



# STAFF REPORT

**TO:** Council

**MEETING DATE:** April 3, 2018

**FROM:** Lesley-Ann Staats  
Director of Planning

**FILE NO:** ZA-2017-03

**SUBJECT:** GOSPEL ROCK VILLAGE DENSITY

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## RECOMMENDATIONS

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

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

**AND THAT** Council gives *Gospel Rock Village Amendment Bylaw No.1065-43, 2018* a First Reading;

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## BACKGROUND

Modus, on behalf of Greenlane Homes, is seeking to amend the *Town of Gibsons Zoning Bylaw No. 1065, 2007* to permit the development of a proposed Gospel Rock Village on Block 7.

Reports on the proposal were presented to the Committee of the Whole on July 18, 2017, November 7, 2017, December 19, 2017, and February 20, 2018.

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

### **Gospel Rock Village Amendment Bylaw**

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

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

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

This report includes a proposed *Gospel Rock Village Amendment Bylaw No.1065-43, 2018* which Council may consider for First Reading (Attachment A).

Following First Reading, staff will prepare a report with the Term Sheet for the development agreement which will include provisions for affordable housing and community amenity contributions, infrastructure service requirements, and park dedication.

Prior to Adoption, staff will prepare a report with form and character Development Permit Area design guidelines for multi-family residential and commercial uses in the proposed Gospel Rock Village.

Figure 1 below shows a conceptual subdivision plan for Block 7.

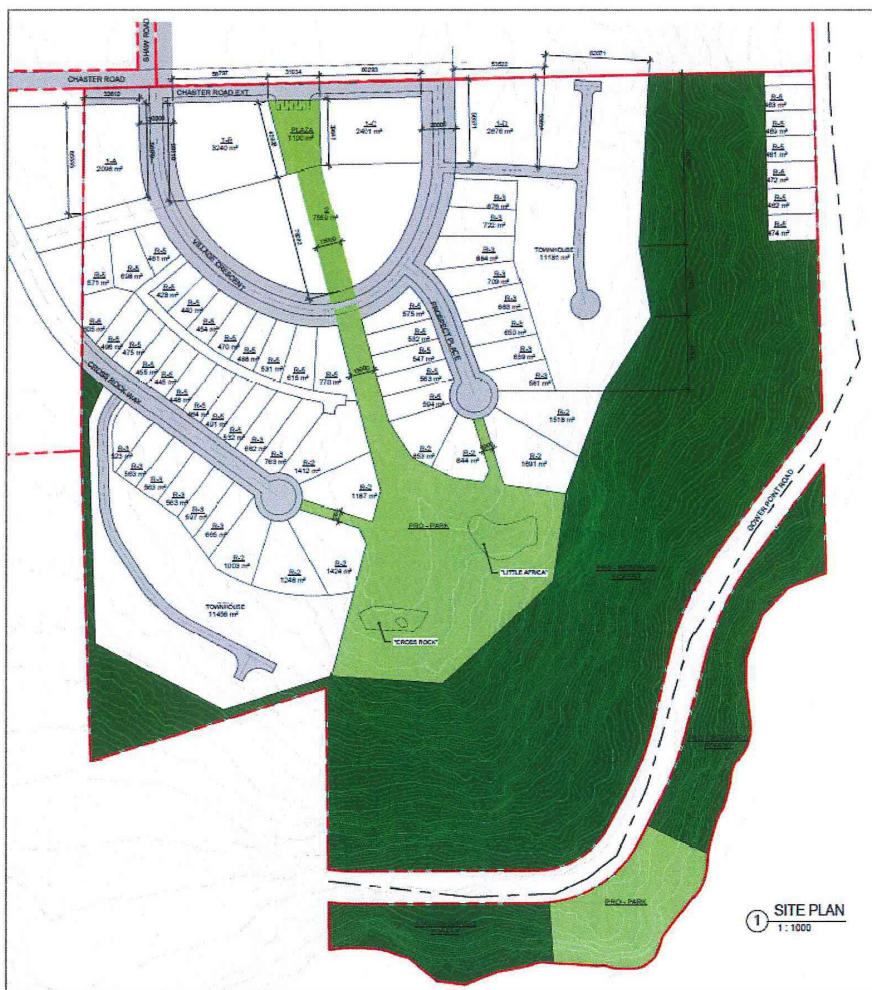


Figure 1: Conceptual subdivision layout design for Block 7

The proposed development is clustered into the northwest corner of Block 7. By pulling the development into the northwest corner, the plan provides a greenbelt corridor along the

waterfront portion of Block 7, public Park dedications in the centre and at Gospel Rock, and is designed to address planning goals and principles in both the GRNP and OCP, including:

- creating a neighbourhood with mixed uses
- providing a diversity of housing
- promoting pedestrian mobility
- providing a quality public realm through the use of pedestrian-friendly streetscapes, walkways and public gathering spaces
- creating a sustainable neighbourhood

Overall, the design of the proposed Gospel Rock Village meets the majority of goals, objectives, and policies in the OCP and GRNP. However, proposed residential densities on a subdivision layout scale exceed density limits.

#### **PURPOSE**

The purpose of this report is to obtain direction from Council on whether to deem the Gospel Rock Village proposal consistent with the Official Community Plan (OCP) and Gospel Rock Neighbourhood Plan (GRNP).

#### **SUMMARY**

This report provides an analysis on residential densities based on Block 7 as a parent parcel and Block 7 in its proposed subdivided lot layout design and finds that:

- As a parent parcel the proposal meets density policies; and
- In its subdivided layout the proposal does not meet density policies. This is due to the design of the greenbelt dedication as a stand-alone lot which is not counted towards other proposed lot areas (when it typically could be).

Staff are proposing two options for Council's consideration: Option 1 deems the proposal consistent with the OCP and proceeds with First Reading of the proposed Bylaw, and Option 2 deems the proposal inconsistent with the OCP and requests the developer to apply for an OCP amendment.

Given that covenanted greenspace dedications are typically counted towards lot areas for density calculations, that Block 7 has enough land to meet density requirements as a whole, and that a greenbelt dedication should not deter a parcel from achieving its allotted density, staff considers that keeping the proposed greenbelt as a stand-alone parcel should not trigger an OCP amendment and, therefore, recommends Option 1.

#### **DISCUSSION**

The OCP and GRNP include land use policies on residential density, as shown on Table 1.



Table 1: Residential Density policies in OCP and GRNP

	<b>Base Residential Density</b> (units/hectare)	<b>Land Use Designation</b>	<b>Number of dwelling units for Block 7 based on base residential density</b> (18.83 hectares)
<b>OCP</b>	40-75	Low density residential 2, medium density residential	753
<b>GRNP</b>	40-89	Cluster, townhouses, apartments	753
<b>Proposal</b>	19	Apartments, townhouses, single family dwellings	360

Table 1 shows that the OCP and GRNP allow a base density of 40 units/hectare for residential, cluster development, and townhouses. The OCP permits an additional 75 units/hectare for medium density residential and the GRNP permits an additional density of 89 units/hectare for apartments. The maximum unit count for Block 7, based on base densities is 753 dwelling units.

The Gospel Rock Village development is proposing 360 units (60 single family dwellings, 150 townhouses, 150 apartments). The proposed 360 units is less than half of the density permitted under the OCP and GRNP policies for Block 7, however, when reviewing the proposal on a subdivided lot basis for Block 7, residential densities exceed OCP and GRNP policies, because 49% of the lot is dedicated to public Park, greenspace and passive recreation dedications.

#### **Gospel Rock Neighbourhood Plan (GRNP) Policies**

All the policies in the GRNP are met with the proposal except for five Residential Land Use Policies. Below are the Residential Land Use Policies (in italics) from the GRNP:

*3.4.1 Rezoning applications must be consistent with the land uses and densities indicated in Part B of the Smart Plan OCP.*

Staff note: The application for Block 7 meets this policy on a parent parcel basis and does not meet the policy on subdivided lot layout design basis because the greenbelt dedication is not included in lot area calculations. The greenbelt area is a stand-alone parcel. Subdividing the greenbelt area into multiple lots and re-configuring lot lines would achieve this policy, although it is not recommended by staff.

*3.4.2 To achieve a diverse neighbourhood, a variety of housing choices will be provided with the various housing forms and densities to be developed generally consistent with the locations identified on Land Use Plan.*

Staff note: The proposal meets this policy through apartment, townhouse and single-family detached housing forms, with densities consistent with the Plan.



- 3.4.3 *The highest density residential development shall be concentrated within and around the neighbourhood's community focal point which consists of a small commercial/community gathering area and an active park / open space in the central portion of the neighbourhood.*

Staff note: The proposal meets this policy through providing the highest density in the "village centre" with an active green corridor as the community focal point and a multi-use trail from the village centre to the proposed public Park.

- 3.4.4 *Land designated Single Family shall be used for single family lots with lot sizes not greater than 4,000 square feet in accordance with the guidelines within Gospel Rock Small Lot Development Permit Area No. 10, except along the perimeter of the neighbourhood adjacent to the acreage lots in Elphinstone within the Agriculture Land Reserve, in which case the minimum lot size shall be 8,600 square feet.*

Staff note: The proposal does not meet this policy. DPA 10 was removed and consolidated into DPA 8 in 2015. 4000 ft<sup>2</sup> (371 m<sup>2</sup>) lot sizes are currently not permitted in any zones under Zoning Bylaw No. 1065 and the Gospel Rock Village development proposes single family lots larger than 4000 ft<sup>2</sup>.

- 3.4.5 *Land designated Cluster Housing may accommodate up to a maximum of 16 units per acre consisting of any combination of single family dwellings, row houses, granny flats, coach houses and secondary suites, the intent of which is to provide alternative housing opportunities, in particular affordable rental housing, and to maintain the single-family character of the neighbourhood. Cluster housing shall be developed in accordance with the guidelines within Gospel Rock Cluster Housing Development Permit Area No. 11.*

Staff note: The proposal does not meet this policy. DPA 11 was removed and consolidated into DPA 8 in 2015. The proposed single family lots are under the 16 units/acre density and secondary suites and garden suites are not permitted due to the density limitations.

- 3.4.6 *Land designated Townhouse shall be developed to a maximum net density of 16 units per acre and in accordance with the guidelines within Multi Family Development Permit Area No. 4.*

Staff note: Subarea 7 in the proposed CDA-4 zone meets this policy, while Subarea 2 does not, because the greenbelt dedication is not included in lot area calculations due to subdivision design.

- 3.4.7 *Land designated Apartment shall be developed to a maximum net density of 36 units per acre and in accordance with the guidelines within Multi Family Development Permit Area No. 4.*

Staff note: The proposal does not meet this policy. Subareas 1A, 1C, and 1D in the proposed CDA-4 zone do not meet this density. As above, the density could be met if the lot area for the greenbelt dedication is included in density calculations. A drawing the developer provided (Attachment B) explains their rationale for the density discrepancy. This further argues that surface parking (as opposed to underground parking) was

probably intended for the higher density apartments, thus requiring more land area than presently needed.

### **Staff Analysis**

Density discrepancies are due to the greenbelt dedication and proposed lot configuration. Typically, greenspace dedications are included in density calculations, however, the conceptual subdivision plan shows the greenspace as a stand-alone parcel, therefore, not contributing toward lot area calculations for density allocation.

Staff evaluated residential density requirements for Block 7 as a parent parcel and on proposed subdivided lots within Block 7.

- For Block 7 as a parent parcel, density permits up to 753 units. This unit count does not include higher densities based on the *Conceptual Medium Density Residential* in the OCP and the apartment density in the GRNP. The development proposes 360 units, which is less than half the density allotted to it in the OCP and GRNP. Thus, it is well within the scope of the OCP and GRNP.
- For a subdivided Block 7, lot areas proposed for apartments and townhouses are less than the required lot areas to meet density policies in the GRNP, and lot areas proposed for the single-family dwellings are larger than areas required in the GRNP. Thus, the proposal does not meet the GRNP policies.

The apartment lots and townhouse lots require an additional 1.47 hectares (3.46 acres) to meet GRNP density policies. Approximately 10.89 hectares of land is proposed to be dedicated as greenspace is not included towards the lot areas calculations for density due to parcel line configurations.

Staff and the developer discussed re-aligning the lot configurations so that it meets residential density land use policies in the GRNP. This could technically be achieved by adjusting lot lines, subdividing the greenspace dedication and hooking it to the apartment and townhouse parcels, while maintaining the intent to protect greenspace with a conservation covenant. It may also be achieved by spreading out the “village centre” and densifying the single-family residential areas to smaller lots. This option is not preferred as the developer has indicated that a subdivision re-alignment would change the scope of the project by making it less pedestrian-oriented, and the subdivision plan would be unnecessarily technically complex.

### **OPTIONS**

Staff is requesting direction from Council to proceed by considering one of the options:

#### **Option 1: Proceed with Zoning Amendment.**

This is staffs recommended option.

This option deems the proposal to be consistent with the OCP and GRNP and therefore permits the proposal to proceed as presented without an OCP amendment.

Given that covenanted greenspace dedications are typically counted towards lot areas for density calculations, that Block 7 has enough land to meet density requirements as a whole, that the greenbelt parcel technically could be subdivided and hooked with other lots to meet density, and that a greenbelt dedication should not deter a parcel from achieving its allotted density, staff recommends that keeping the proposed greenbelt as a stand-alone parcel should not trigger an OCP amendment.

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

*THAT Council considers Gospel Rock Village Amendment Bylaw No.1065-43, 2018 for First Reading;*

**Option 2: Apply for an OCP amendment.**

This option deems the proposal to be inconsistent with the GRNP and OCP, thus requiring the developer to submit an application to amend the OCP prior to consideration of First Reading of the proposed Bylaw.

Although the proposal meets the majority of policies in the GRNP and OCP, the reason the proposal would be considered inconsistent with the GRNP is because the density for proposed apartments exceed 36 units per acre, the density for the proposed townhouses exceed 16 units per acre, and single-family dwelling lots are larger than 4000 ft<sup>2</sup>.

***GOSPEL ROCK VILLAGE AMENDMENT BYLAW No.1065-43, 2018***

The proposed Bylaw has had a legal review since it was originally presented to the Committee of the Whole in February 2018, and been revised for clarity and consistency with the OCP and GRNP policies. The revisions include:

- The text is simplified for clarity.
- The maps are updated for clarity.
- Updated Section 2(a)(viii): Areas designated as “PRO” on Schedule “A” are included in the text of the amendment bylaw and are proposed to be rezoned from Single-Family Residential Zone 4 (R-4) to Parks, Recreation, and Open Space (PRO).
- Added Residential Density for Block 7, which limits the maximum number of dwellings units to 360, inclusive of apartments, townhouses, and detached residential. As a result of this, secondary suites and garden suites are no longer permitted, as the added dwellings units would further increase the density. Staff recommends that secondary suites and garden suites be reconsidered in the future to provide additional housing options, should the Town endeavour to update the GRNP.
- For subarea 1: reduced minimum lot area to 2,000 m<sup>2</sup> (0.49 acres) and minimum lot width to 25 m (82 ft) to allow for road dedication and frontage works, and added



maximum gross floor area of 464 m<sup>2</sup> (5000 ft<sup>2</sup>) for service commercial and retail uses, as per the GRNP policy.

- For subareas 1 and 2: deleted provision to “articulate a 2-storey façade” for building fronting public realms as this is difficult to enforce and will be included in Development Permit Area guidelines instead.
- For subareas 3-6: the two-storey/8 metre height provision is deleted because it is redundant.
- For subarea 6: A minimum lot width of 14.5 metres is included to allow the lots to front cul-de-sacs.
- Updated Section 2(e): An amendment to the definition of “lot area” is proposed to allow “sloping portions of the lot having a slope of more than 50%, over a horizontal distance of 6.0 m (19.7 ft) or more” to be calculated as part of the lot area. This is to ensure the proposed lots can meet the minimum lot area requirements in the R-2 and R-3 zones.

Staff recommend that the *Gospel Rock Village Amendment Bylaw No. 1065-43, 2018* be considered for First Reading.

#### **COMMUNICATION**

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

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

Should Council pass a Second Reading of the bylaw in the future, additional opportunity for public input will be provided through a Public Hearing process.

#### **NEXT STEPS**

The following list outlines the milestones in the rezoning process:

1. First Reading
2. Term Sheet items pertaining to use and density finalized
3. Second Reading
4. Public Hearing

5. Third Reading
6. Registration of Covenants and conditions of rezoning met (includes Development Agreement and Development Permit Area guidelines)
7. Fourth Reading / Adoption

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

**RECOMMENDATIONS / ALTERNATIVES**

Staff recommendations are listed on page 1. Alternative recommendations that can replace staff recommendations on page 1 include:

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

*AND THAT Council respectfully requests the developer to apply for an OCP amendment prior to further consideration;*

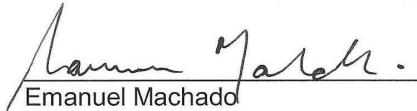
Respectfully Submitted,



Lesley-Ann Staats, MCIP, RPP  
Director of Planning

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

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



Emanuel Machado  
Chief Administrative Officer

**Attachments**

- Attachment A: Gospel Rock Village Amendment Bylaw No. 1065-43, 2018
- Attachment B: Developer's rational for density discrepancy

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

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

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

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

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

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



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

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

**Application and Intent**

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

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

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

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

**Residential Density**

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

**Calculations**

- (1) For the purpose of calculating lot coverage, underground parking structures are deemed to be impermeable surfaces in this zone and therefore constitute lot coverage, unless they are covered with at least 450 mm of topsoil.
- (2) Notwithstanding Part 2, for the purposes of calculating building heights in this zone, the finished grade located adjacent to building entry(s) along the Village Green and Village Crescent and, where underground parking is provided for the building, the top of the parking structure is deemed to be the average grade, and building height is the vertical

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

### **Subarea 1**

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

(1) Permitted Principal Uses are:

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

- i. apartment use

(b) For Subarea 1B:

- i. tourist accommodation
- ii. tasting lounge

(2) Permitted Accessory Uses are:

(a) For Subareas 1A and 1B:

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

(b) For Subareas 1B:

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

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

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

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

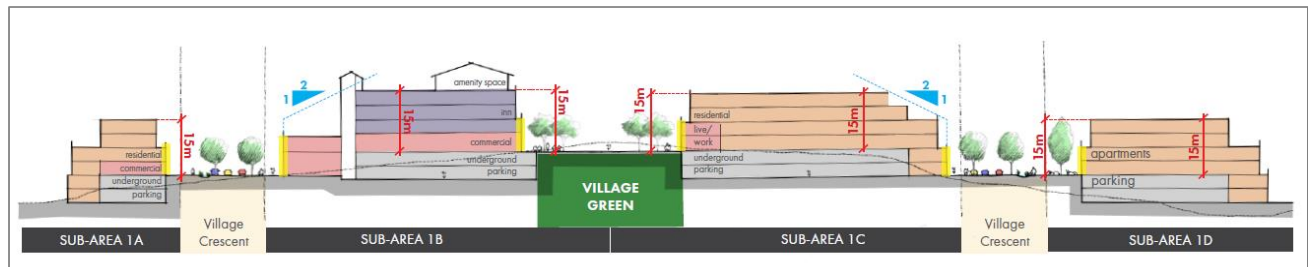


Figure 1: Subarea 1 Height diagram – Apartment / Tourist Commercial Section

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

- |                                |      |                |      |
|--------------------------------|------|----------------|------|
| <b>READ</b> a first time the   | #### | day of MONTH , | YEAR |
| <b>READ</b> a second time the  | #### | day of MONTH , | YEAR |
| <b>PUBLIC HEARING</b> held the | #### | day of MONTH , | YEAR |
| <b>READ</b> a third time the   | #### | day of MONTH , | YEAR |
| <b>ADOPTED</b> the             | #### | day of MONTH , | YEAR |

Selina Williams, Corporate Officer



# GOSPEL ROCK VILLAGE open space dedication, density and building form

The Town of Gibsons Official Community Plan Schedule B - Land Use Plan designates a "Conceptual Medium Density Residential" and "Conceptual Commercial" area on Block 7.

The designation for Medium Density Residential is defined accordingly: "To permit townhouses, stacked townhouses and 2 to 4 storey apartments with a FSR of 0.7 to a maximum of 1.2 (generally between 40-75 units per hectare)." [SMART PLAN p. 26]

In light of significant open space dedication (nearly half of the parcel area is proposed for park and open space), spot densities within development parcels are shown to exceed what is permitted within the Official Community Plan.

The below analysis is intended to provide assurance in light of OCP goals, objectives and policies while emphasizing the strength and sophistication of the draft bylaw (comprehensive development zone), servicing agreement (and associated legal agreements) and DPA guidelines to further ensure development is in keeping with the community vision.

## PERMITTED

**APARTMENT FORMS** (as permitted in the OCP) allow up to 75 units/hectare as a maximum density. At that density, a 50-unit building requires 0.69 ha of land area, assuming: the footprint of a typical 4-storey apartment building occupies ~1,400 sq. m. (assuming twelve 1000 sqft. units per floor) or 0.14 ha, representing ~1/5 the parcel area.

The diagram on the right illustrates the underlying assumption that a significant portion of the parcel will be utilized for surface parking. The resulting building form is less efficient on the parcel and more expensive to service.

As a point of departure from the above, the proposal for Gospel Rock Village proposes four major strategies:

- 1 integrate a mix of neighbourhood/community uses within mixed-use buildings;
- 2 fit building form to the hilltop terrain of Block 7;
- 3 bury surface parking under larger buildings; and
- 4 maximize dedication of open space.

## PROPOSED

The drawing on the right illustrates the proposed 'typical' condition for apartment forms at Gospel Rock Village.

Through the strategies as illustrated on the right, building efficiency is increased while addressing guidelines for building height and massing. Additional DPA guidelines for form & character are required as a condition of rezoning for Block 7.

