



# Advisory Planning Commission

## MINUTES OF

Friday, May 19, 2017

Council Chambers, 12:00pm

Municipal Hall, 474 South Fletcher Road, Gibsons, BC

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**PRESENT:** Ram Robertson, Chair  
Deborah Greaves  
Aleria Ladwig  
Scott Davis  
Katie Janyk  
Richard Watt

**REGRETS:** Nicole Rallis

**STAFF:** Andre Boel, Director of Planning  
Jenifer Mundell, Recording Secretary

### 1. CALL TO ORDER

The meeting was called to order at 12:00pm.

### 2. APPROVAL OF THE AGENDA

THAT the Advisory Planning Commission Agenda of Friday, May 19, 2017 be approved.

### 3. ADOPTION OF MINUTES

#### **Minutes of the Advisory Planning Commission Meeting - January 20, 2017**

THAT the minutes of the Advisory Planning Commission meeting held Friday, January 20, 2017 be approved.

### 4. NEW BUSINESS

#### **4.1 Welcome and Introductions**

*Members of the Advisory Planning Commission introduced themselves and described their relevant career and life experiences which will enable them to provide valuable input while serving on the APC.*

*Chair Robertson welcomed new Committee member Scott Davis and returning member Aleria Ladwig.*

*Katie Janyk announced that she would be resigning from the Advisory Planning Commission (APC) and that this meeting would be the last she would attend. Ms. Janyk spoke of her positive experience while serving on the APC over the past two terms.*

*Chair Robertson thanked Ms. Janyk for her service and noted that she will be missed.*

#### **4.2 Discussion on Commissions Role**

*Chair Robertson briefly discussed the importance of the Commission's role in advising Council regarding the look and feel of the community, and that the Commission is made up of volunteers who are requested by Council to provide advice on form and character applications by using the Town's Official Community Plan and Development Permit guidelines, as well as Commission members' own experience and views.*

#### **4.3 Bylaw No. 1158, 2012**

*Chair Robertson noted that "Town of Gibsons Advisory Planning Commission Bylaw No. 1158, 2012" was provided on the meeting agenda for viewing.*

#### **2012-2017 Advisory Planning Commission Recommendations to Council**

*Chair Robertson stated that a summary of 2012-2017 Advisory Planning Commission recommendations to Council had been provided on the meeting agenda by the Director of Planning.*

#### **4.4 464 Eaglecrest Drive - DP-2017-09**

*Chair Robertson noted that while the proposed development at 464 Eaglecrest Drive was reviewed at a past meeting, at that time a formal development application had not yet been received by the Town and not all current Commission members were present. Therefore, in this meeting, the proposed development would be considered as a new application.*

Andre Boel, Director of Planning, described the current state of 464 Eaglecrest Drive as a large undeveloped property in the Eaglecrest neighbourhood, straddling the area between Upper and Lower Gibsons. He noted that the form and character proposed for 464 Eaglecrest was discussed in its preliminary stages in the APC meeting of December 2016. Since then, more work has been done on site planning and the design of the buildings. Recently, a combined application was made for Official Community Plan (OCP) amendment and Zoning Bylaw amendment to re-designate and re-zone the property from a single family to a multi-family use. The form and character Development Permit is very relevant for these applications because it will help Council and the community decide whether to support the proposed changes to the site.

*Chair Robertson invited Tim Ankenman, Founding Principal at Ankenman Marchand Architects, to recap and summarize design rationale for the development.*

Mr. Ankenman provided a detailed presentation regarding the form and character of the project, including a review of past comments and suggestions made by the Commission and adjustments made to the design since. He also outlined suggestions of affordable housing and community amenity options.

*The Chair thanked Mr. Ankenman and provided a question period for commission members to address the Proponent. The following items were discussed:*

- *Ms. Greaves stated that she is very happy with the development plans in general, but expressed concerns about the "sterile look" of the architecture along the Eaglecrest side of the development (white and boxy, flat-roofed). Mr. Ankenman responded that this look was developed to maintain visual harmony with the existing housing across the street, and that they would take comments to heart and "warm up" the look.*
- *Ms. Ladwig agreed with Ms. Greaves about the look of the area below Eaglecrest – that it has a Vancouver-style aesthetic, which does not necessarily appeal to Sunshine Coast residents. She stated her appreciation for the public engagement that has been made and the community amenities included in the project. As Ms. Ladwig has concerns about the lack of larger, affordable housing for young families, she asked for a breakdown of how many units of each unit type would be offered (fourteen affordable one-bedroom units). Mr. Ankenman provided a summary of units currently planned, but explained that they are currently working with Matt Thomson of the Sunshine Coast Affordable Housing Society to develop plans for the amounts and types of units.*
- *Mr. Davis has concerns that the underside of the soffit (white) would stand out visually, and wanted to make sure that elevators would be easily accessed and that the amenity room would be easily located by any public visiting for events held in the amenity room. He also voiced concerns about parking and a drop off/ meet and greet area for visitors. Mr. Ankenman explained the many access points to the amenity area and that visible parking is available on Inglis Road and designated visitor parking spots. Mr. Davis questioned the Winn Road access point, as the grade of Winn Road is quite steep and would need some attention. Mr. Ankenman agreed.*
- *Ms. Janyk also stated that she likes the project but agreed with the others that the aesthetics could be softened. She is happy to see the potential addition of rental units (the potential lock-up suites) but questions price vs. size of the lower priced ownership units. Ms. Janyk also questioned why communal office spaces were added to the plan rather than live/work spaces. Mr. Ankenman responded that communal office space is in line with the idea that community is formed by creating communal spaces.*

- *Chair Robertson expressed interest in the treatment of Winn and Stewart Roads, and wanted to see a visual to get a better understanding of how the development would integrate with the neighborhood below. Mr. Ankenman pointed out that there is 60 feet of public land (Stewart Road dedication) separating the development from housing below, which would buffer the view of the building.*
- *Ms. Janyk asked that a form of proof be made available to show that there won't be any view impact to concerned residents, as she believes it would help to avoid upset.*
- *Chair Robertson suggested the use of 3D modeling to help the public understand the full look/feel of the development.*
- *As several Committee members voiced concerns about the roof lines shown, Mr. Davis said that he felt the shape/modulation needed are present. Mr. Ankenman said that the roof lines have been modified in the design where they will be seen, and that they would rather spend money on areas that would be seen and enjoyed from outside of the site. The Director of Planning confirmed that the flat roofs would only be seen from in-flight above.*
- *Chair Robertson noted that the maintenance and protection of surrounding greenspace in conjunction with increased density has been generally well-received.*
- *On the topic of exterior aesthetics, Ms. Ladwig noted that building materials had yet to be discussed, suggested that natural materials and warm colours be used to soften the look, as gray, black and white is more of a modern, city colour palette. She mentioned the look of the Park Royal outdoor shopping area as a design that Sunshine Coast residents would likely be receptive to (traditional, village - like atmosphere). She feels that, although the development has an overall village concept, it doesn't look like a village.*

#### RECOMMENDATION

THAT a warmer/softer aesthetic be created through the use of colour, materials and design for the exterior facade design of the Inglis Mews Townhomes and through better integration with the Eaglecrest Drive Townhomes for Development Permit application DP-2017-09, 464 Eaglecrest Road.

**CARRIED**

#### RECOMMENDATION

THAT a more comprehensive visual presentation be developed in terms how the Lower Bench buildings of the exterior design of Development Permit application DP-2017-09 at 464 Eaglecrest Drive will integrate with the Stewart Road and Lower Gibsons area, so that one may better understand the community impact this portion of the design may have, and how vehicle and pedestrian traffic will access the site.

**CARRIED**

- *The Director of Planning stated that while, currently, the project does not quite fit the Town's Affordable housing Policy, there may be some new arguments/ideas for Council to consider to come to an agreement. Major factors in finding this balance will include price points and floor area of units, as well as current market conditions.*
- *Ms. Janyk wanted to stress the importance of the inclusion of rental housing, and how much it means to the community*
- *Mr. Ankenman added that there would be no rental restrictions for any units in the development.*
- *Ms. Ladwig emphasized the need for affordable housing for families requiring more bedrooms and units with larger square-footage. Mr. Ankenman explained the diversity of unit sizes of affordable housing that they plan to make available.*
- *Chair Robertson initially asked if the Committee would like to put a forward a recommendation regarding clarification of plans for affordable housing for the development. She noted that the choice made by the developer to build affordable housing into the project, rather than putting money into a fund, was well received by the Committee. It was decided that, as affordable housing for the project is still under discussion between the developer and Town Staff, a recommendation would not be productive at this time.*

#### **5. CORRESPONDENCE**

None

#### **6. UPDATES**

None

#### **7. INQUIRIES**

None

#### **8. NEXT MEETING**

The next Advisory Planning Commission meeting is tentatively scheduled for Friday, June 16, 2017, in the Town Hall Council Chambers at 12:00pm. The Commission will discuss preferred meeting dates.

#### **9. ADJOURNMENT**

*Chair Robertson took a moment to say goodbye to Ms. Janyk and wish her the very best for her future.*

The meeting was adjourned at 2:33pm.

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Pam Robertson, Chair

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Andre Boel, Director of Planning