



STAFF REPORT

TO: Council
MEETING DATE: July 10, 2018

FROM: Katie Thomas
Planning Assistant
FILE NO: 3220-Eaglecrest-464

SUBJECT: Development Permit – DP-2017-09 for 464 Eaglecrest Drive

RECOMMENDATIONS

THAT the report titled Development Permit – DP-2017-09 for 464 Eaglecrest Drive be received;

AND THAT Council authorizes the issuance of Development Permit DP-2018-07.

BACKGROUND / PURPOSE

The Town recently rezoned 464 Eaglecrest Drive (see Figure 1) from R-1 to RCL-2. As part of the rezoning application, the developer submitted plans for a Development Permit for form and character.

The purpose of this report is to evaluate the form and character of the proposed development with Development Permit Area (DPA) Number 8 guidelines for cluster lots.

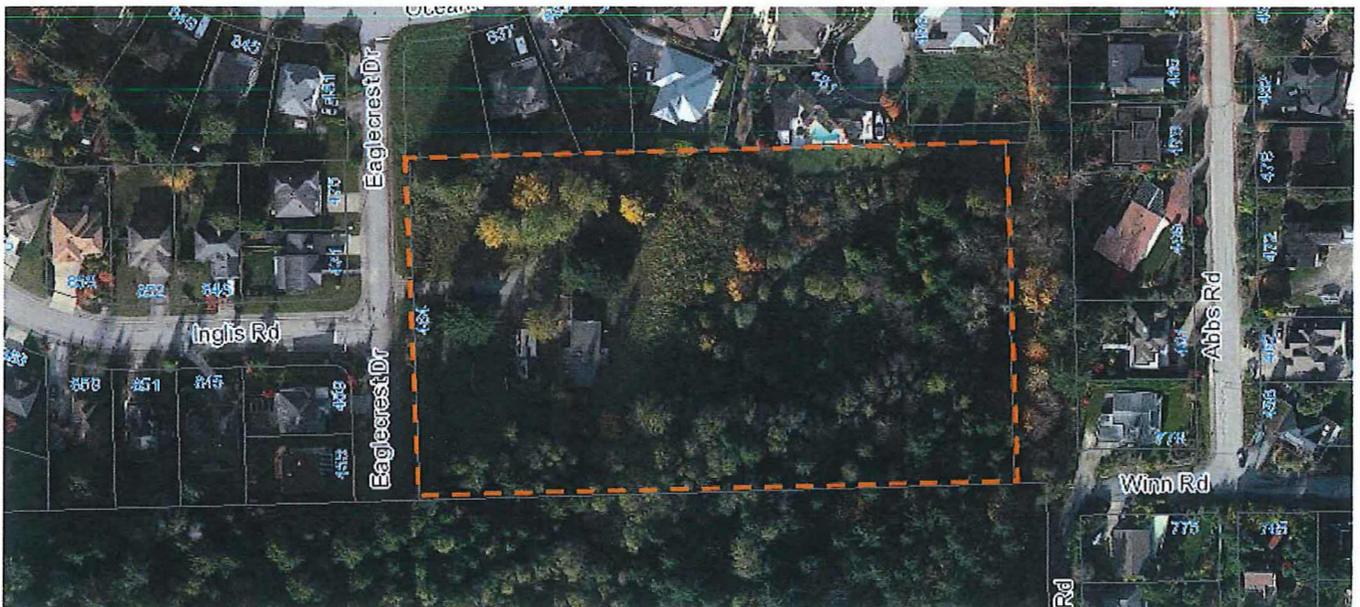


Figure 1: Location of subject property



Figure 2: Site Plan

DISCUSSION

The five acre parcel is currently vacant, with access from Eaglecrest Drive to the west, and Stewart Road to the east. The property is steeply graded, and therefore the applicant has created a site plan (see Figure 2) with an upper and lower bench, which is separated by a greenspace.

During the zoning amendment process, the form and character was revised several times, with the final drawing package submitted to the Advisory Planning Commission in December 2017. The minutes of the meeting are enclosed as Attachment A.

The final design drawings and landscape plans are enclosed as Attachment B.

Staff have reviewed the application with DPA 8 guidelines. Table 1 summarizes the guidelines, provides staff comments and determines whether the design criteria have been met.

Table 1: Staff review of design guidelines

DPA 8 Guidelines	Staff Comments	Addresses Criteria
General Form and Character		
Development should promote a small town character by encouraging architecture, landscape design and environmental settings that respect the surrounding context.	<i>The designs for the duplexes fronting Eaglecrest Drive show diverse materials and building articulation that reduces the appearance of building massing to resemble single-family residential homes.</i>	Y
Local and natural building materials such as timber and stone should be used in combination with limited amounts of glass, concrete or metal.	<i>The proposed materials include stone walls, hardi plank walls, and concrete planters.</i>	Y
The use of natural colours is encouraged, and the use of a variety of complementary colours as accents is also encouraged to promote visual interest.	<i>The hardi siding incorporate greys (grey slate) and browns (autumn tan), with black (charcoal) and white as accent colours</i>	Y
Vary unit designs, materials and/or colours to distinguish individual dwelling units in the development. No two adjacent dwellings should be alike.	<i>Each building varies, through the use of exterior materials, colours and modifications to the massing.</i>	Y
Multiple dwelling units should be built on each cluster lot. These may take the form of principal dwellings with additional dwelling units such as secondary suites, and Garden Suites; duplexes, triplexes, or fourplexes; or some combination of these forms.	<i>The buildings take the form of duplexes, fiveplexes and sixplexes.</i>	Y
<p>Reflect an environmentally-friendly (“green”) image through the design and exterior features of the development. This image may be achieved in such ways as:</p> <ul style="list-style-type: none"> • sites and roadways sited to retain existing trees, vegetation, and other important natural features • incorporation of visible “green” landscaping features such as rain gardens and infiltration trenches • incorporation of visible “green” building features and materials such as skylights, rainbarrels, local wood and stone, green walls and roofs, rain gardens, solar panels, recycled exterior materials, exterior elements for window shading 	<p><i>Green roofs are proposed on all the apartments.</i></p> <p><i>A stormwater retention pond is proposed in the greenspace.</i></p>	Y
Design lighting to minimize light spill, glare and sky glow by using non-glare full cutoff fixtures.	<i>The developers have stated that they will be incorporating 100% dark sky friendly lighting principles throughout the development</i>	Y

DPA 8 Guidelines	Staff Comments	Addresses Criteria
<i>Building Massing and Street Rhythm</i>		
Vary the exterior design of buildings facing a street or lane from those of similar buildings across the street and on adjacent properties, so that front elevation designs have significant variations in the disposition and articulation of design features.	<i>The massing of the units fronting Eaglecrest Road mirror two storey heights on the opposite side of the road. Design appears varied.</i>	Y
Mirroring nearby front elevation design alone is not an adequate variation.	<i>The building materials provide visual interest in design.</i>	Y
<i>Relationship to the Street</i>		
The principal building should be oriented to the street and should be designed to encourage natural surveillance of the street; on corner lots, orientation should be towards both streets.	<i>The buildings along Eaglecrest Drive are orientated to the street. The proposal shows that residents will have pedestrian access to the units from Eaglecrest Drive and vehicular access to their dwellings from the rear – promoting natural surveillance of the street.</i>	Y
A covered porch or veranda at the street entrance of the unit is encouraged.	<i>Each unit along Eaglecrest has it's own covered entrance The five and sixplex buildings have covered porches to the entrances.</i>	Y
Residential buildings positioned at the rear of the property should have a clear and obvious approach from the street or lane.	<i>The units accessed from Stewart Road has a clear approach in the form of a sloped driveway.</i>	Y
Avoid long continuous façade frontage and respect the rhythm of the existing streetscape.	<i>The two-story duplex form fronting Eaglecrest Drive avoids a long, continuous façade frontage, breaking the massing.</i>	Y
Developments should create an incremental rhythm complementary to nearby residential areas by visually breaking massing of larger buildings into smaller individual components to express strong unit identity and to relate to the characteristic frontage of buildings in the area, as shown below.	<i>Each building is 2 storeys from the uphill side, the buildings are separated by a minimum of 3.5m, and the continued alignment of Inglis Road through the middle of the upper bench visually breaks up the massing, providing a view corridor at the Inglis/Eaglecrest intersection.</i>	Y
Secondary buildings should complement the scale, mass, built form and character of the principal building.	<i>Not applicable</i>	n/a
Buildings containing more than 4 units should generally be avoided, taking the form of two or more separate buildings where more than 4 units are proposed.	<i>A guideline is to “generally avoid” more than four units in a building. The developer proposes up to six units in the apartment building, which exceeds the guideline. The applicant has attempted to mimic square footage and envelopes of larger dwellings in the area. The apartment building envelopes are similar in size and massing to large dwellings in the area,</i>	N

DPA 8 Guidelines	Staff Comments	Addresses Criteria
	<i>only with more units within them. Staff considers the proposal is reasonable</i>	
Use separations, transitions, changes in plan and the inclusion of elements such as bay windows, dormers, porches and cross gables to help mitigate the visual quality of long buildings.	<i>Each building is 16 m wide, each building uses varying materials and building articulation which in turn reduces the appearance of the overall building mass.</i>	Y
Roof pitches of at least 6 in 12 are encouraged.	<i>The proposed residences all have flat or gulled/sloped roofs. The gulled/sloped roofs fronting Eaglecrest Drive are designed to limit the impacts on views. Flat green roofs are intended to enable neighbours along Oceanmount Boulevard to see over the dwellings to minimize view impacts, to create a 'green' foreground as part of the viewscape between upper levels of neighbours, and to assist with on-site stormwater retention. There is scope in the OCP to support green roofs for water retention and to mitigate urban heat island effect (OCP Policy 6.7.3).</i>	N
Provide a clearly identifiable door onto the street and public open spaces.	<i>The buildings along Eaglecrest Drive are orientated to the street. The proposal shows pedestrian access to the units from Eaglecrest Drive.</i>	Y
Relationship Between Buildings		
Provide a clear distinction between private and public open space.	<i>Wayfinding signage will be installed along public trails through the site. Signage from Eaglecrest Drive, Stewart Road and Helen's Way will provide information on trails in the area. The use of landscaping between private and public spaces provides a distinction.</i>	Y
Dwelling units should be arranged on site to facilitate social interaction, build a sense of community, and create neighbour-to-neighbour surveillance. This can be accomplished as shown below, by: <ul style="list-style-type: none"> • ensuring various building entrances face each other and/or open on to open spaces common to all units • providing for surveillance of open spaces common to all units from active living areas within each unit • and/or providing patios, porches, or verandas adjacent to common areas 	<i>Building openings face one another. Decks and patios overlook the greenspace and community gardens providing surveillance of open spaces.</i>	Y

DPA 8 Guidelines	Staff Comments	Addresses Criteria
Minimize the potential for overlook to neighbouring windows and private spaces.	<i>There are limited windows along the north property line to reduce overlook to neighbouring properties on Oceanmount Boulevard. The landscape plan shows heavy screening along the north property line.</i>	Y
Minimum building separations between units on the same site are preferred, as follows and as shown below: <ul style="list-style-type: none"> • between side walls of buildings containing a small amount of window area: 3 m • between portions of walls containing windows looking onto active indoor living spaces such as living and dining rooms and kitchens: 12 m • between portions of walls containing windows into other habitable rooms: 9 m • preferred distances in cases (2) and (3) are reduced to 7.3 m to portions of walls containing non-habitable space 	<i>Floor plans have yet to be configured</i> <i>3.5m- 3.8m setback to side walls proposed for the majority of buildings.</i> <i>Setbacks and windows must adhere to the British Columbia Building Code, and will be reviewed at time of Building permit.</i>	Y
Solar orientation		
Building orientation and massing should ensure that a majority of primary living spaces receive direct sunlight for the daylight hours at equinox.	<i>The site is steeply sloped to the east. All units are oriented to capture the eastern ocean views. This is the primary window orientation for all homes. Each unit is proposed to be a corner unit, with windows on three sides to permit better access to natural sunlight.</i>	Y
Where possible, buildings should not be located in positions that will result in substantial shading of the private open space of adjacent units.	<i>All homes are oriented to capture views and solar orientation to the east. Shading on adjacent units is likely to be minimal.</i>	Y
Other		
Carefully provide for areas for garbage and recycling collection and storage, taking into account visual screening and security from animal scavengers.	<i>Garbage and recycling collection and storage are located in the underground parking areas.</i>	Y
Provide a yard or roof terrace for each unit to create usable private open space, in a highly accessible location. Failing this, a large balcony for each unit should be provided. This open space should be partially screened to provide privacy from neighbours.	<i>The residences are all designed with substantial east facing decks and patios oriented to the east ocean views. These open spaces are shown on all building levels to maximize private outdoor spaces.</i>	Y
Provide a variety of views, ensuring that distant and close-up views of outdoor spaces are provided wherever possible.	<i>All units are orientated to ocean views.</i>	Y

DPA 8 Guidelines	Staff Comments	Addresses Criteria
Parking and Access		
A walking path providing direct access to the principal dwelling unit should be clearly visible from the street.	<i>Each unit along Eaglecrest Drive has its own pedestrian access to the street.</i>	Y
All buildings should be sited to provide for safe fire access to all units.	<i>The access roads parallel to Eaglecrest Drive provide front and rear access to buildings for emergency services – the lower bench incorporates a staging area for emergency services. All buildings will be sprinklered.</i>	Y
All parking spaces should access the site via a single, shared driveway and/or directly from a public lane.	<i>There is one shared driveway proposed for the upper bench on Eaglecrest Drive and another shared driveway accessed from Stewart Road.</i>	Y
Parking pads and garages should be located to the rear or side of the dwelling unit(s) wherever possible, and always where there is access from a rear lane.	<i>Underground parking is accessed by a shared driveway. Garages for the duplexes are located at the rear of the properties on Inglis Mews. Underground parking for the five and six-plexes are located under the buildings.</i>	Y
Vehicular access from the street is strongly discouraged unless a property is not served by a lane or is subject to prohibitively steep grades.	<i>Vehicular access is via a shared driveway.</i>	Y
Screening and Landscaping		
<p>A landscape plan is required that includes the following:</p> <ul style="list-style-type: none"> • location, type and size (canopy diameter and trunk diameter at breast height) of all existing trees on the lot and within 5 metres of the lot boundary • a lot grading plan • trees that are proposed for retention or removal • the location, size and species of replacement trees • proposed garden beds, sodded areas, gravel areas, patios, pathways, driveways, fences, trellises and any other proposed landscape features • the location, area and percentage of lot area covered by impermeable surfaces 	<i>A landscape Plan has been submitted showing the proposed planting plan, trails through the greenspace, retention pond as well as interpretative signage and bollard lighting.</i>	Y

DPA 8 Guidelines	Staff Comments	Addresses Criteria
Retain the existing natural landscape to the extent possible, especially where it can function as a buffer between adjacent properties. Trees in open spaces are encouraged wherever possible, and should be appropriately sourced and spaced to ensure consistency between building features, yard landscaping, and street trees and street furniture. Species should be selected that are non-intrusive, native compatible and minimize damage to adjacent pavements and underground servicing.	<p><i>The north property line is proposed to have a double row of hedge plants to provide privacy and separation between the development and neighbouring homes.</i></p> <p><i>The greenspace is proposed to be restored with native trees and shrubs. The planting scheme for the development is aimed to create habitat-friendly planting – which will reduce maintenance and watering requirements.</i></p>	Y
Plant deciduous trees and shrubs to shade buildings in summer yet allow for solar gain in the winter.	<i>The topography of the lot will limit the ability to significantly shade buildings</i>	N – site specific issues
Avoid the use of fencing or continuous buffers of vegetation higher than 1.2 m fronting the primary dwelling unit.	<i>Street trees are planned along Eaglecrest Drive.</i>	Y
Provide a landscape screen for garages and parking pads that are visible from the street.	<i>Garages are allocated at the rear of the buildings, each parking area for the duplexes is delineated with small shrubs.</i>	Y
Consider providing dedicated areas and small shared facilities for children, particularly in developments comprising of more than 4 units. Where provided, these should be visible from active living areas in housing units.	<i>Community gardens in an amenity area are proposed. A playground has not been proposed on the landscape plan.</i>	N – not dedicated to children

Staff considers the proposed development meets DPA 8 guidelines and recommends that Council authorizes the issuance of Development Permit DP-2017-09.

REFERRAL COMMENTS

Referrals for the Zoning Amendment and Development Permit were sent to the Advisory Planning Commission (APC), Gibsons Fire Department, Infrastructure Services Department, Building Department and Ministry of Transportation and Infrastructure.

Comments from the APC looked specifically at the form and character of the development, whereas the comments from the internal and external agencies relate to the build out, and were previously submitted for Council's consideration of the Zoning Amendment.

Advisory Planning Commission

The APC reviewed the application three times, in December 2016, May 2017, and most recently with the revisions on December 15, 2017. The following recommendation was made:

THAT the Advisory Planning Commission believes the new design addresses the direction from Council and most of the concerns raised in André Boel's report to Council,

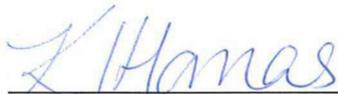
and better fits the Development Permit Area No. 8 Design Guidelines and maximizes the greenspace on the site.

The APC concluded that the new design fits within the context of DPA 8 and appreciated the retention of green space on the site.

RECOMMENDATIONS / ALTERNATIVES

Recommendations are listed on page 1 of this report.

Respectfully Submitted,



Katie Thomas
Planning Assistant



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 – APC minutes
- Attachment B – Draft Development Permit



Advisory Planning Commission MINUTES OF

Friday, December 15, 2017
Council Chambers, 12:00pm
Municipal Hall, 474 South Fletcher Road, Gibsons, BC

PRESENT: Pam Robertson, Chair
Deborah Greaves
Scott Davis
Aleria Ladwig
Michael Mills

REGRETS: Matthew Cavers
Richard Watt

STAFF: Katie Thomas, Planning Assistant
Emanuel Machado, Chief Administrative Officer
Selina Williams, Corporate Officer (12:52pm)
Laurie Mosimann, Administrative Assistant II

1. CALL TO ORDER

The meeting was called to order at 12:01pm.

2. APPROVAL OF THE AGENDA

The agenda of the Advisory Planning Commission meeting held Friday, December 15th, 2017, was approved with the following amendments:

- Item 4.2 The Official Community Plan Amendment application for 464 Eaglecrest Drive has been withdrawn; and,
- addition of Item 6.1 – Correspondence from Bill Campbell representing the O’Shea/Oceanmount Community Association Land Use Committee, dated December 12th, 2017, regarding 464 Eaglecrest Drive and response from Katie Thomas, December 14th, 2017.

CARRIED

3. ADOPTION OF MINUTES

Minutes of the Advisory Planning Commission Meeting - November 24th, 2017

RECOMMENDATION

THAT the minutes of the Advisory Planning Commission meeting held Friday, November 24th, 2017, be adopted.

CARRIED

4. NEW BUSINESS

4.1 623 Gower Point Road – DP-2017-27 and DVP-2017-10

Chair Robertson welcomed property owner Ian Trickett and provided an outline of the Commissions role in regards to the application.

Katie Thomas, Planning Assistant, introduced the Development Permit and Development Variance Permit applications for 623 Gower Point Road and provided a slide presentation indicating location, proposed site plan, setback requirements, elevations, proposed floorplan, landscape options, and current site conditions.

Ms. Thomas stated that the main house on the site is on Gower Point Road and the proposed garage and Garden Suite would be accessed from Beachcomber Lane. The proposed layout adheres to all required setbacks but the request to build the Garden Suite above a garage requires variance. Lot coverage is 22% well under the 45% bylaw requirement. The proposed 18% Building Floor Area requires variance to the 14% bylaw requirement. The Second Storey Floor Area bylaw requirement is 75% of the first storey and the applicants would like to maximize the living space on the second storey to 100%. The subject property is in the View Protection Area with a height restriction of 4 metres, the property is on a steep lot with a grade difference of 1.8 metres from the rear to the front of the Garden Suite. There would be three extra parking spaces provided in the garage.

The east elevation depicts two storeys on Beachcomber Lane with access to the garage and the proposed suite. The west elevation would be one storey as seen from the main house. The north and south elevations depict a dramatic grade change which places partial massing of the garage underground. The south elevation has four windows and the north elevation, which is 5 feet from the property line, has one window which conforms to BC Building Code requirements.

The proposed floor plan indicates that the bedrooms will be on the north side and the living space on the south side of the suite. The existing lot is well vegetated but the proponents were asked to soften the elevation along Beachcomber Lane with additional landscaping. The proponents offered an option of a vine covered trellis or the planting of columnar plants. The existing house is white with blue trim. Ms. Thomas provided a sample of the proposed materials for the suite. There is currently an Army truck that is stored on the site which the applicant would like to store in the garage hence the variation of height in comparison to a typical garage. The neighbouring lot is a pie shaped lot with several mature trees.

Chair Robertson asked Ms. Thomas for clarification of the proposed materials. Ms. Thomas replied that the applicants have proposed hardy board siding in the colour of Heather Moss with white trim, and 12 inch Prolok metal roofing in Buckskin colour.

Chair Robertson offered Mr. Trickett an opportunity to address the Commission. Mr. Trickett stated that if the Garden Suite was built with the second storey at 75% of the first floor area as required by bylaw it would make the living area too small and would not be worth his while. The Army truck that he would like to park in the garage is tall and would require a 10 foot clearance.

Chair Robertson asked the Commission to consider the application for variance and the following was discussed:

- is there any precedence for this type of variance in previous applications? Ms. Thomas replied that there have not been any applications for a garage with a Garden Suite. The definition of the Building Floor Area was added when Garden Suites were added to the Zoning Bylaw and speaks to the entire building, if you were considering the principle building the Gross Floor Area considers only inhabitable space and would ensure that the Garden Suite is smaller than the main house;
- is there a need to make modifications to the bylaw in the future? Ms. Thomas replied yes in terms of the View Protection Area this property is in a steep area and there are no buildings overlooking these properties so it could be changed in the future to have garages with Garden Suites included;
- Ms. Thomas stated that the intent of the 75% Second Storey Floor Area is to have the massing decrease as it gets higher and create a cottage feel;
- would the 75% requirement take into consideration that this is only a half basement as half is buried into the slope? Ms. Thomas replied that it was discussed when the bylaw was amended but was not a scenario that they anticipated and will need further review;
- would it be possible to make the building lower with a side extension for the vehicle storage? Mr. Trickett replied that extending the garage would use up too much space in the yard and make it look larger;
- does the extra height in the garage change the required height of the building? Ms. Thomas replied that the extra height at 5.7 metres requires variance because the site is in the View Protection Area with a maximum 4 metre height requirement;
- the grading is a 7 metre drop in 55 metres which is approximately a 12.7% grade the proposed 30% does not calculate. Will they require grading to create the upper door? There is either a retaining wall or grading to back fill the upper area missing from the proposed site plan. Ms. Thomas replied that the survey does show the elevations which is a 1.8 metre difference in average from top to bottom, there is no grading plan but that would be required with a landscape plan at the time of the Building Permit application;
- Mr. Trickett stated that they will be adjusting the grading to match the existing foundation. The existing foundation will retain the soil behind it and it will slope down the sides to match the drawing and nestle the building into the hillside. It could be moved further back into the property but that would make the turn radius into the garage tighter;

- when converting feet to metres the house deck is at 23.55, the upper floor calculation to the suite is not shown, if you do the math based on 19 and add 10 feet you will be filling in a large bench;
- are the two trees at the bottom of the property going to be retained? Mr. Trickett replied that they will be removed. The cedar is under stress and the alder is directly in the way of the garage and suite;
- concern was expressed that with improper grading it will affect the neighbouring trees roots and compromise their health;
- in evaluating the demonstrated need to permit reasonable use of the property, and the concern of not establishing precedence for other properties, could you please clarify the criteria for the variance? Mr. Trickett replied that they plan to live in the Garden Suite and rent out the main house so it would provide a rental need in the town. In terms of size it is the living space that they need to exist;
- should a more detailed landscape plan be provided to properly evaluate the site?
- a house draft and a survey plan have been provided, what is missing is the 4 foot difference between the existing land and the entry to the suite, this could change the character of the building upon completion;
- given that the site is in the View Protection Area but views do not seem to be affected by the height of the building, it leads to favor of the project as it exists;
- the increase to the 75% Second Storey Floor Area should be looked at as site specific in the fact that 50% of the first storey is buried which makes it look like 60% of the building is sticking out of the ground;
- do we need to know more about the backfill landscape implications of the design? Not sure where it goes into the variance as opposed to form and character. Ms. Thomas replied that the property owner is trying to retain as much of the existing landscaping as possible. A grading plan has not been received but the elevations on the survey plan indicate that there is approximately a 2.5 metre difference between the main house and the suite. We could suggest that a grading plan be provided before the application goes to Council;
- it appears that the garage and suite is buried 4 feet so 6 feet of the 10 foot garage is exposed, the building is not represented well and will look taller than the proposed plans;
- in regards to the 75% Second Storey Floor Area, if the first storey is 50% in the ground there is leeway;
- concerned that if the trees are removed and the neighbouring trees die there would be a visual impact on the lane; and,
- likes that the design ties into the new homes across the road.

RECOMMENDATION

THAT the Advisory Planning Commission supports the Development Variance Permit application for 623 Gower Point Road subject to Councils approval of the variance to the height and the 100% Second Storey Floor Area; Council should receive a satisfactory grading plan that addresses how the slope of the land will be delivered, and that there be consideration given to the impact of the grade change on the neighbours trees.

CARRIED

Chair Robertson asked the Commission to consider the form and character of the proposed Garden Suite and the following was discussed:

- should the pyramid cedars be replaced with a species that is less inviting to deer;
- suggest an eyebrow roof over the garage doors to break up the massing;
- would like to see more windows or skylights, why is the window on the north side so small? Ms. Thomas replied that BC Building Code requirements for fire separation will only allow a 7% opening when you are within 5 feet of the property line. The current design is under the 7% so there is room to add more openings;
- if the site is losing two large trees the planting of one significant tree would be nice;
- are the gable shingles wood? Hardy board is represented in the drawings and is within the design guidelines;
- concerned with the size as it looks like a very large building;
- likes the building from the form and character standpoint and finds that it is in keeping with the seaside character. Character details could be added by combining the columnar trees and the vined cedar trellis over the garage doors, adding cedar gables, and possibly a roof over the side entry door;
- in favor of the colour scheme;
- a roof over the side door would break up the massing;
- because the property is long, if you adjust the building into the back of the property you are increasing how much of the building is buried due to the natural grade and increasing more of an apron off the lane for a vehicle to park full length;
- looking at the side elevations it is conceptually a set of stairs and not a ramp, if leveling and terracing were done it would look like 75% above something larger;
- the side facing the neighbour could have larger benches added instead of one slope exposing less of the walls and providing planting spaces;
- likes the idea of adding more character over the garage doors or changing the style of the doors by adding windows or adding carriage style doors;
- clustering plants in pots could look nice against the walls and a gate or a trellis that is not attached to the building would use up the 6.4 metres on the side. Mr. Trickett responded that he has looked at multiple designs and has many ideas that are not on the drawings and he is willing to make changes; and,

- if an extra parking spot is added in the lane, a parallel screen to the lane would be suggested.

Emanuel Macho excused himself from the meeting at 12:48pm.

RECOMMENDATION

THAT the Advisory Planning Commission supports the Development Permit application for 623 Gower Point Road with the following suggestions to break up east façade:

- Addition of a gable;
- Addition of cedar treatments; and,
- Addition of carriage style garage doors for example.

CARRIED

RECOMMENDATION

THAT the Advisory Planning Commission recommends to increase the natural light into the building on the north side by adding an additional window.

CARRIED

Chair Robertson thanked Mr. Trickett for his attendance.

4.2 464 Eaglecrest Drive – DP-2017-09

Chair Robertson stated that there is a Zoning Amendment application for 464 Eaglecrest Drive but the Commission will not be commenting on that application and will focus on the form and character.

Ms. Thomas provided a brief introduction to the application. The lot is a 5 acre parcel on Eaglecrest Drive. The proposal that the Advisory Planning Commission (APC) reviewed in May 2017 included 100 units over three benches with the lower bench accessed from Winn / Stewart Road. The APC comments from May asked for a warmer/softer aesthetic through use of colour, better integration with the Eaglecrest Drive townhomes, and a better visual representation of the lower bench.

Ms. Thomas provided the July 2017 Council motions that relate to form and character. Since the July Council presentation the applicants have withdrawn the Official Community Planning (OCP) amendment application. Council requested that the applicants provide a 3-D model, provide a revision of the design with a more gradual transition in number of storeys and setbacks to the north and east sides of the site, and change the architectural style.

The proponents have revised the application so that it fits with the OCP designation of Low Density Residential 1, withdrawing the OCP amendment which changes the Development Permit Area (DPA) to number 8. The Zoning Amendment for the application remains the same as it will be changing from R-1 to a Comprehensive Development Zone at a later stage.

Ms. Thomas provided a summary of the changes made to the application. The previous submission proposed 100 residential units, the revision proposes 87 units in total. Instead of three sections of housing they are now proposing four sections of housing. They are no longer requesting any land on the Stewart Road frontage. The Stewart Road access was not previously defined; the revision proposes access to underground parking with a car elevator to the different levels.

Ms. Thomas provided an image of the revised four bench design which indicated four duplexes on Eaglecrest Drive, with an option for a secondary suite. The second bench consists of a 55 unit condominium complex accessed from Eaglecrest Drive. The lower bench consists of a 24 unit condominium complex accessed from Winn/Stewart Road. The revised site plan indicates an open space in the middle to break up the buildings. The elevations of the duplexes along Eaglecrest Drive (west) are two storeys and three storeys on the east elevation. The cross-sections of the upper bench depict that the townhomes are partially buried. A middle bench visual depicts an amenity space. A lower bench visual illustrates the access from Stewart Road which due to the natural grade creates a large elevation change from the road to the buildings. The Commission will be focusing discussions using the guidelines for DPA No. 8.

Ms. Thomas introduced Tim Ankenman, of Ankenman Marchand Architect. Stanley Yasin of Sutton Group-West Coast Realty was also in attendance on behalf of the applicants.

Mr. Ankenman stated that the proposal is a work in progress and not necessarily a final design. The OCP amendment request has been withdrawn as directed by Council. The current proposal falls within the guidelines of the existing OCP. The middle buildings in the original proposal were too large for the community to accept. The middle buildings have been redefined as cluster housing which falls within low density residential.

Mr. Ankenman provided the Commission with slides of the proposed architectural styles and a site plan indicating the extension of greenspace onto the site. Mr. Ankenman stated that because it is such a steeply sloped site it is responsible to define the bulk of the mass on the upper and lower benches of the site to retain existing soil and vegetation. The original design of the larger condominium buildings has been redesigned with clusters including large gaps between accesses and 10 feet between various buildings. The footprint of the clusters is similar, if not smaller than the areas single family homes. The architectural style has been changed to a West Coast modern style with low sloped roofs. The lower bench has been redesigned with flat green roofs reducing the appearance of scale and massing and creating storm water retention. The buildings have patios at grade and are terraced back with three storeys maximum on the downhill side and two storeys maximum on the uphill side. The amenity building is on a flat access. The children's playground and vegetable gardens were relocated closer to the amenity building. Ponds, trails and interesting points will be retained throughout the proposed parkland area. Each pod of duplex housing has elevator access. Redesigning the condo buildings to duplex buildings has created all corner units with natural light on three sides of each unit. A road was created for front door

access to the lower pods. Sloped and gull wing roofs have been incorporated into the designs on Eaglecrest Drive. The proposed design treats each cluster unit as a single family home using different materials so it does not feel like repetitive housing. The West Coast modern theme will be achieved using stone, cedar, black windows, and white paneling creating a crisp clean look. The entrance to the parkade in the lower bench is accessed from Winn / Stewart Road and consists of car elevators which go up almost two storeys. There are visitor parking stalls available at the entrance. Mr. Ankenman summarized his presentation stating that there are a lot economic benefits to the project, including an abundance of open space at 69%, increases to the current tax base and use of green initiatives.

Mr. Ankenman provided the Commission with 3-D images of the project.

Chair Robertson provided an opportunity for the Commission members to address the applicants and the following was discussed:

- is there still a playground in proposed plan? Mr. Ankenman replied yes the playground has been set back from the property line as there were concerns of noise levels for the neighbouring properties;
- how does the lower bench underground parking tie into the two upper benches? Mr. Ankenman replied that the parkade is basically an entrance portico that is backfilled with landscaping. The parkade level is one storey below grade and each cluster above is accessed by a single elevator;
- Mr. Yasin commented that there have been several improvements to the landscape designs along Eaglecrest Drive. Mr. Ankenman commented that the streetscape has been improved with the addition of trees, sidewalks, front door entries, low level lighting and a tree covered berm;
- Chair Robertson reviewed the concerns raised by the former Director of Planning: the 5-6 storey building has been replaced with a three storey maximum for all sites, do the roof designs have too much urban character, and the impact on Oceanmount Lane residences;
- parking tunnels and elevators are a very urban solution, the tunnel experience is not part of the form and character of Gibsons. Mr. Ankenman replied that the parkade tunnel is a vehicular entry only, there is a walkway that takes you to the front door of the individual townhomes;
- appreciation show for the parking solution as it minimizes the footprint and is a creative idea that provides a good form of housing with minimal impact on the site;
- are the roofs flat or slightly sloped? Mr. Ankenman replied that in compliance with the OCP the roofs along Eaglecrest Drive are sloped and the rest are flat and green;
- will the green roofs have major plantings or small plantings?
- the modern design is well done and a significant improvement from last design. Appreciates the use of dark windows, stonework, natural wood, terraces and outdoor spaces;
- referencing the first bullet in the DPA No. 8 form and character guidelines it is difficult to determine if the design fits the small town character and the surrounding context, it is very different than anything else in Gibsons;
- this design has maintained significant greenspace;

- appreciates the smaller clusters of buildings. Not a fan of gull wing roofs, would rather see more traditional roofs. Likes the openness of the viewscape from Eaglecrest Drive. Driving into a tunnel for the parkade is unusual but an interesting solution to save the surface land and greenery;
- this is a good attempt at addressing the concerns of the first design submitted. There is nothing about this site that fits easily into the design guidelines. There is a need in the community for this type of housing and the design has addressed that. Has concerns that the greenspace between the upper and lower bench will be hard to maintain during construction. Likes the green roofs;
- appreciates the use of space in the centre clusters but has concerns with the lower bench off of Stewart / Winn Road. Likes the fact that the upper bench has been changed to address the neighbours' concerns. Some choices of the architectural embellishment like large vertical pieces of wood may not survive in the West Coast environment and should be limited to certain areas where they will not be exposed to weather. Pockets of colour changing is a good use on a large project;
- Mr. Ankenman stated that the parkade is not unlike other parkades in Gibsons except that you go up into the parking. A Commission member replied that the concern is that there is no room at the entrance of the parkade tunnel. Mr. Ankenman stated that there is a massive area at the throat of the tunnel for lay by parking;
- there could be confusion as to where the entry into the units is located as they are not obvious. Mr. Ankenman replied that the duplex units have a covered ground level entrance located near the elevators;
- will you be using brick and pavement for the decorative driveways and turn around areas? Mr. Ankenman replied that it will be either stamped concrete or pavers. It is important to make it permeable where it is not over the parkade. The concern with pavers is the steep slope of the site which can readjust pavers;
- Mr. Ankenman stated that a portion of the green space will be left in its natural state, all improvements such as trails and stormwater retention ponds will have interpretive signage. The introduction of the green roofs and the retention ponds will deal with the surface run off from the site. An arborist will be retained to evaluate the trees that are health and supplement with smaller trees with root systems that will retain the existing soil;
- are there any requirements for the maintenance of the greenspace on the site? Ms. Thomas replied that will be considered during the rezoning application; and,
- reality is that there will be machinery involved in the development of the pathways and retention ponds, suggest that a qualified professional be retained to identify all the high value elements in the area and the design should reflect where they are.

RECOMMENDATION

THAT the Advisory Planning Commission believes the new design addresses the direction from Council and most of the concerns raised in Andre Boel's report to Council, and better fits the Development Permit Area No. 8 Design guidelines and maximizes the greenspace on the site.

CARRIED

Chair Robertson thanked Mr. Ankenman and Mr. Yaris for their attendance.

5. UPDATES

- The Building Permit for the Glassford Road Garden Suite has been issued and construction should start in the new year.
- Lesley-Ann Staats, the new Director of Planning, will start in January.

6. CORRESPONDENCE

6.1 Correspondence from Bill Campbell representing the O'Shea/Oceanmount Community Association Land Use Committee, dated December 12th, 2017, regarding 464 Eaglecrest Drive

RECOMMENDATION

THAT correspondence submitted by Bill Campbell representing the O'Shea/Oceanmount Community Association Land Use Committee, dated December 12th, 2017, regarding 464 Eaglecrest Drive be received.

CARRIED

7. UNFINISHED BUSINESS

None

8. INQUIRIES

Chair Robertson offered the gallery an opportunity for comments.

9. NEXT MEETING

The next Advisory Planning Commission meeting is to be held on Friday, January 19th, 2018, in the Town Hall Council Chambers at 12:00pm.

Deborah Greaves excused herself from the meeting at 2:14pm.

Chair Robertson stated that there are three Commission member terms ending at the end of 2017 and the new Director of Planning will be considering membership in the new year.

10. ADJOURNMENT

The meeting was adjourned at 2:16pm.



Pam Robertson, Chair



Selina Williams, Corporate Officer



DRAFT DEVELOPMENT PERMIT

NO. DP- 2017-09

TO: **TCD DEVELOPMENTS (GIBSONS) LTD**

ADDRESS: **2827 WEST 43RD AVE
VANCOUVER B.C. V6N 3H9
(Permittee)**

- 1) This Development Permit is issued subject to compliance with all of the Bylaws of the Town of Gibsons applicable thereto, except those specifically varied or supplemented by this Permit.
- 2) The Development Permit applies to those "lands" within the Town of Gibsons described below:
Parcel Identifier: 011-961-929
Legal Description: BLOCK 9 EXCEPT: FIRSTLY; PART IN REFERENCE PLAN 18037, SECONDLY; PART SUBDIVIDED BY PLAN LMP21605, DISTRICT LOT 1328 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 4014
Civic Address: 464 Eaglecrest Drive
- 3) The lands are within Development Permit Area No. 8 for form and character.
- 4) The "lands" described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit which shall form a part thereof.
- 5) The building form and character is required to conform to the following plans:
 - *Development Plans titled: Eaglecrest Drive, dated 2017-03-20, last revised 2018-06-20*
 - *Landscape Plans titled: Conceptual Landscape Planting Plan, dated Dec 2016, issued 2018-06-20*
- 6) This Development Permit applies to the form and character on the site. For details shown in off-site areas the plans may be subject to change following the provisions of a Servicing Agreement.
- 7) Minor changes to the aforesaid drawings that do not affect the intent of this Development Permit or the general appearance of the buildings and character of the development may be permitted, subject to the approval of the Director of Planning.
- 8) If the Permittee does not commence the development permitted by this Permit within twenty four months of the date of this Permit, this Permit shall lapse.
- 9) This Permit is NOT a Building Permit.
- 10) As a condition of the issuance of the Building Permit, Council requires that the Permittee provide security for the value of **\$378,660.00** to ensure that the on-site landscaping component of the development is carried out in accordance with the terms and conditions set out in this permit.

- (a) The condition of the posting of the security is that, should the Permittee fail to carry out the development hereby authorized according to the terms and conditions of this Development Permit within the time provided, the Town may carry out the development or any part of it by its servants, agents or contractors and deduct from the security all costs of so doing, it being understood that the surplus, if any, shall be paid over to the Permittee.
- (b) If on the other hand, the Permittee carries out the landscaping component of the development permitted by this Development Permit within the time set out herein, the security shall be returned to the Permittee.
- (c) Prior to issuance of a Building Permit, the Permittee is to file with the Town an irrevocable Letter of Credit or Certified Cheque as security for the installation of hard and soft landscaping in accordance with approved plans, such Letter of Credit to be submitted to the Town at the time of the Building Permit application.
- (d) The Permittee shall complete the landscaping works required by this permit within six (6) months of issuance of the Building Permit.
- (e) If the landscaping is not approved within this six (6) month period, the Town has the option of continuing to renew the security until the required landscaping is completed or has the option of drawing the security and using the funds to complete the required landscaping. In such a case, the Town or its agents have the irrevocable right to enter into the property to undertake the required landscaping for which the security was submitted.
- (f) Upon completion of the landscaping, a holdback of 10% of the original security, plus any deficiencies, will be retained for a 1-year period, to be returned upon written final approval from the Landscape Architect.
- (g) The following standards for landscaping are set:
 - (i) All landscaping works and planters and planting materials shall be provided in accordance with the landscaping as specified on the Site Plan and Landscaping Plan which forms part of this Permit.
 - (ii) All planting materials that have not survived within one year of planting shall be replaced at the expense of the Permittee.

AUTHORIZING RESOLUTION PASSED BY COUNCIL

THIS THE XX DAY OF <month>, 201X.

ISSUED THIS ____ DAY OF _____, 201X.

Wayne Rowe
Mayor

Selina Williams
Corporate Officer

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Plot Date: Jun 20, 2018 4:42:33 p.m.



EAGLECREST DRIVE - STREETScape

ARCHITECTS

ANKENMAN MARCHAND

1648 West 5th Avenue
Vancouver, BC V6J 1H5

Tel: (604) 872-2595 Fax: (604) 872-2595
Email: office@AMArchitects.com

Project:
1638

Eaglecrest Drive
464 Eaglecrest Drive, Gibsons, BC

Drawing:
UPPER BENCH -
EAGLECREST
ELEVATIONS/MUSUALS
Project Status:
RZ

SUBMISSION

Date	Description
2017-03-20	Issued for Review
2017-05-10	Issued to A/C
2017-12-04	Issued to A/C
2018-06-20	Issued for Form & Character DP

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
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Scale: DWG. NO: A202

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Plot Date: Jun 20, 2018 4:43:10 p.m.



UPPER BENCH - INTRENAL RENDERING/VISUAL

ARCHITECTS

ANKENMAN MARCHAND

1646 West 5th Avenue
Vancouver, BC V6J 1H5

Tel: (604) 872-2995 Fax: (604) 872-2995
Email: office@AMArchitects.com

Project:
1638

Eaglecrest Drive
464 Eaglecrest Drive, Gibsons, BC

Drawing:
UPPER BENCH - INTRENAL
RENDERING/VISUAL

Project Status:
RZ

SUBMISSION

Date	Description
2017.02.23	Issued for Permitting
2017.05.18	Issued to APC
2017.12.24	Issued to APC
2018.06.20	Issued for Form & Character DP

REVISION

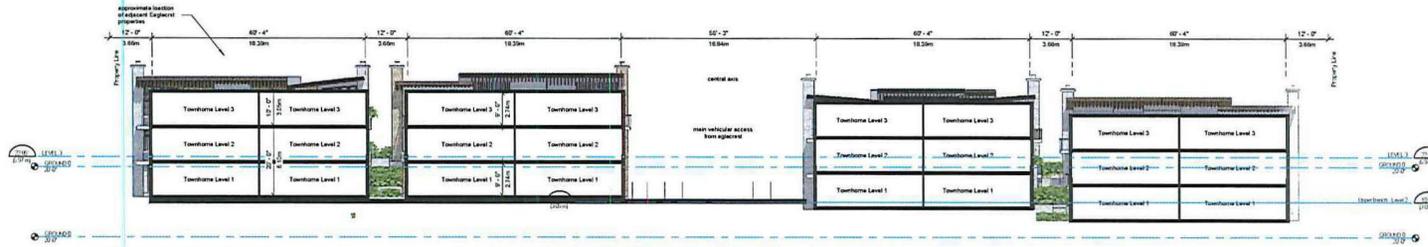
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
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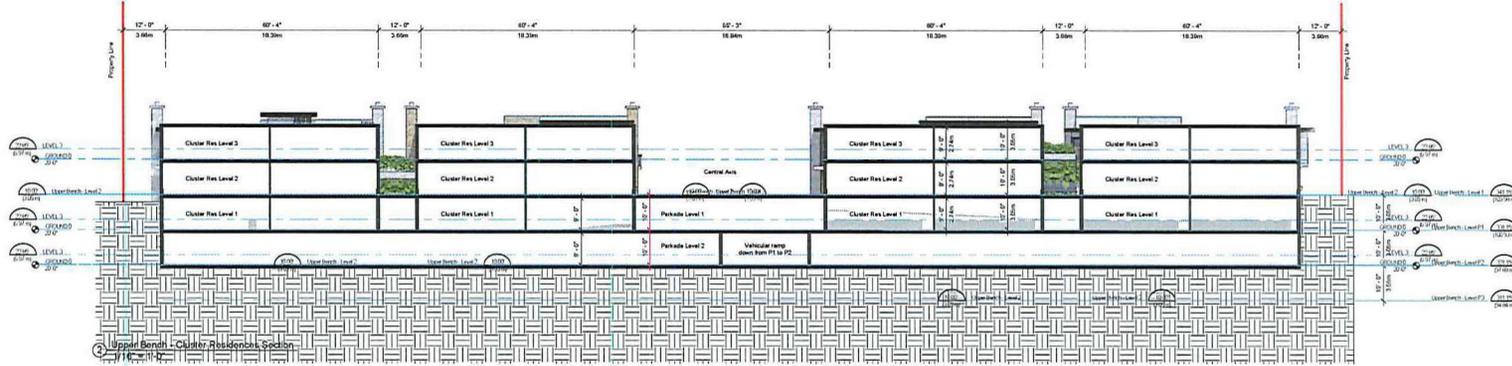
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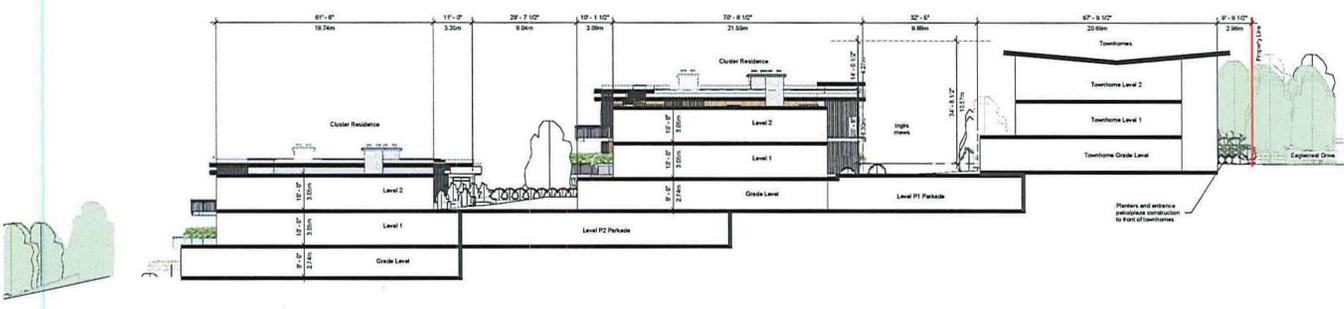
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1 Upper Bench - Duplex Buildings Section
1/16" = 1'-0"



2 Upper Bench - Cluster Residences Section
1/16" = 1'-0"



3 Upper Bench - Cluster Residences & Townhomes Section
1/16" = 1'-0"

ARCHITECTS

1645 West 5th Avenue
Vancouver, BC V6J 1N5
Tel: (604) 872-2595 ext. (604) 872-2595
Email: office@AMArchitects.com

ANKENMAN MARCHAND

Project: 1638
Eaglecrest Drive
464 Eaglecrest Drive, Gibsons, BC
Drawing: UPPER BENCH - BUILDING SECTIONS
Project Status: RZ

SUBMISSION	
Date	Description
2017-03-29	Issued for Review
2017-04-18	Issued to APC
2017-12-04	Issued to APC
2018-05-22	Issued for Form & Chapter DP

REVISION		
No.	Date	Description

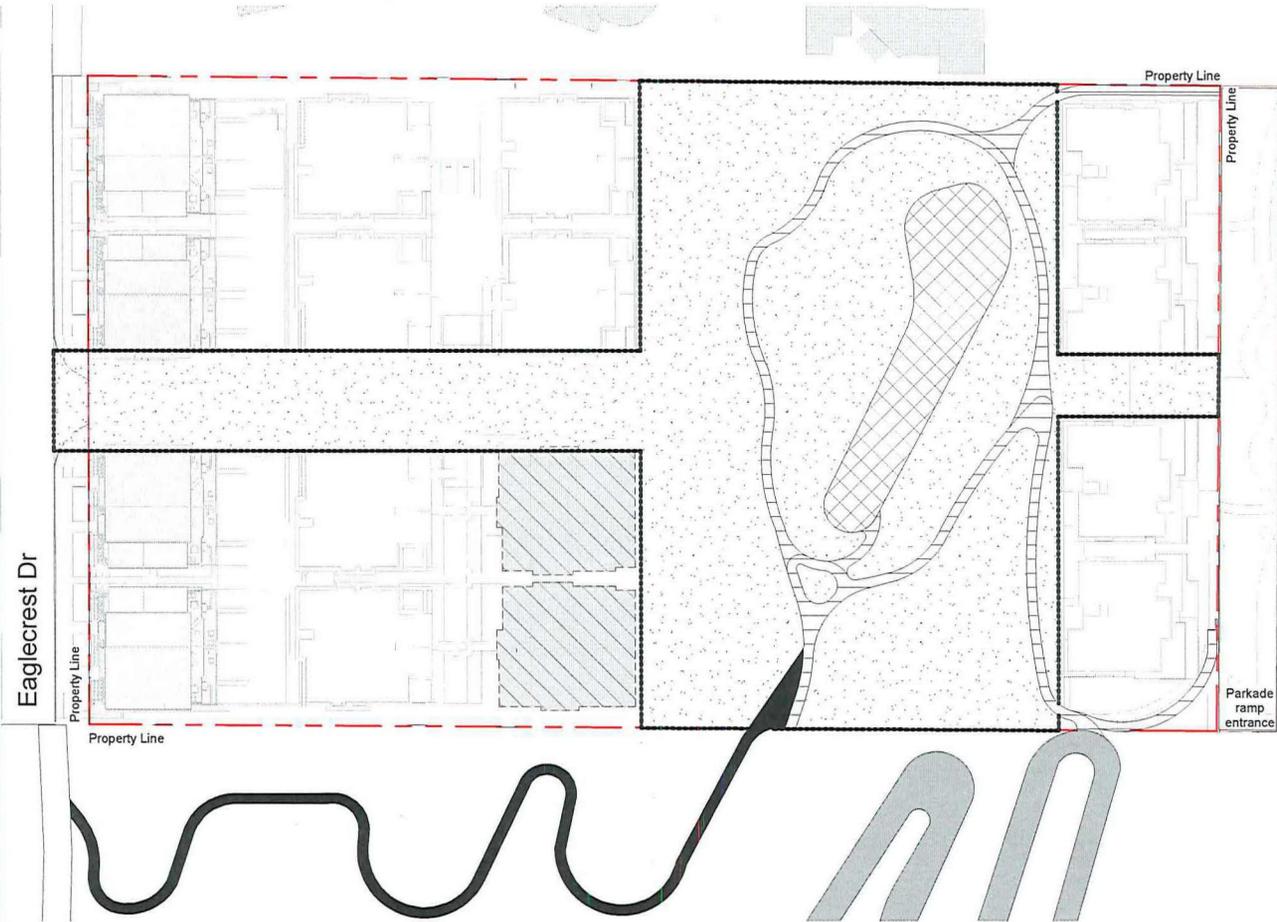
All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
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Scale: 1/16" = 1'-0"
DWG. NO: A220

Eaglecrest Drive

464 Eaglecrest Drive, Gibsons, BC

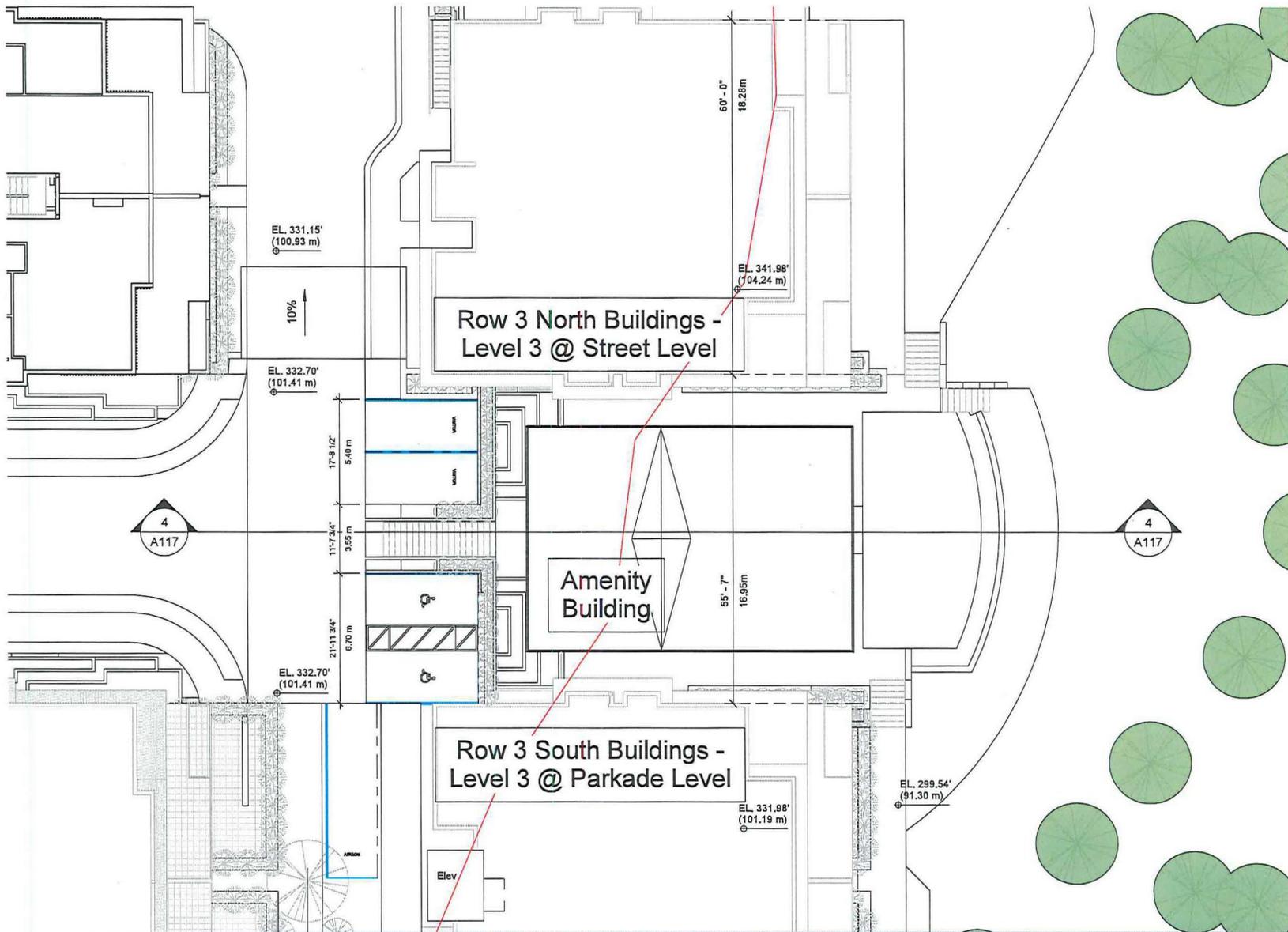
Schedule C



Key Legend

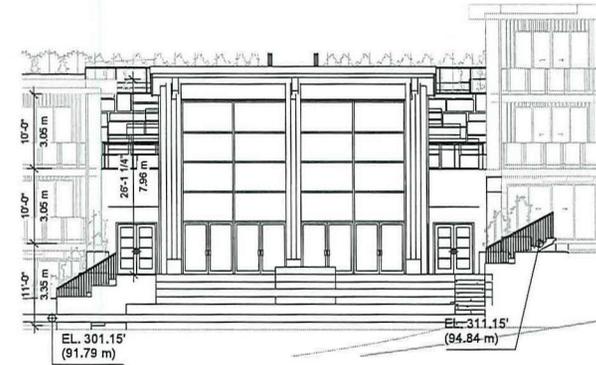
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|---|--|
|  | Buildings over 8.0m in height |
|  | Area in blanket SRW |
|  | Trail to be constructed on Town Land
Location/alignment of trail/right of way subject to change |
|  | Future Trail
Location/alignment of trail/right of way subject to change |
|  | Existing Trail |
|  | Stormwater Detention Pond |

② Schedule C
1/64" = 1'-0"

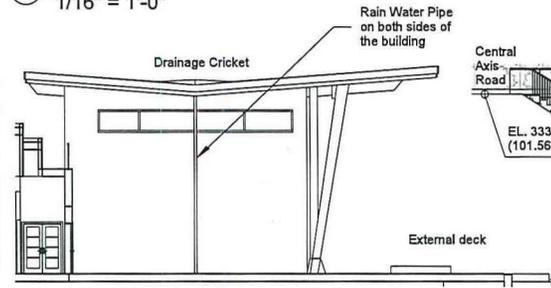


① Amenity Building - Roof Level
1/16" = 1'-0"

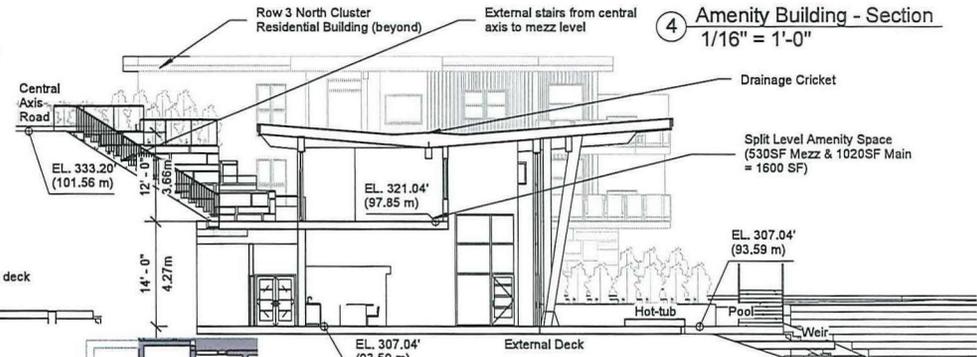
③ Amenity Building - East Elevation
1/16" = 1'-0"



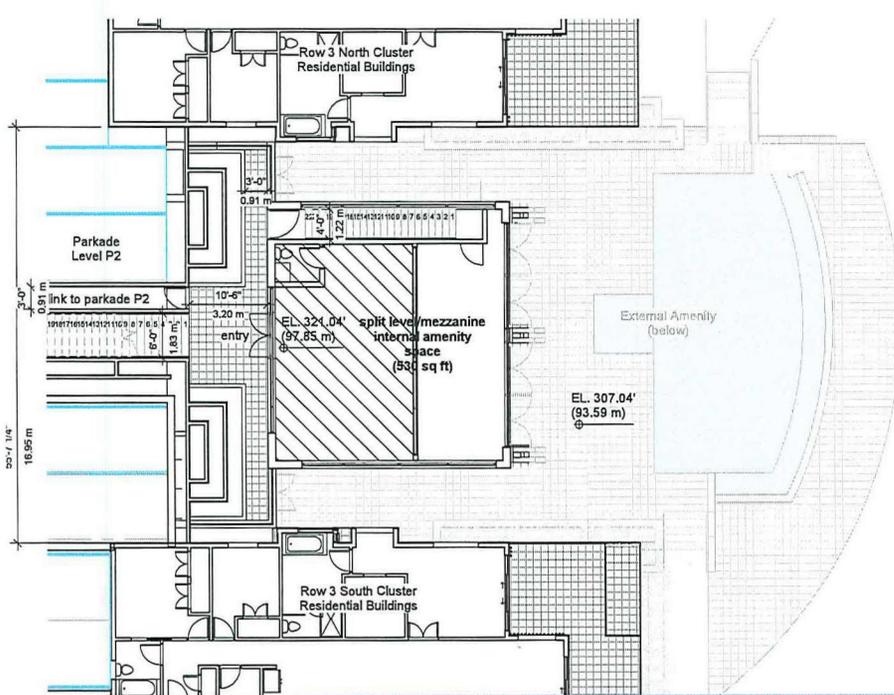
⑤ Amenity Exterior East Elevation
1/16" = 1'-0"



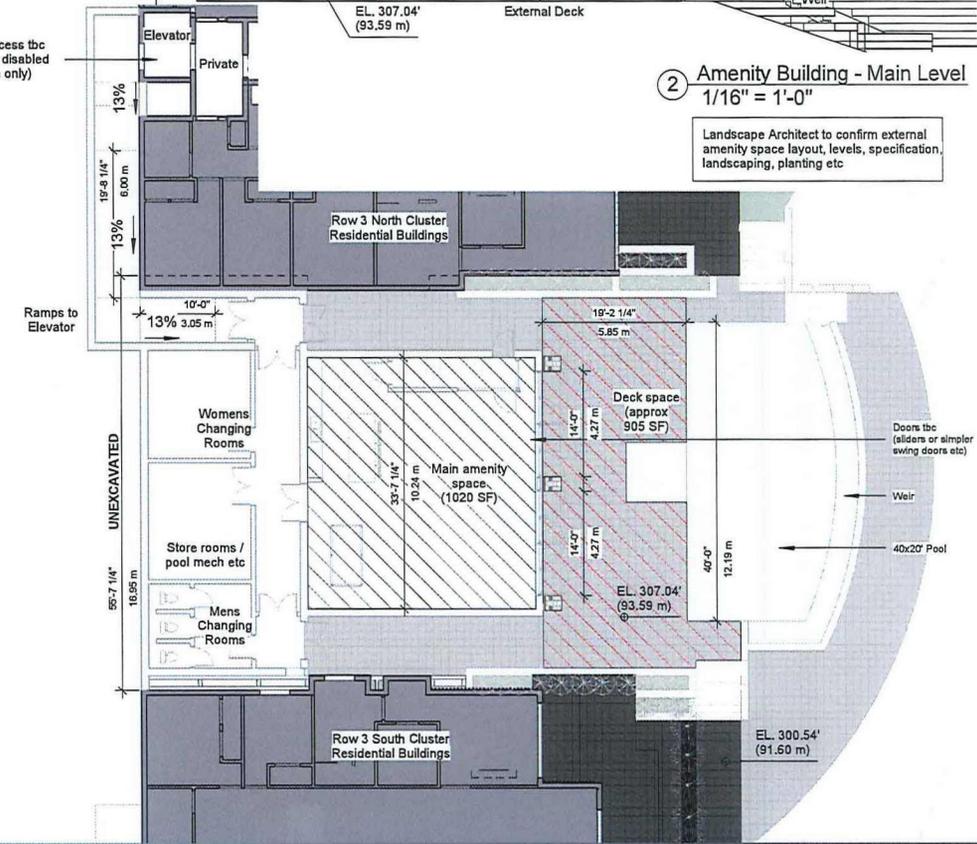
④ Amenity Building - Section
1/16" = 1'-0"

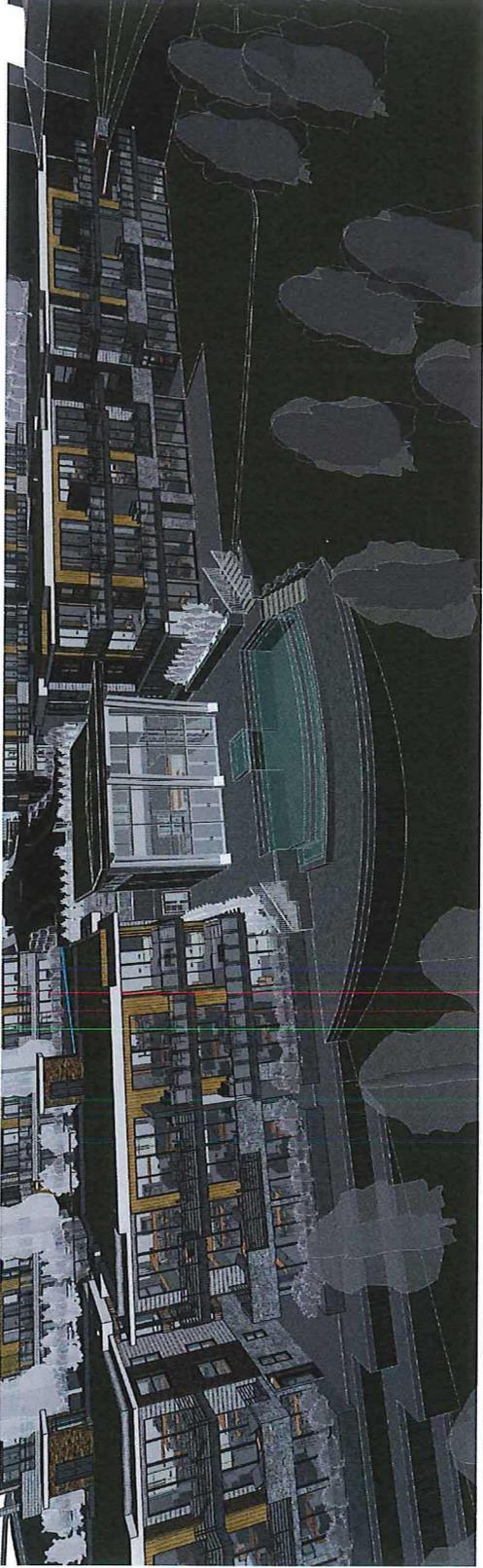


① Amenity Building - Mezzanine Level
1/16" = 1'-0"



② Amenity Building - Main Level
1/16" = 1'-0"

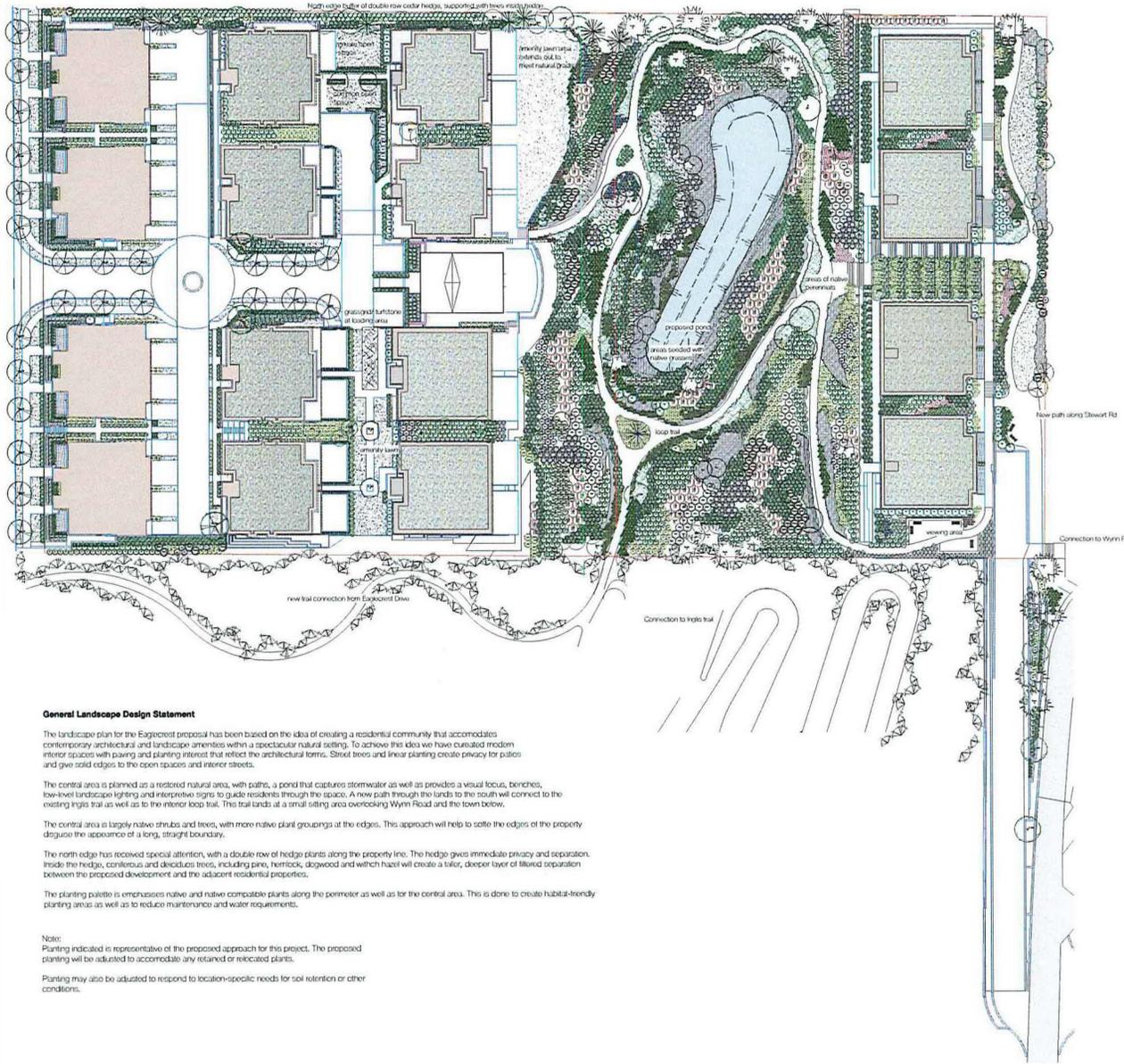




① Amenity Building - Visual



② Amenity Building - Park Visual



RECOMMENDED PLANT LIST

TREES

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Ac.c	41	Acer circinatum	Vine maple	3.0m ht.	
Ac.rub	24	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	5 cm. cal.	
A.l	5	Alnus incana 'Lutescens' Q.L.S.	Allegheny Sawtoothed Birch	5 cm. cal.	
Bj	3	Betula Jacquemontii	Jacquemontii Birch	5 cm. cal.	
C.nat	13	Coronula nuttallii 'National'	National Dogwood	2.5 m. ht.	
Cyc	21	Corylus cornuta	Blackoak hazelnut	1.0m. ht.	
Cl	9	Crataegus laevigata	Hawthorne	4 cm. cal.	
F.syd	3	Fagus sylvatica 'Dawyckii'	Dawyckii Beech	7 cm. cal.	
H.m.	33	Hamamelis x intermedia 'Diane'	Diane Witch Hazel	2.0 m. ht.	
P.con	14	Pinus contorta	Shore pine	2.5m. ht.	
P.trop	3	Pinus strobus 'Templehof'	Japanese White Pine	2.5 m. ht.	
p.syl	7	Pinus sylvestris	Scotch Pine	2.5 m. ht.	
Pr.Ake	3	Prunus x yedoensis 'Akebono'	Daybreak Cherry	5 cm. cal.	
sp.m	39	Spiraea japonica 'Little Princess'	Little Princess Spirea	#2 pot	
Sp.psd	4	Stewartia pseudocamellia	Japanese Stewartia	6 cm. cal.	
T.Ex	174	Tsuga plicata 'Excelsa'	Excelsa red cedar	2.5 m. ht.	
Tsu.H	6	Tsuga heterophylla	Western hemlock	2.5 m. ht.	

SHRUBS

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Ab	94	Abelia grandiflora	Glossy abelia	#2 pot	
Ab.un	39	Abutilon unguis 'Compacta'	Compact Strawberry Bush	#5 pot	
Az.j	429	Azalea japonica	Japanese azalea	#2 pot	
B.rh	82	Barberis thunbergii 'Crimson Pyram'	[AI] Crimson Pyram Dwarf Japanese Bar	#2 pot	
B.v	118	Barberis verna	Warty Barbary	#3 pot	
Bs	1015	Blechnum spicatum	Deer Fern	#2 pot	
Bk	570	Buxus 'Green Velvet'	Green Beauty Boxwood	#3 pot	
cal.b	87	Calliopsis bodinieri 'Profusion'	Profusion Beautyberry	#1 pot	
Cea	90	Ceanothus 'Victoria'	Callifornia lilac	#3 pot	
Ch.Az	179	Chamaenerion 'Arctic Pearl'	Arctic Pearl Mock Orange	#3 pot	
cl	129	Comus stricta 'Stolonifera'	Redstart Dogwood	#2 pot	
gs	639	Gaultheria shallon	Salti	#1 pot	
Hol.d	96	Holodiscus discolor	oceanspray	#2 pot	
Hyd.q	9	Hydrangea quercifolia	Oakleaf Hydrangea	#3 pot	
Ma.c	174	Mahonia aquaticolium	Oregon grass	#2 pot	
Ma.C	19	Mahonia x media 'Charity'	Charity Mahonia	#3 pot	
pm	1541	Polystichum munilum	Western swordfern	#1 pot	
slz	288	Prunus laurocerasus 'Zabeliana'	Zabel Cherry Laurel	#2 pot	
R.zan	89	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#2 pot	
RtB	139	Rosa rugosa x 'Therese Bugnet'	Therese Bugnet Japanese Rose	#1 pot	
sk	246	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	#2 pot	
sal.f	51	Sarcococca nuxifolia	Fragrant Sarcococca	#3 pot	
sk	156	Skinningia japonica	Japanese Skinningia	#2 pot	
sp.d	281	Spiraea douglasii	Hardhack spirea	#2 pot	
sp.m	553	Spiraea japonica 'Little Princess'	Little Princess Spirea	#2 pot	
Tch	37	Taxus sp	'New' hedge variety	1.5 m. ht.	
vo.tb	639	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#1 pot	
vil	130	Vaccinium vitis-idaea	Lingonberry	#1 pot	
	0				

PERENNIALS

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Ana	12	Anemone japonica	Japanese anemone	#1 pot	
Ech.R	133	Echinacea 'Raiita'	Purple coneflower Rastila (dwarf)	#1 pot	
Ech.T	130	Echinacea purpurea	Purple Coneflower 'Big Sky Twilight'	#1 pot	
h	174	Hemerocallis x 'Lemon Yellow' or vars	Lemon Yellow Daylily	#1 pot	
Pr.o	15	Pennisetum orientale	Oriental Fountain Grass	#3 pot	
per	278	Perovskia atriplicifolia	Russian Sage	#1 pot	
RtB	10	Rosa rugosa x 'Therese Bugnet'	Therese Bugnet Japanese Rose	#1 pot	

GROUNDCOVER

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
ou	1024	Actinotaphya ussuriensis 'Yancover Jade'	Yancover Jade Kinnikinnick	#1 pot	
vil	234	Vaccinium vitis-idaea	Lingonberry	#1 pot	

All materials and workmanship to BCSLA/BCUNA standards, latest edition

General Landscape Design Statement

The landscape plan for the Egancrest proposal has been based on the idea of creating a residential community that accommodates contemporary architectural and landscape amenities within a spectacular natural setting. To achieve this idea we have curated modern interior spaces with pairing and planting interests that reflect the architectural forms. Street trees and linear planting create privacy for patios and give solid edges to the open spaces and interior streets.

The central area is planned as a restored natural area, with paths, a pond that captures stormwater as well as provides a visual focus, benches, low-level landscape lighting and interpretive signs to guide residents through the space. A new path through the lands to the south will connect to the existing Ings trail as well as to the interior loop trail. This trail lands at a small sitting area overlooking Wynn Road and the town below.

The central area is largely native shrubs and trees, with more native plant groupings at the edges. This approach will help to settle the edges of the property and disguise the appearance of a long, straight boundary.

The north edge has received special attention, with a double row of hedge plants along the property line. The hedge gives immediate privacy and separation. Inside the hedge, coniferous and deciduous trees, including pine, hemlock, dogwood and witch hazel will create a taller, deeper layer of filtered separation between the proposed development and the adjacent residential properties.

The planting palette emphasizes native and native compatible plants along the perimeter as well as for the central area. This is done to create habitat-friendly planting areas as well as to reduce maintenance and water requirements.

Note:
Planting indicated is representative of the proposed approach for this project. The proposed planting will be adjusted to accommodate any retained or relocated plants.

Planting may also be adjusted to respond to location-specific needs for soil retention or other conditions.



DAMON ORIENTE LTD.
LANDSCAPE ARCHITECTS

#306 – 4464 West 10th Avenue
Vancouver, BC, V6R 2H9
Canada

Tel: 604-222-9200
Fax: 604-222-9212
E: dvo@telus.net
W: <http://www.damonoriente.ca>

20 June 2018

RE: Eaglecrest Drive Residential Proposal, 464 Eaglecrest Drive, Gibsons BC
Estimate of Landscape Construction Costs

This letter provides a summary of our estimate of probable landscape construction costs for the above named project. It includes landscape planting, paths, signs and benches, for the areas around the proposed buildings as well as for the central open space. This estimate is based on drawings dated 19 June 2018.

We have divided the work into general categories typical for landscape construction. Plant material costs include delivery. Installation costs have integrated allocations for soil, installation and machine time factored in to the total item cost.

These estimates assume that the site grading and necessary excavation will be performed as part of the overall site construction work, undertaken by the facility and civil works contractors.

Summary Table of Area Cost Estimates		
	Tree supply cost	\$55,360.00
	Shrub supply cost	\$120,200.00
	Groundcover supply cost	\$6,300.00
	Perennial supply cost	\$3,000.00
	Installation and soil	\$178,600.00
	benches and signs	\$9,000.00
	Central area gravel trail	\$6,200.00
	Estimated Probable Cost of Landscape Work	\$378,660.00

Damon Oriente Ltd.