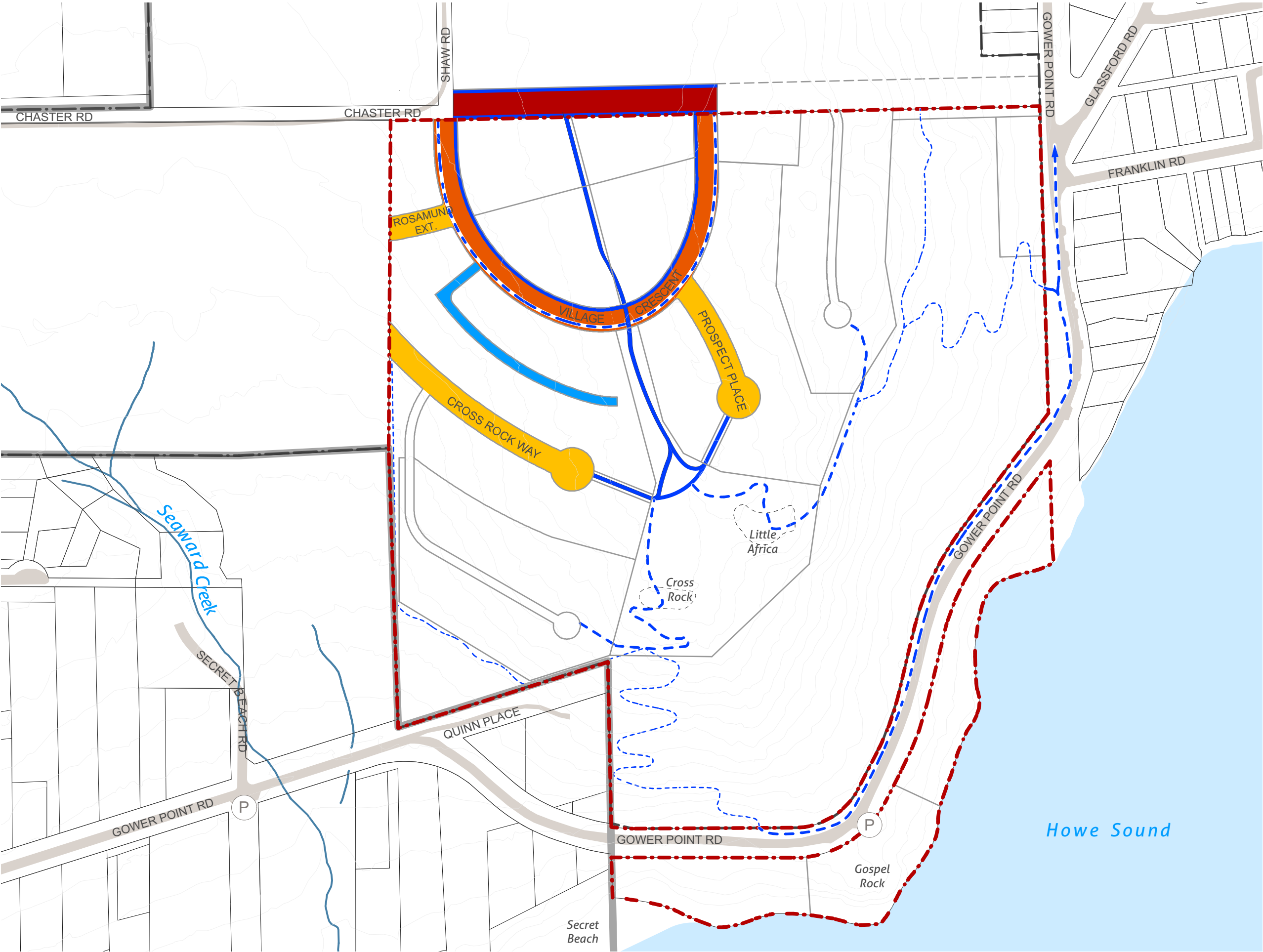
- Town of Gibsons Boundary
- Gospel Rock Neighbourhood Plan Boundary
- Subject Parcel Boundary

STREET HIERARCHY

- Existing Road
- Proposed Village High Street | 20m
- Proposed Collector Street | 18m
- Proposed Local Street | 16m
- Proposed Lane | 6m
- Existing Parking

TRAIL HIERARCHY

- Proposed Multi-Use Path | 2.5m
- Proposed Pedestrian Walkway | 1m
- Proposed Forest Trail | 0.5m



STREET STANDARDS

STREETS FOR PEOPLE

Street designs prioritize the pedestrian and de-emphasize the presence of automobiles within the neighbourhood by:

- minimizing lane widths and accommodating on-street parking within discrete pullouts;
- utilizing landscaped boulevard treatments - including trees and grassed swales - to manage stormwater; and,
- providing dedicated pedestrian facilities to connect neighbourhood destinations.

The following cross sectional designs are adapted from the Town of Gibsons subdivision and development servicing bylaw to support the Gospel Rock Village neighbourhood vision for pedestrian friendly design.



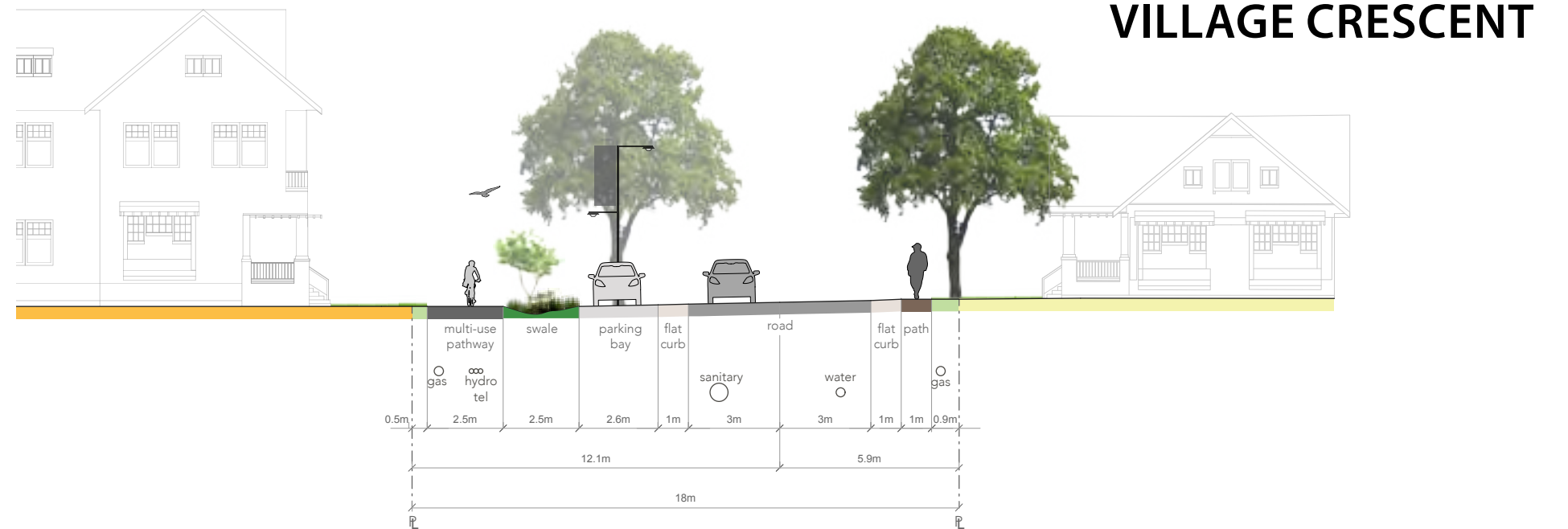
VILLAGE HIGH STREET | As the most “urban” condition within the plan, this extension of Chaster Road becomes the Village High Street and serves as a central organizing element of the commercial Village. The street design accommodates parking on both sides, an urban swale and enhanced pedestrian realm adjacent to village commercial uses.

VILLAGE HIGH STREET

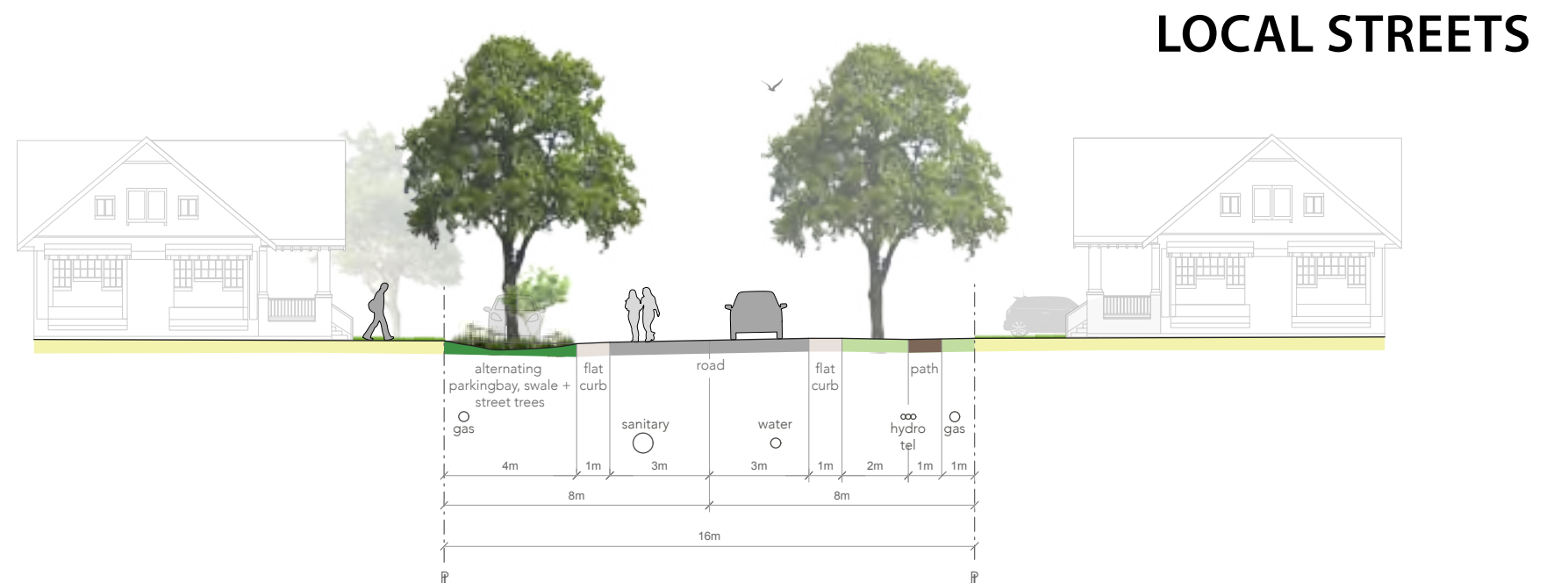




VILLAGE CRESCENT | Encircling the village program, the Village Crescent is the only street proposed to cross the Greenlane in service of neighbourhood street connectivity. The street design accommodates single-side street parking and minimizes the presence of driveways in service of safety and comfort for pedestrians.



LOCAL STREETS | Local streets - including Cross Rock Way and Prospect Place - are designed with a minimum cross-sectional width and feature substantial stormwater management programming in the form of large grassed swales. Designated parking pullouts accommodate guests.



SERVICING THE VILLAGE

Preliminary concepts for site servicing (based on the current land use concept and developed in conjunction with Town of Gibsons Engineering Staff) are detailed within the Servicing Strategy Report, prepared by Webster Engineering (refer to Appendix A: Technical Reports). Highlights include:

POTABLE WATER for development within the Gospel Rock Neighbourhood Plan will be provided via a 250mm water main as an extension of the Town of Gibsons municipal system.

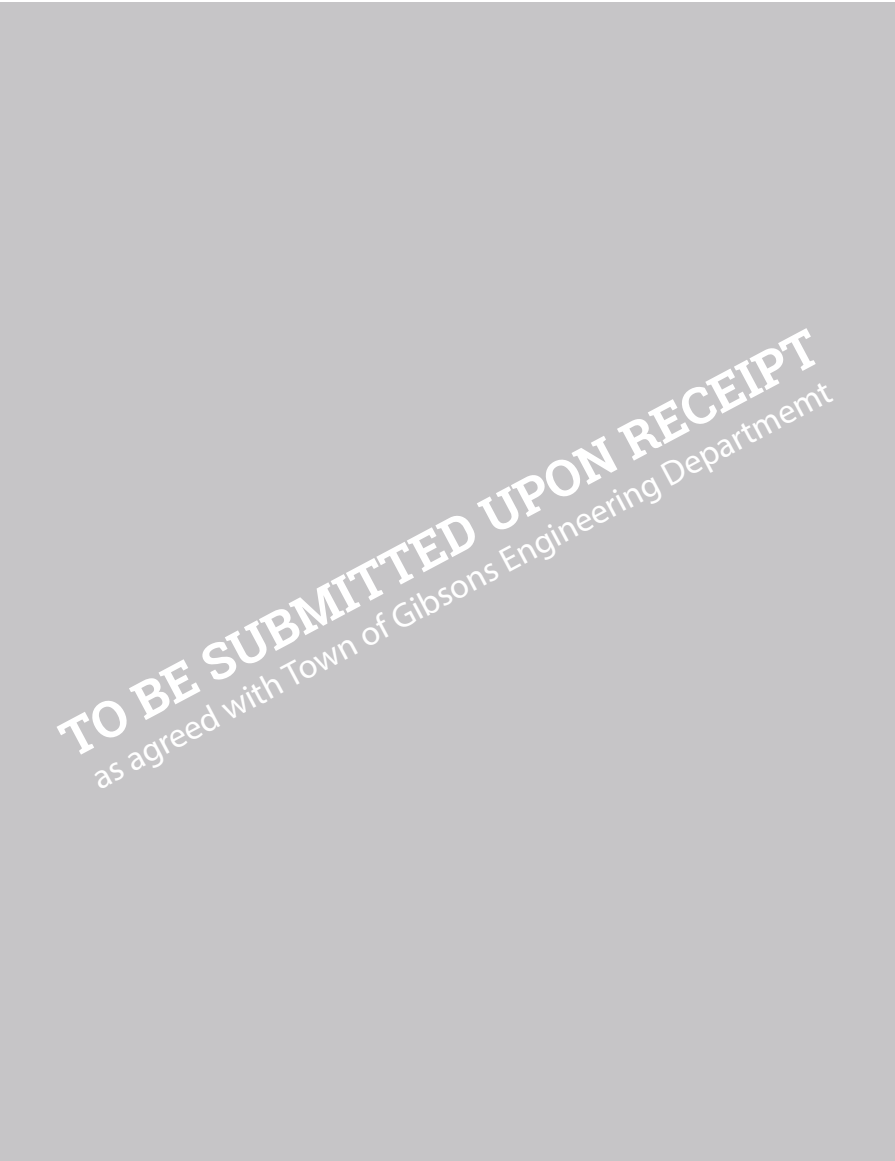
FIREFLOW supply is sufficient for phase one development with future phases TBC during rezoning; potential SCRD source (fireflow only).

STORMWATER is managed within two distinct catchments corresponding to Seward and Goosebird Creeks. Post-development flows will be managed to mimic pre-development flows with ocean discharge and/or potential to augment stream flows for habitat enhancement.

SANITARY SEWER - also managed within two distinct catchments - will be gravity fed and pumped to the Town of Gibsons wastewater treatment plant. Upgrades to the system may be required as part of future development (TBC during rezoning).

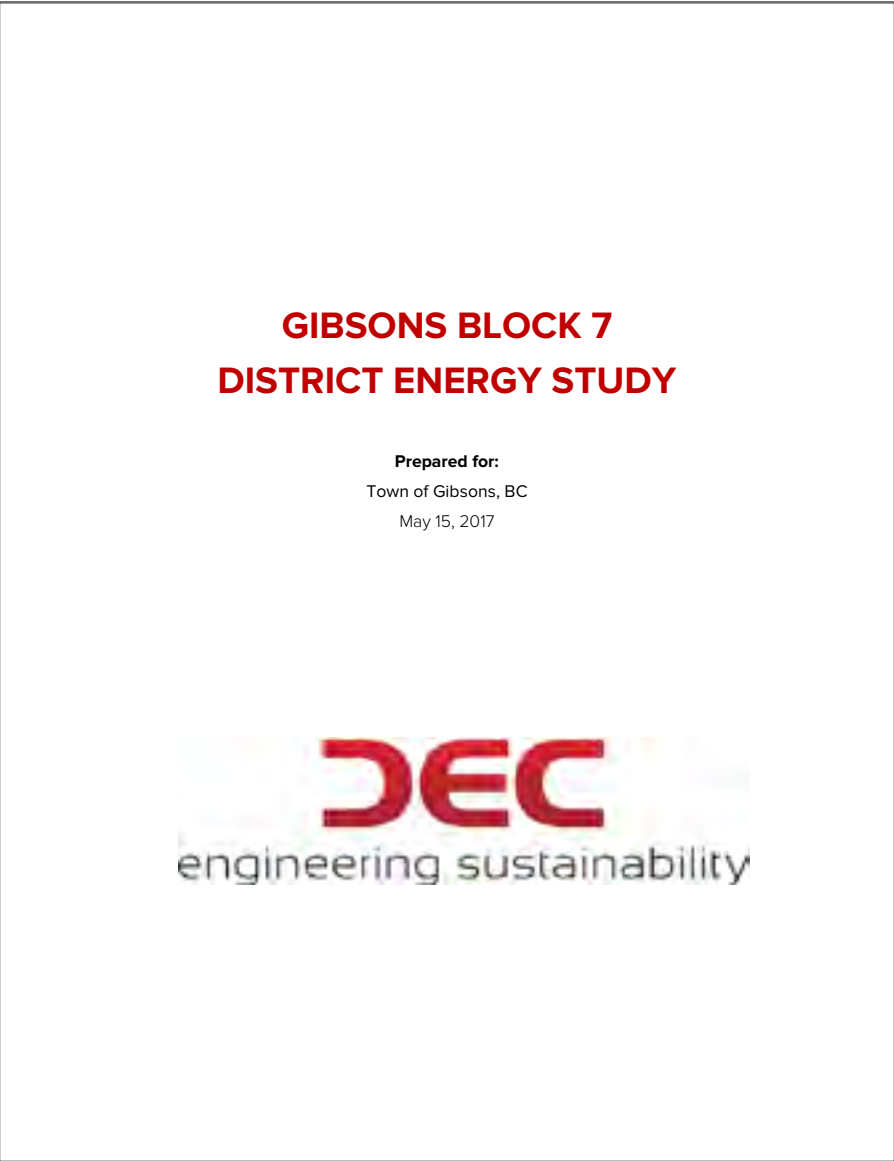
DISTRICT ENERGY for Block 7 has been considered as part of neighbourhood planning and a range of available technologies evaluated for relative feasibility by DEC Engineering. Additional information is available within the District Energy Study (refer to Appendix A: Technical Reports).

SERVICING STRATEGY REPORT



Supporting technical investigation is provided by Webster Engineering. Refer to Appendix A: Technical Reports for additional information.

DISTRICT ENERGY REPORT



Supporting technical investigation is provided by DEC. Refer to Appendix A: Technical Reports for additional information.

SERVICING STRATEGY

MAY 17, 2017

LEGEND

Town of Gibsons Boundary

Gospel Rock Neighbourhood Plan Boundary

Subject Parcel Boundary

Catchment Area

POTABLE WATER STRATEGY

Water Main

Potable Water Source

Fireflow Source

STORMWATER STRATEGY

Direction of Storm Drainage

Dispersed Overland Flow

Catchment Area Boundaries

Direction of Discharge

Proposed Stormwater Sewer

SANITARY STRATEGY

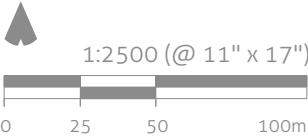
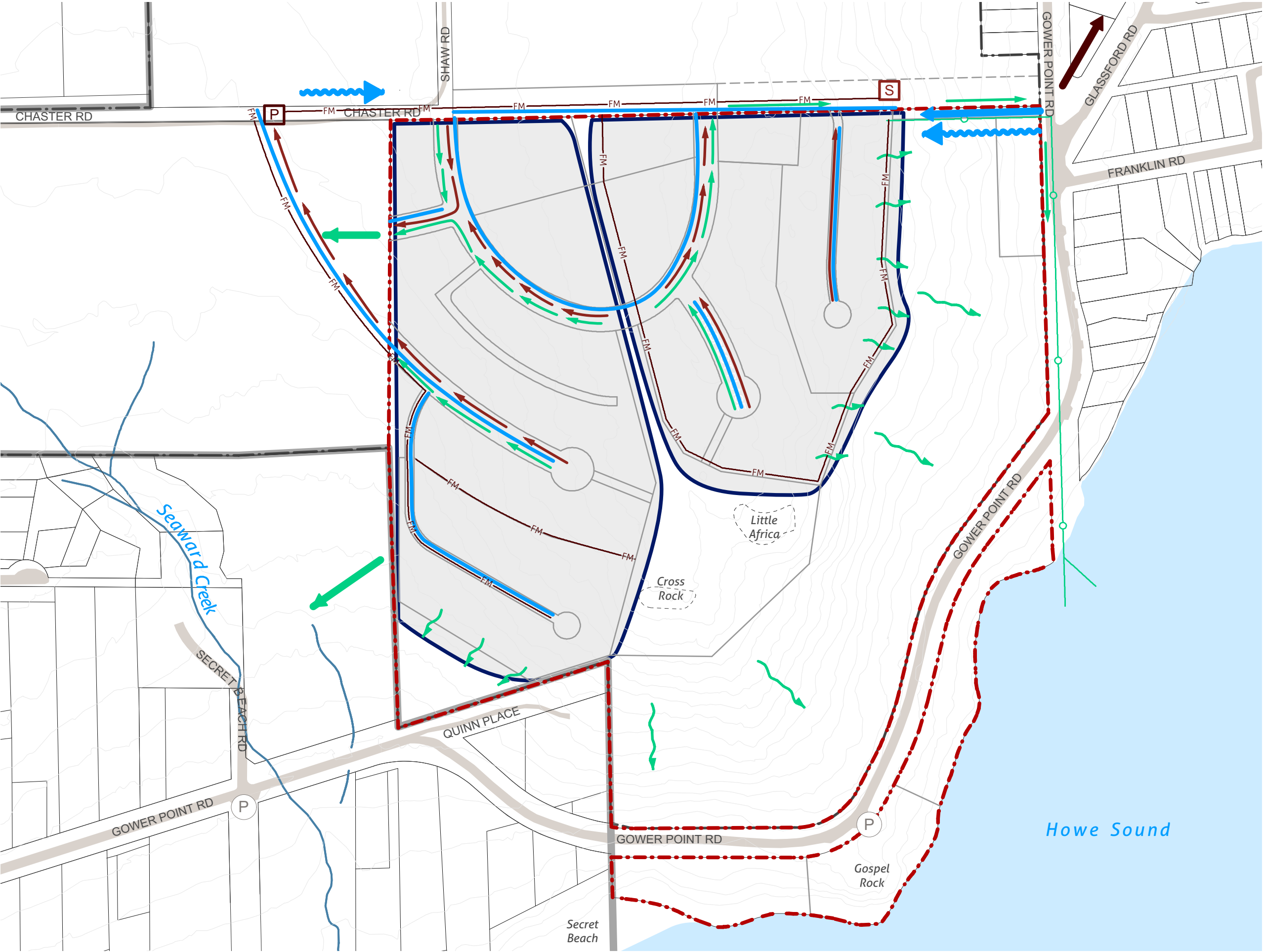
Direction of Drainage

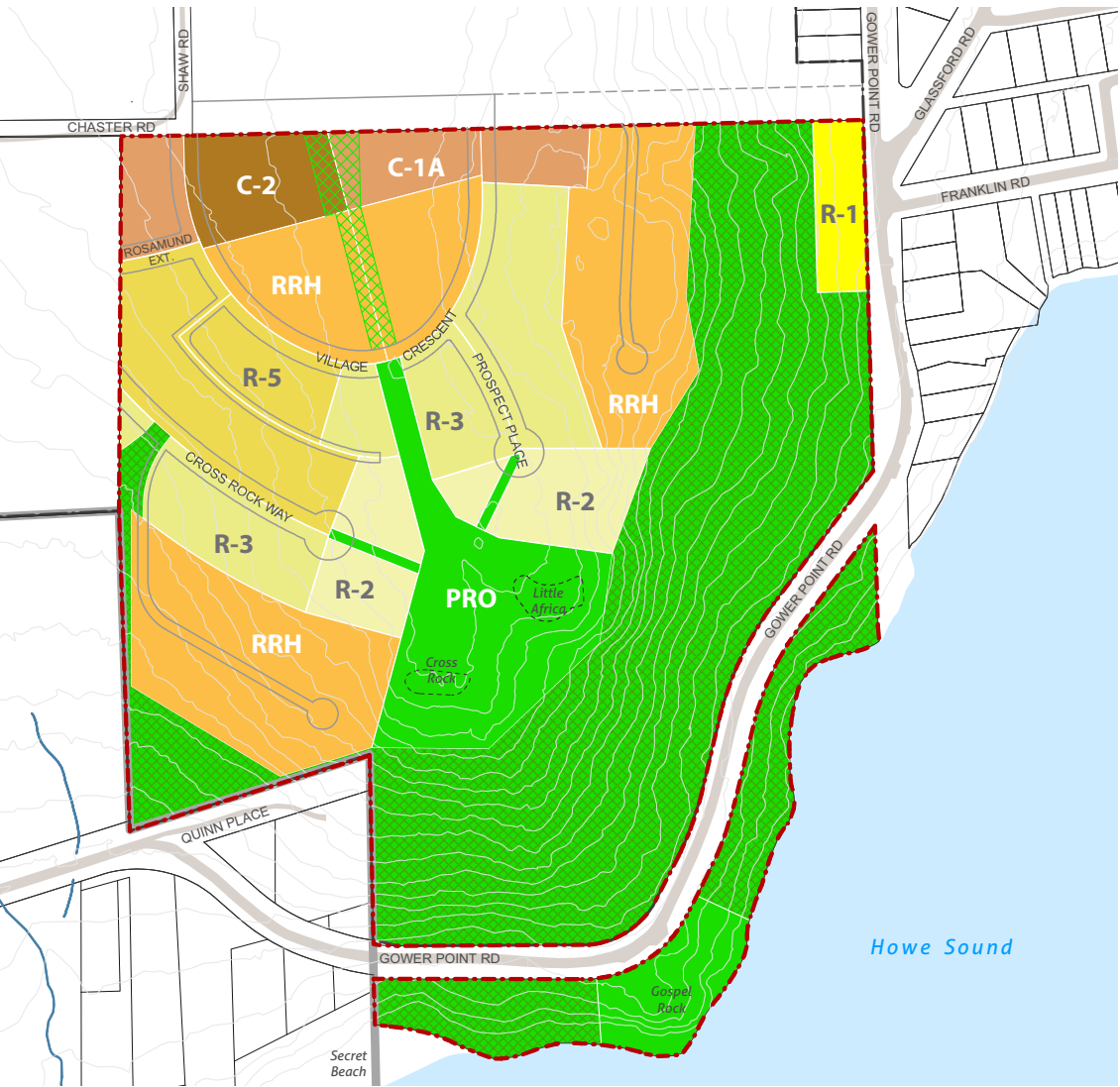
Proposed Sanitary Forcemain

Pump Station

Syphon Chamber for sanitary flows beyond Phase 1

Direction of Discharge





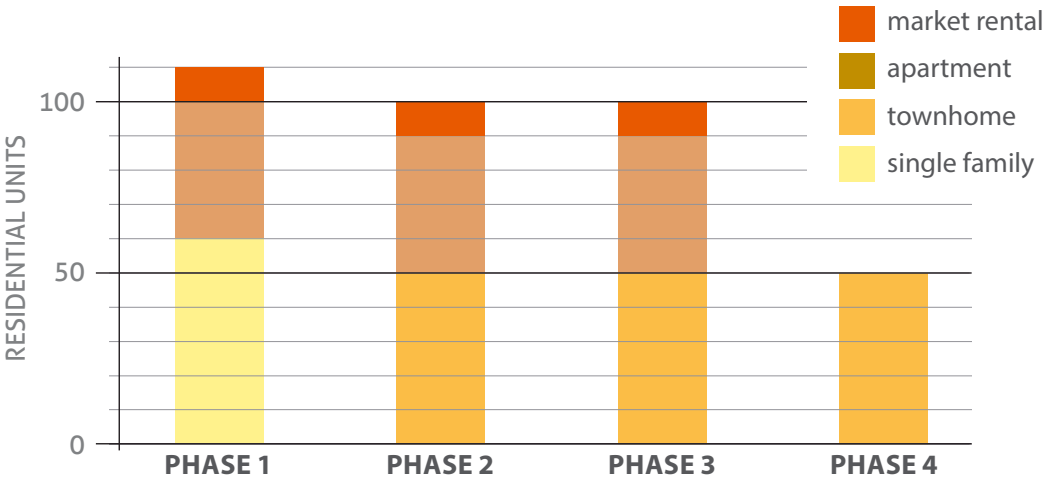
ZONING SUMMARY: THE RIGHT MIX FOR A VILLAGE

The Following table below lists the range of zones contemplated to support the uses proposed within the Gospel Rock Village. Further review with Town of Gibsons staff will determine the best suited zones for the proposed program. Alternatively, a Comprehensive Development zone is proposed as a custom zone to accommodate the range and mix of uses, subject to Council approval.

ZONING SUMMARY TABLE								
	GENERAL COMMERCIAL ZONE 1 (C-1A)	TOURIST COMMERCIAL ZONE 2 (C-2)	PROPOSED ROW HOUSE RESIDENTIAL (RRH)	SINGLE-FAMILY RESIDENTIAL ZONE 1 (R-1)	SINGLE-FAMILY RESIDENTIAL ZONE 2 (R-2)	SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL ZONE 3 (R-3)	SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL ZONE 5 (R-5)	PARKS, RECREATION, AND OPEN SPACE ZONE (PRO)
AREA (AC)	1.98	1.24	9.29	0.74	2.42	4.87	3.31	23.23
PROPOSED PROGRAM AND/OR USE(S)	mixed use: multi-family residential (apartment) uses above at-grade retail commercial, office and/or live/work*	tourist accommodation (country inn) and associated uses	multi-family residential (row home) uses and publicly-accessible strata openspace	single family residential dwelling	single family residential dwelling	single family residential dwelling	single family residential dwelling	conservation and passive recreation (gathering spaces and trails)
VARIANCE	*provision for live/work	N/A	N/A	N/A	N/A	N/A	N/A	N/A

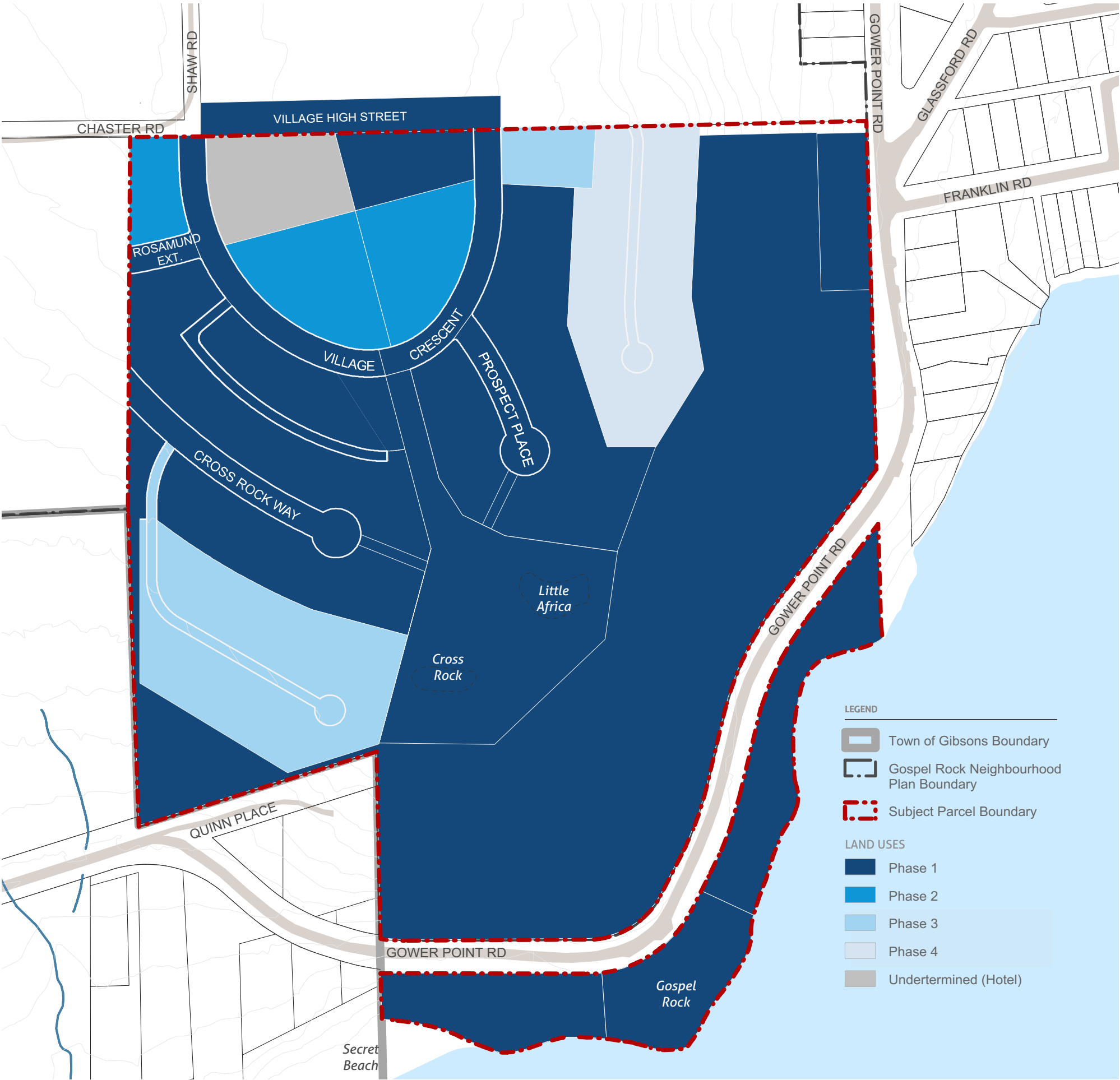
DEVELOPMENT PHASING

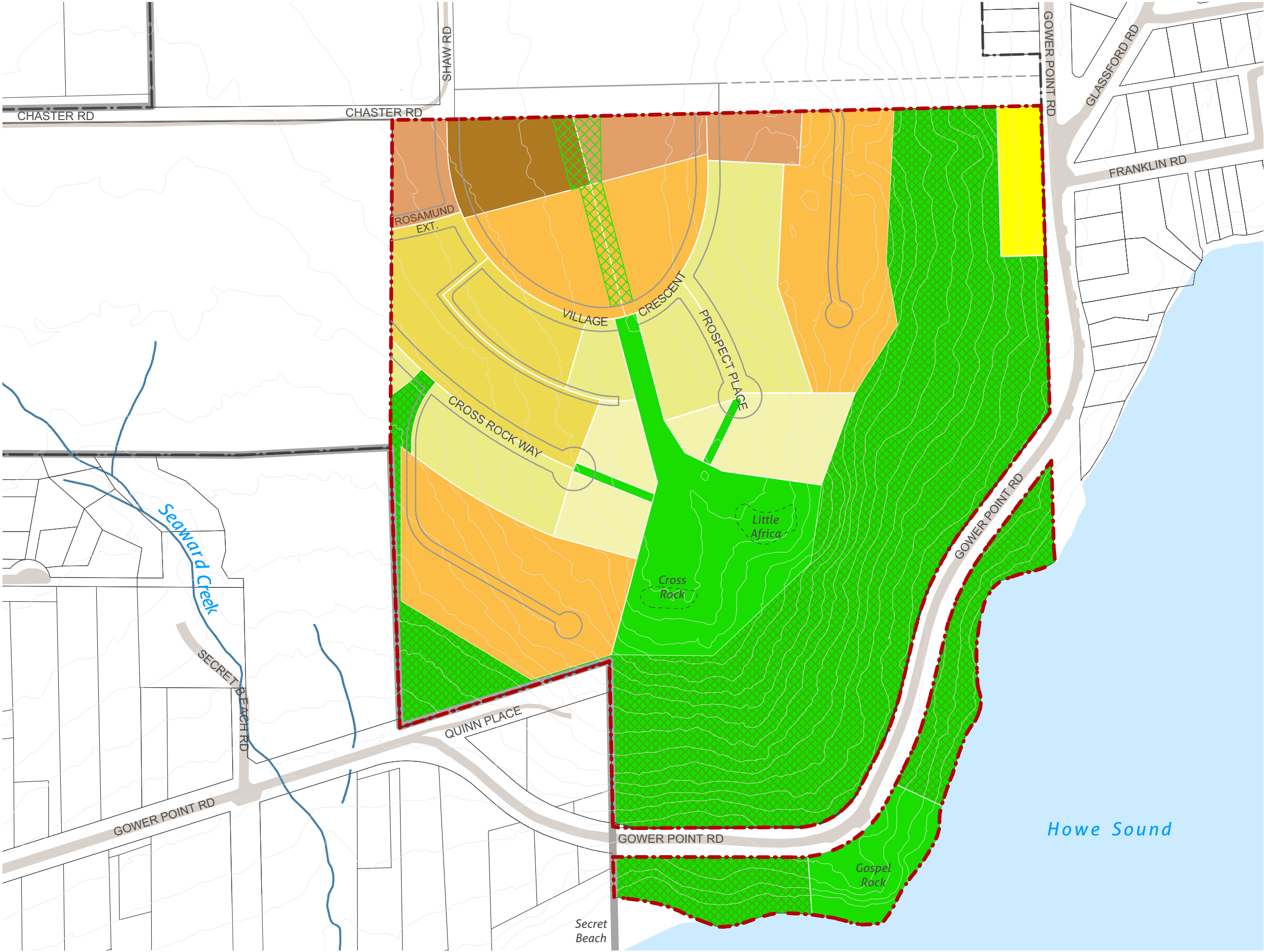
Phasing of development at Gospel Rock Village anticipates four distinct stages with the Phase 1 program focused on the development of the Village Green and amenities, the first village building (also planned to include a 10% portion of integrated market rental housing) and single family housing.



PHASING STRATEGY FOR GOSPEL ROCK VILLAGE

PHASE ONE		% of total	
single family	60	100%	
townhouse	---	0%	
apartment	50	33%	including 10 market rental units
subtotal phase one	110 homes		
PHASE TWO		% of total	
single family	---	0%	
townhouse	50	33%	
apartment	50	33%	including 10 market rental units
subtotal phase two	100 homes		
PHASE THREE		% of total	
single family	---	0%	
townhouse	50	33%	
apartment	50	33%	including 10 market rental units
subtotal phase three	100 homes		
PHASE FOUR		% of total	
single family	---	0%	
townhouse	50	33%	
apartment	---	0%	
subtotal phase four	50 homes		
TOTAL	360 homes		



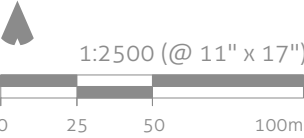


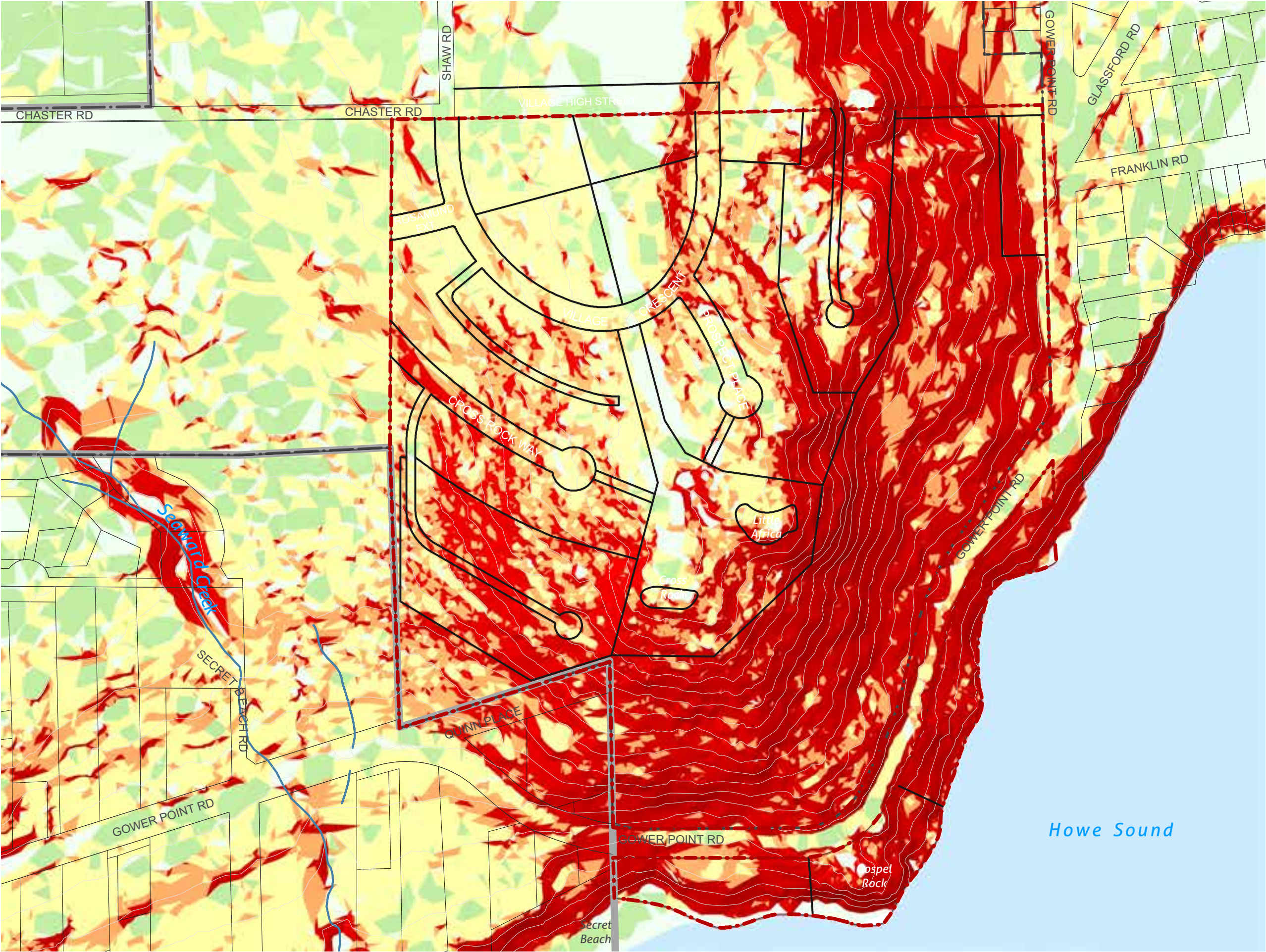
PARCEL PLAN

MAY 17, 2017

- LEGEND
- Town of Gibsons Boundary
 - Gospel Rock Neighbourhood Plan Boundary
 - Subject Parcel Boundary

- ZONING CATEGORIES
- C-1A | General Commercial Zone 1
0.80 ha | 1.97 ac
 - C-2 | Tourist Commercial Zone 2
0.50 ha | 1.25ac
 - RRH | Proposed Rowhouse Residential
3.76 ha | 9.28 ac
 - R1 | Single-Family Residential Zone 1
0.30 ha | 0.73 ac
 - R2 | Single-Family Residential Zone 2
0.98 ha | 1.42 ac
 - R3 | Single-Family Residential Zone 3
1.97 ha | 4.87 ac
 - R5 | Single-Family Residential Zone 5
1.34 ha | 3.30 ac
 - PRO | Parks, Recreation and Open Space Zone
1.97 ha | 4.87 ac
 - Strata Park + Recreation
0.25 ha | 0.61 ac
 - Green Belt / Natural Open Space
7.43 ha | 18.35 ac





SLOPE ANALYSIS

MAY 17, 2017

LEGEND

- Town of Gibsons Boundary
- Gospel Rock Neighbourhood Plan Boundary
- Subject Parcel Boundary

SLOPE CATEGORIES

- 5%
- 10%
- 20%
- 30%
- + 30%

1:2500 (@ 11" x 17")
0 25 50 100m



Planning Department

474 South Fletcher Road | Box 340, Gibsons, BC V0N 1V0

Phone: 604-886-2274 | Fax: 604-886-9735

www.gibsons.ca

SMART DEVELOPMENT CHECKLIST

Town of Gibsons

The Town of Gibsons, through its "Smart Plan Official Community Plan", seeks to promote "smart growth". Smart Growth can be defined as "...land use and development practices that enhance the quality of life in communities, preserve the natural environment, and save money over time." Smart growth must be sustainable; it must be "...development that meets the needs of the present without compromising the ability of future generations to meet their own needs". (Brundtland Report, 1987).

Smart Growth policies are being adopted worldwide at the local level, but because each community is unique, sustainable development needs to be defined in the context of the community. The Official Community Plan does this for the Town of Gibsons, by defining "Smart Plan Goals".

Smart Plan Goals

Environmental Sustainability

- Grow in harmony with the natural surroundings and ecosystems.
- Preserve all important and unique natural features, including watercourses, landforms and habitats.
- Respect the natural drainage of the overall area ensuring that future development does not negatively alter existing drainage patterns or water quality of receiving watercourses.
- Ensure that uses on the waterfront and harbour area do not negatively affect the marine ecosystem and are compatible with upland uses.
- Promote the use of alternative modes of transportation including walking, biking, and transit.

- Protect the Town's water quality and ensure long term, efficient use of the aquifer, including the need for water conservation measures.
- Acknowledge the value of forested lands for their benefits to the community for improvements to air quality, natural drainage and opportunities for recreation.

Social Sustainability

- Design and plan for a changing population base and age groups through provision of a wide range of housing types and community services to meet the needs of a growing population.
- Ensure that all residents live in a safe community, and have access to affordable housing, educational opportunities and recreational facilities.
- Recognize and support community diversity, arts and culture, and consider the needs of all ages and socio-economic backgrounds.
- Provide a system of parks, trails and beach access points, and community recreation facilities related to the natural amenities and changing demands of community residents.

Economic Sustainability

- Create a diverse, flexible and vibrant local economy that provides sustainable employment.
- Create a strong and vibrant commercial sector, with distinct functions and appearances in the Gibsons Landing and Upper Gibsons areas.
- Maintain and foster the ambience and "small-town" atmosphere of a Village, while providing for change to take place.
- Encourage innovative and high quality design, which enhance the unique character of Gibsons.
- Respect the special character of existing neighbourhoods and ensure that the scale and appearance of future development is compatible with existing uses.

- Recognize the costs associated with growth and ensure that future amenities and improvements are within the financial capability of the Town and its residents.

The purpose of this Smart Growth Development Checklist¹ is to encourage applicants for development, and their consultants to think about how their project can best contribute to meeting the "Smart Plan Goals". The Checklist is intended to cover a range of development types: - single family subdivisions of three or more homes; multi family residential development; commercial, industrial and mixed use development; and institutional projects. Not all of the checklist questions will be equally applicable, depending on the project type.

Instructions

All applications for OCP amendments, Zoning Bylaw amendments, subdivisions as well as form and character development permits are required to complete this Checklist, according to the following steps:

1. Review and complete the Checklist.
2. If needed, prepare a supplementary letter explaining, in more detail, how the proposed development incorporates these, or other, smart growth features.²
3. Submit the completed checklist and supplementary information as part of your pre-application information for a rezoning or Development Permit application, or as part of your design review materials. Staff will provide comments on your submitted materials.
4. Re-submit the above information, addressing comments received, with your formal rezoning or Development Permit application.
5. Your checklist and supporting materials will be forwarded to the Planning Committee, and attached to staff's report to Council.

Completion of this Checklist does not replace compliance with other Town bylaws, including the

Zoning Bylaw and the Official Community Plan (i.e. Development Permit Area Guidelines).

Applicants are encouraged to provide as much information as possible to assist Town Council, staff and advisory bodies in their review of development proposals. The relevance of the Checklist questions will depend on the nature and scope of the project. The intent of the Checklist is not to "pass" or "fail" proposals, but to assist applicants and the Town in working together to develop high quality projects that are a benefit to the community.

Environmental Sustainability Considerations

Community and building design can significantly influence the resource consumption (e.g., energy, water) and the waste (e.g., vehicle emissions, solid waste) produced in the local community. New development in Gibsons should be designed to minimize negative impacts on the existing natural environment and maximize the benefits of the Town's existing green infrastructure.

1. Comment on the following site planning components:

1.1. Is the proposal walking distance to:

a) Bus stop (in kms) ~800m to the bus at Chaster and Pratt (refer to page XX)

c) Trails, greenways, cycling routes (in kms)
trails ~1km ; greenlane ~200m ; MUPs ~1km (p.16)

1.2. Does the application provide additional support for alternative transportation use (e.g. Walkways, cycling facilities)? Yes

Describe:

Project specific street standards are proposed to include enhanced pedestrian and cycling facilities (p.18)

1.3. How does the proposal deal with on site stormwater management (e.g., green roof treatment,

¹ Adapted from the City of New Westminster's Smart Growth Development Checklist

² For more information on smart growth features, visit <http://www.smartgrowth.bc.ca/index.cfm>

permeable paving, on-site drainage, fish or aquatic habitat protection)?

☒ Yes ☐ No

If yes, describe (note percentage of impervious to pervious surfaces):

Proposal makes use of swales to filter water and minimize impact of discharge to Seaward Creek (p.20)

1.4. Are there Geotechnical Hazards (steep slope, stream sides, and shore lines)?

☒ Yes ☐ No

1.5. Will site remediation be part of the development process?

☒ Yes ☐ N/A

If yes, briefly outline proposed remediation approach:

Strategies will be defined at Development Permit stage (where development is proposed near steep slopes)

1.6. Does the application propose to mitigate lighting pollution (e.g., spill lighting and off-site glare avoided)?

☒ Yes ☐ No

If yes, describe:

Design standards to mitigate light pollution are proposed to be included as part of design guidelines as a condition of rezoning.

1.7. Does the project provide enhanced waste diversion facilities (e.g., on-site recycling, on-site composting)?

☒ Yes ☐ No

If yes, describe:

On-site waste diversion and organic waste recycling (composting) strategies proposed to be included as part of design guidelines for commercial uses as a condition of rezoning.

³ For more information on heat island effect, visit www.epa.gov/hiri/

Comment on inclusion of the following water efficiency techniques:

1.8. Water efficient landscaping (e.g., drought resistant and/or native plantings, non-potable water for irrigation, high efficiency irrigation, use of rainwater cisterns for irrigation)

☒ Yes ☐ No

If yes, describe:

Standards for water-efficient landscaping are proposed to be included as part of design guidelines as a condition of rezoning.

1.9. Onsite wastewater treatment

☐ Yes ☒ No

If yes, describe:

As per Gospel Rock Neighbourhood Plan policy, flows are to be collected and directed to existing waste water treatment plant.

1.10. Water use reduction measures (e.g., low consumption fixtures, grey water systems, stormwater irrigation)

☒ Yes ☐ No

If yes, describe:

The use of water-efficient fixtures are proposed as per Built Green standards part of design guidelines as a condition of rezoning.

Comment on inclusion of the following methods to reduce energy use and improve air quality:

1.11. Energy efficiency of proposed structures (e.g., building location responding to daily sun/shade patterns, high performance envelopes, passive solar gain, solar shading, natural ventilation, ground heating/cooling, high efficiency fixtures, consideration of heat island effect ³)

☒ Yes ☐ No

If yes, describe:

Architecture, building siting, and building performance as related to energy-efficiency are proposed to be included as part of design guidelines as a condition of rezoning.

1.12. Use of renewable energy alternatives (e.g., geothermal, solar, off-grid, BC Hydro Green Power)

☒ Yes ☐ No

If yes, describe:

Refer to p.20: to be determined at a later stage.

1.13. Chlorofluorocarbons (CFC) reduction in heating, ventilating, and air conditioning (HVAC) equipment, Power Smart technology

☒ Yes ☐ No

If yes, describe:

To be determined at a later stage.

Comment on the following methods for sustainable use and reuse of materials and resources:

1.14. Management of construction wastes (e.g. reuse of existing buildings or building materials during construction and/or demolition, remade/recycled content)

☒ Yes ☐ No

If yes, describe:

To be developed as part of a Environmental Construction Management Plan

1.15. Use of environmentally sensitive or recycled construction materials (e.g., high volume fly-ash concrete, non-toxic finishing materials) ⁴

☒ Yes ☐ No

If yes, describe:

To be determined at a later stage.

1.16. Enhanced durability of construction materials (e.g., wall systems, roof materials)

☒ Yes ☐ No

If yes, describe:

Design standards to encourage durable materials are to be included as part of design guidelines as a condition of rezoning.

1.17. Is LEED ⁵ certification being pursued for this project?

☒ Yes ☐ No

If yes, what level of certification are you aiming for:

To be determined at a later stage.

Comment on inclusion of the following suggested strategies to improve indoor environmental quality:

1.18. Improved air quality through low emitting materials (e.g., paint, carpets) and natural ventilation with windows that open

☒ Yes ☐ No

If yes, describe:

To be determined at a later stage.

1.19. Design attempts to maximize exposure to natural light

☒ Yes ☐ No

Comment on greenspace and environmental features.

1.20. Provision of greenspace and trees on site (includes retention of existing trees)?

☒ Yes ☐ No

If yes, note and show calculations for:

Refer to p.14 for a detailed description of the parks & open space concept. Park dedication ~ 5 ac; Natural park area ~ 18 ac.

Detailed tree retention and removal plans to be required at later (Development Permit) stage.

⁴ For more information on environmentally sensitive or recycled construction materials, see <http://www.ecosmart.ca>
⁵ For information on LEED (Leadership in energy and Environmental Design) certification, see http://www.usgbc.org/LEED/LEED_main.asp.

1.21. Are there any significant existing environmental features that are maintained or enhanced on the site (e.g., tree and/or shrub preservation or daylighting of a stream)?

☒ Yes ☐ No
If yes, describe:

Refer to the parks and open space strategy on p.14

1.22. Does the street layout and design encourage walking and cycling, while providing for personal and commercial vehicle use?

☒ Yes ☐ No
If yes, describe:

Streets are designed for to be pedestrian friendly and project-specific street standards are proposed to accommodate increased pedestrian facilities. See p.16-19.

1.23. If new streets or lanes are constructed as part of the development, are they designed to reduce storm water runoff (e.g. narrow right of ways, permeable shoulders)?

☒ Yes ☐ No
If yes, describe:

Project-specific street standards incorporate rain garden swales to best manage stormwater runoff. See p.16-19.

1.24. If the property is adjacent to existing park space, open space, paths or trails, is a visual and pedestrian connection provided?

☒ Yes ☐ No

1.25. Is the proposed residential, commercial or institutional development within a ten minute walk (approximately 800 metres) from:

a) Neighborhood store or other shopping opportunities ☒ Yes ☐ No

b) School ☐ Yes ☒ No

c) Community services (e.g., library, community centre) ☒ Yes ☐ No

d) Child care facility ☐ Yes ☒ No

e) Health services (e.g., hospital, doctor’s office) ☐ Yes ☒ No

f) Parks or trails ☒ Yes ☐ No

g) Bus stop ☒ Yes ☐ No

g) Other ☐ Yes ☐ No

List:

1.26. Does the project include strategies for prevention of conflict between people and wildlife (e.g., the Bear Aware program)? ☐ Yes ☒ No

Social Sustainability Considerations

The primary purpose of a community is to provide for the well-being of its residents, labour force and visitors. New development should contribute to the health and safety of Gibsons, as well as enhancing the range of housing, service and recreational options to meet diverse community needs. The design of new development should reflect local heritage and provide attractive public spaces that encourage social interaction.

2.1. Anticipated price range of units (note price range for both commercial and residential units, if applicable)

Average price per square foot unknown at this stage

2.2. Does the proposed development include non-market housing units? ☐ Yes ☒ No

If yes:
a) Number of units

b) As a percentage of total units:
c) Form of tenure (e.g., rental, co-op, owner):
d) Targeted population, if applicable (e.g., seniors, family):
2.3. Does the project include rental housing units? ☒ Yes ☐ No

If yes:
Number of units: understood as 10% of total entitlement (~36 units)
Expected average rent for a one bedroom unit \$ unknown at this stage
Expected average rent for a two bedroom unit \$ unknown at this stage

2.4. If the project includes low or medium density residential, are the housing units ground-oriented (i.e. does a door have direct outdoor access to a street or courtyard as opposed to a corridor)? ☒ Yes ☐ No

If yes:
Number of units: ~210
As a percentage of total units ~58%

2.5. Does the project design incorporate Crime Prevention Through Environmental Design principles (Note: this is a requirement: Police and Planning Departments will review your CPTED analysis report) ☒ Yes ☐ No

2.6. Does the project incorporate features to enhance adaptability and accessibility within the proposed housing units for people with disabilities (e.g., wider door openings, reinforced walls in bathrooms for future installation of grab bars, ground-oriented entrances)? ☒ Yes ☐ No

If yes, describe:
Design standards to encourage universal accessibility and adaptability are proposed to be included as part of design guidelines as a condition of rezoning.
2.7. Are actions proposed to mitigate noise (e.g., traffic, industry, commercial uses, and patrons?) ☐ Yes ☐ No

If yes, describe:
To be determined at a later stage
2.8. Does the project enhance local identity and character (e.g., through architectural style, landscaping, colours, project name)? ☒ Yes ☐ No

If yes, describe how:
Design standards to reflect and enhance local character are proposed to be included as part of design guidelines as a condition of rezoning.
2.9. Does the project contain a mix of uses (e.g., residential, commercial) or introduce a new community serving land use type to the neighbourhood (e.g., new housing form, commercial service, opportunities for home-based business)? ☒ Yes ☐ No

If yes, describe:
The proposed village program includes mixed use, rowhome and live/work uses.

2.10. Does the project contribute to heritage revitalization through the reuse, relocation, or rehabilitation of an existing structure or feature? ☒ Yes ☐ No

If yes, describe:
2.11. Does the project involve provincial designation of a heritage building? ☐ Yes ☒ No

2.12. Are public amenities provided with the development?

☒ Yes ☐ No

If yes, describe:

Significant public amenities include protection of ESAs, park dedication and affordable housing (in the form of market rental housing) Refer to p.11

2.13. Does the development incorporate space for public gathering and activities (e.g., courtyards, communal gardens, play areas)?

☒ Yes ☐ No

If yes, describe:

Significant public open spaces include public park and publicly-accessible strata open space (including the village green). Refer to p. 14

2.14. Are private amenities provided with the development (e.g., meeting rooms, outdoor space)?

☐ Yes ☐ No

If yes, describe:

Significant open spaces are provided as part of the multifamily uses and include common areas within Townhome parcels, a portion of the greenlane and the village green

2.15. Are residents, community stakeholders, and end-user groups involved in the planning and design process?

☒ Yes ☐ No

Describe (e.g., public meetings, resident’s association meetings, workshops, etc.):

A series of meetings was held with local stakeholder groups and a public information meeting was held in advance of the rezoning application submission.

2.16. Is there something unique or innovative about your project that has not been addressed in this checklist (e.g., creation of a new zone, other sustainable features, and contribution to the community)?

☒ Yes ☐ No

If yes, describe:

Significant protection - via dedication and/or conservation covenant - of red-listed ecosystem type CWHxm; complete community (village) design.

Economic Sustainability Considerations

A healthy economy is essential to support the quality of life in our community. The Town encourages job creation, and the location of those jobs for easy access by people who choose or must rely on transit services (e.g., senior, student, entry-level employees). In addition to the absolute number of jobs created, the income levels of those employees and the stability of the job source are important considerations.

- 3.1. Comment on direct employment created by this project during construction:
- a) Number and duration of jobs (Full time, part time) unknown at this stage
 - b) Types of jobs (e.g., construction, design) construction, design, ongoing operations and management
 - c) Income range of jobs unknown at this stage

3.2. Will the project provide direct employment (i.e., on the development site) after the project is completed?

☒ Yes ☐ No

If so, comment on employment provided by sector, type, income range, and the number of jobs that are full-time and part-time.

Details are unknown at this stage but suggested commercial uses could include hospitality, food and beverage / service industry jobs and small businesses.

3.3. Are there any other components of economic sustainability (e.g., suitability of units for home based businesses, enhancement of tourism, etc) advanced by this proposal?

☒ Yes ☐ No

If yes, describe:

Significant investment in parks and trail with regional destinations and linkages will likely benefit the larger community as a whole. The opportunity for a wedding pavilion within the “Lookout Park” has significant potential.

3.4. Does the project have any features that will reduce the long-term costs to the community of operating and maintaining public services and infrastructure (reduce roads and pipes for servicing that will have to be maintained by the Town)?

☒ Yes ☐ No

If yes, describe:

Generally speaking, per capita operating costs will be marginally relative to the typical (low density single family) residential neighbourhood in the local vicinity; overall, the development of Gospel Rock Village will a shift towards a more sustainable form of walkable neighbourhood development.

CONTACTS

Town of Gibsons Planning Department: 604.886.2274
Town of Gibsons Engineering Department: 604.886.2274
Town of Gibsons Building Department: 604.886.2274
Fire Chief: 604.886.7777

Ministry of Transportation: 604.740.8985
Department of Fisheries and Oceans (Riparian): 604.666.3363
Department of Fisheries and Oceans (Marine Shore): 604.666.6140

This brochure is meant for guidance only and is not intended to replace the requirements of the Local Government Act and applicants should obtain copies of the relevant bylaws before proceeding with development applications. For specific information, please contact the staff at:

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