



STAFF REPORT

TO: Council **MEETING DATE:** July 10, 2018
FROM: Lesley-Ann Staats
Director of Planning **FILE NO:** 6480-20-GRNP
SUBJECT: Referral Comments on Gospel Rock Village Development Permit Area No. 10

RECOMMENDATIONS

1. THAT the report titled Referral Comments on Gospel Rock Village Development Permit Area No. 10 be received;
 2. AND THAT Council has considered *Official Community Plan Amendment Bylaw No. 985-21, 2018* in conjunction with the Town's:
 - a. 2018-2022 Financial Plan; and
 - b. Waste Management Plans;
 3. AND FURTHER THAT a Public Hearing to consider the *Town of Gibsons Official Community Plan Amendment Bylaw No. 985-21, 2018* be scheduled to begin at 6:00 pm on Tuesday, July 24, 2018, in Council Chambers, located at Town Hall, 474 South Fletcher Rd, Gibsons.
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PURPOSE

The purpose of this report is to provide Council with feedback from referral comments regarding form and character Development Permit Area (DPA) No. 10 guidelines to be applied to commercial, multi-family residential and mixed-use development within the Gospel Rock Neighbourhood Plan (GRNP) area; and recommend scheduling a Public Hearing.

BACKGROUND

A form and character DPA (Gospel Rock Village – DPA No. 10) has been developed to guide the design of new commercial, multi-family residential, and mixed-use development in the Gospel Rock Neighbourhood Plan area to implement policies in the Gospel Rock Neighbourhood Plan.

On June 19, 2018, Council passed Resolution R2018-140 as follows:

Gospel Rock Village Form and Character Development Permit Area Guidelines

THAT the Gospel Rock Village Development Permit Application No. 10 be amended to include a sub-bullet following the guideline referencing opportunities for the inclusion of public art: "Opportunities to display Skwxwú7mesh art, language and culture in public space are especially encouraged."

AND THAT the "Official Community Plan Amendment Bylaw No. 985-21, 2018" be referred to the following agencies for consultation:

- a. Vancouver Coastal Health*
- b. Town of Gibsons Fire Department;*

AND FURTHER THAT "Official Community Plan Amendment Bylaw 985-21, 2018" be forwarded to Council for consideration of first and second reading.

DISCUSSION

Advisory Planning Commission Comments

On June 15, 2018, the Advisory Planning Commission (APC) reviewed the draft DPA No. 10 guidelines and provided the following recommendation:

THAT the Advisory Planning Commission supports introducing Gospel Rock Village DPA No. 10, the Form and Character Development Permit Area Guidelines for the Gospel Rock Neighbourhood Plan area, with the following suggestions incorporated:

- Enhancements to the green energy requirements;*
- Accessibility considerations be given to pedestrian friendly design;*
and,
- Addition of the words 'sea side' after 'West Coast' to bullet six (6) of the Section General Form and Character of Development.*

APC comments were incorporated in the guidelines presented to Council on June 19, 2018.

DPA No. 10 was referred to Vancouver Coastal Health (VCH) and the Gibsons Fire Department on June 19, 2018, for comments.

Gibsons Fire Department Comments

The Fire Department recommend that fire resistive materials be used where possible. Road widths should allow Fire Department vehicle access throughout the village, and sprinklers should be used throughout the village for both commercial and residential properties.

Vancouver Coastal Health Comments

Comments from Vancouver Coastal Health are enclosed as Attachment B.

COMMUNICATION

DPA No. 10 has been referred to internal and external agencies for comment. A Public Hearing would provide an opportunity for members of the public to comment on the proposed DPA.

Staff recommends that a Public Hearing to consider *Official Community Plan Amendment Bylaw No. 985-21, 2018* be scheduled to begin at 6:00 pm on Tuesday, July 24, 2018, in Council Chambers, located at Town Hall, 474 South Fletcher Rd, Gibsons.

POLICY / PLAN IMPLICATIONS

Strategic Plan Implications

The development of DPA design guidelines is aligned with Council's strategic priority of Asset Management and Community Development.

Financial Plan Implications

Introducing new form and character design guidelines which replace existing guidelines does not impact the Financial Plan.

Waste Management Plans

The DPA is specific to the form and character of buildings and staff considers it would have little impact on waste management considerations. However, to ensure the development provides recycling facilities, the DPA includes a guideline that states: *Recycling facilities are required for all commercial, multi-family residential, and mixed-use buildings.*

Pursuant to Section 477 of the *Local Government Act*, staff recommends that Council has considered the OCP Amendment Bylaw No. 985-21, 2018 in conjunction with the Town's 2018-2022 Financial Plan and Waste Management Plans.

Official Community Plan Implications

The development of design guidelines implements Policies 3.4.11 and 3.7 in the Gospel Rock Neighbourhood Plan.

NEXT STEPS

Next steps in the OCP amendment process includes:

- Public Hearing
- Third Reading
- Fourth Reading / Adoption

RECOMMENDATIONS / ALTERNATIVES

Staff's recommendations are on page 1 of this report.

ATTACHMENTS

- Attachment A – *Official Community Plan Amendment Bylaw No. 985-21, 2018*

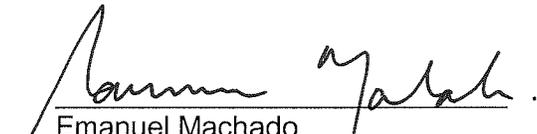
Respectfully Submitted,



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

TOWN OF GIBSONS

BYLAW NO. 985-21, 2018

A Bylaw to amend *Town of Gibsons Official Community Plan Bylaw No. 985, 2005*

WHEREAS the Council for the Town of Gibsons has adopted *Town of Gibsons Official Community Plan Bylaw No. 985, 2005*;

AND WHEREAS the Council for the Town of Gibsons deems it desirable to amend *Town of Gibsons Official Community Plan Bylaw No. 985, 2005*;

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

1. This Bylaw may be cited as "*Official Community Plan Amendment Bylaw No. 985-21, 2018*".
2. *Official Community Plan Bylaw No. 985, 2005*, is amended as follows:
 - a) Altering the Development Permit Area designation for the Gospel Rock Neighbourhood Plan Area from "DPA 8 Intensive Residential" to "DPA 10 Gospel Rock Village" on Schedule E to Bylaw No. 985, as shown on Schedule 1 attached to and forming part of this bylaw;
 - b) Deleting Schedule E to Bylaw No. 985 and replacing it with Schedule E as shown on Schedule 2, attached to and forming part of this bylaw;
 - c) Altering Policy 3.4.4 in the Gospel Rock Neighbourhood Plan so that it reads:
 - 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 Development Permit Area No. 8, 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.
 - d) Altering Policy 3.4.5 in the Gospel Rock Neighbourhood Plan so that it reads:
 - 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 Development Permit Area No. 8.

- e) Altering Policy 3.4.6 in the Gospel Rock Neighbourhood Plan so that it reads:
 - 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 Gospel Rock Village Development Permit Area No. 10.
- f) Altering Policy 3.4.7 in the Gospel Rock Neighbourhood Plan so that it reads:
 - 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 Gospel Rock Village Development Permit Area No. 10.
- g) Altering Policy 3.4.11 in the Gospel Rock Neighbourhood Plan so that it reads:
 - 3.4.11 Commercial and mixed-use development shall be developed in accordance with the guidelines within Gospel Rock Village Development Permit Area No. 10.
- h) Altering Policy 3.7 in the Gospel Rock Neighbourhood Plan so that it reads:

3.7 Development Permit Areas

- o The form and character of commercial, multi-family residential, and mixed-use development shall be subject to the guidelines within Gospel Rock Village Development Permit Area No. 10.*
 - o The form and character of small lot residential development shall be subject to the guidelines in Development Permit Area No. 8.*
 - o The form and character of cluster housing residential development shall be subject to the guidelines in Development Permit Area No. 8.*
- i) Inserting Section 16.11 Gospel Rock Village Development Permit Area No. 10 after Section 16.10 Gibsons Aquifer Development Permit Area No. 9 as shown on Schedule 3, attached to and forming part of this bylaw;
- j) Renumbering Section “16.11 Temporary Use Permits” to Section “16.12 Temporary Use Permits”; and

k) Making such consequential alterations and annotations as are required to give effect to this amending bylaw, including renumbering of subsequent provisions of the Bylaw.

READ a first time the 19TH day of JUNE , 2018

PURSUANT to Section 475 of the *Local Government Act* consultation requirements considered the 19TH day of JUNE, 2018

READ a second time the 19TH day of JUNE , 2018

CONSIDERED in conjunction with the Town of Gibsons' Financial Plan and any applicable Waste Management Plans pursuant to the *Local Government Act* the ##### day of MONTH, YEAR

PUBLIC HEARING held the ##### day of MONTH , YEAR

READ a third time the ##### day of MONTH , YEAR

ADOPTED the ##### day of MONTH , YEAR

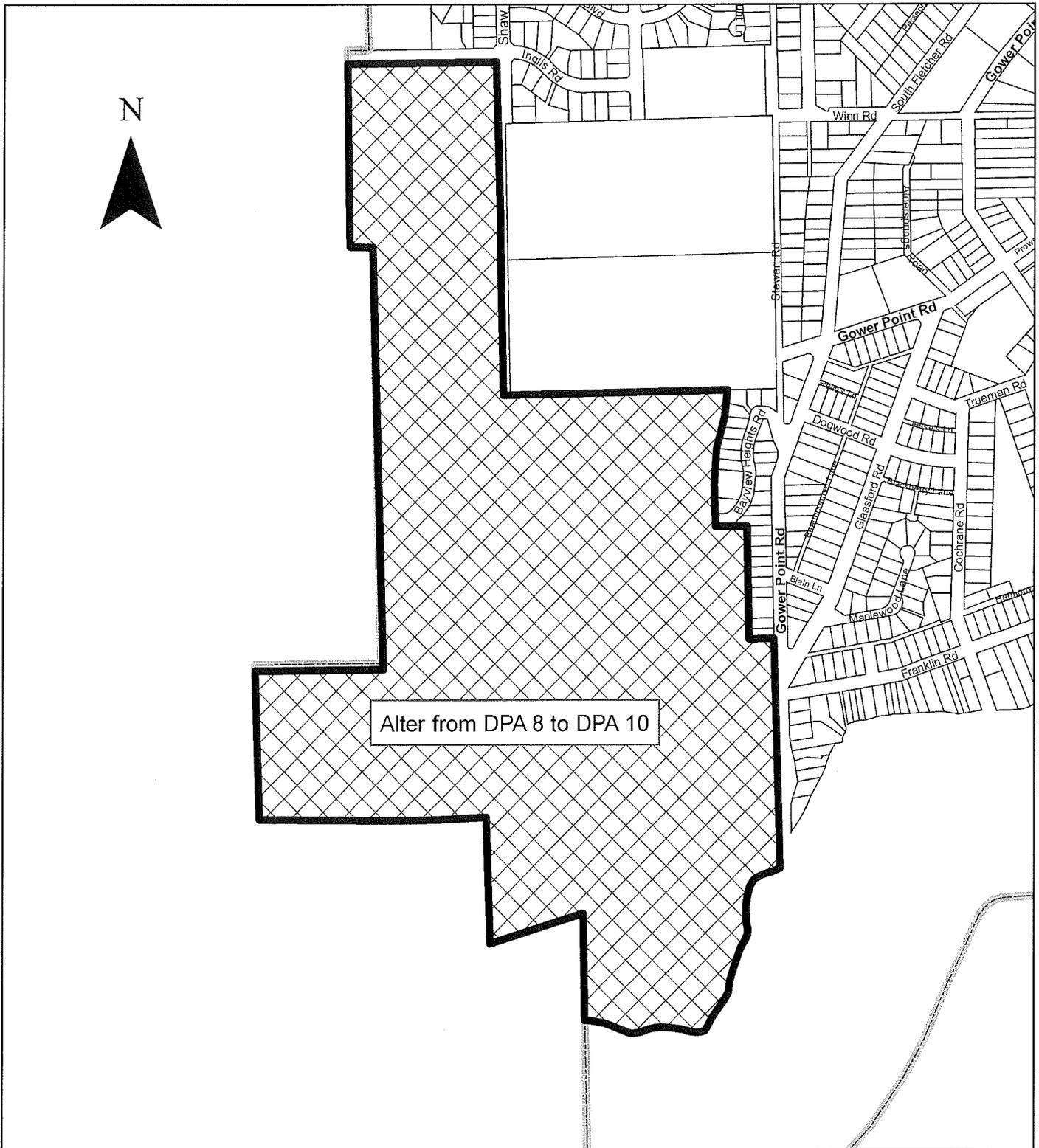
Wayne Rowe, Mayor

Selina Williams, Corporate Officer



Schedule 1

OCP Amendment Bylaw No. 985-21, 2018

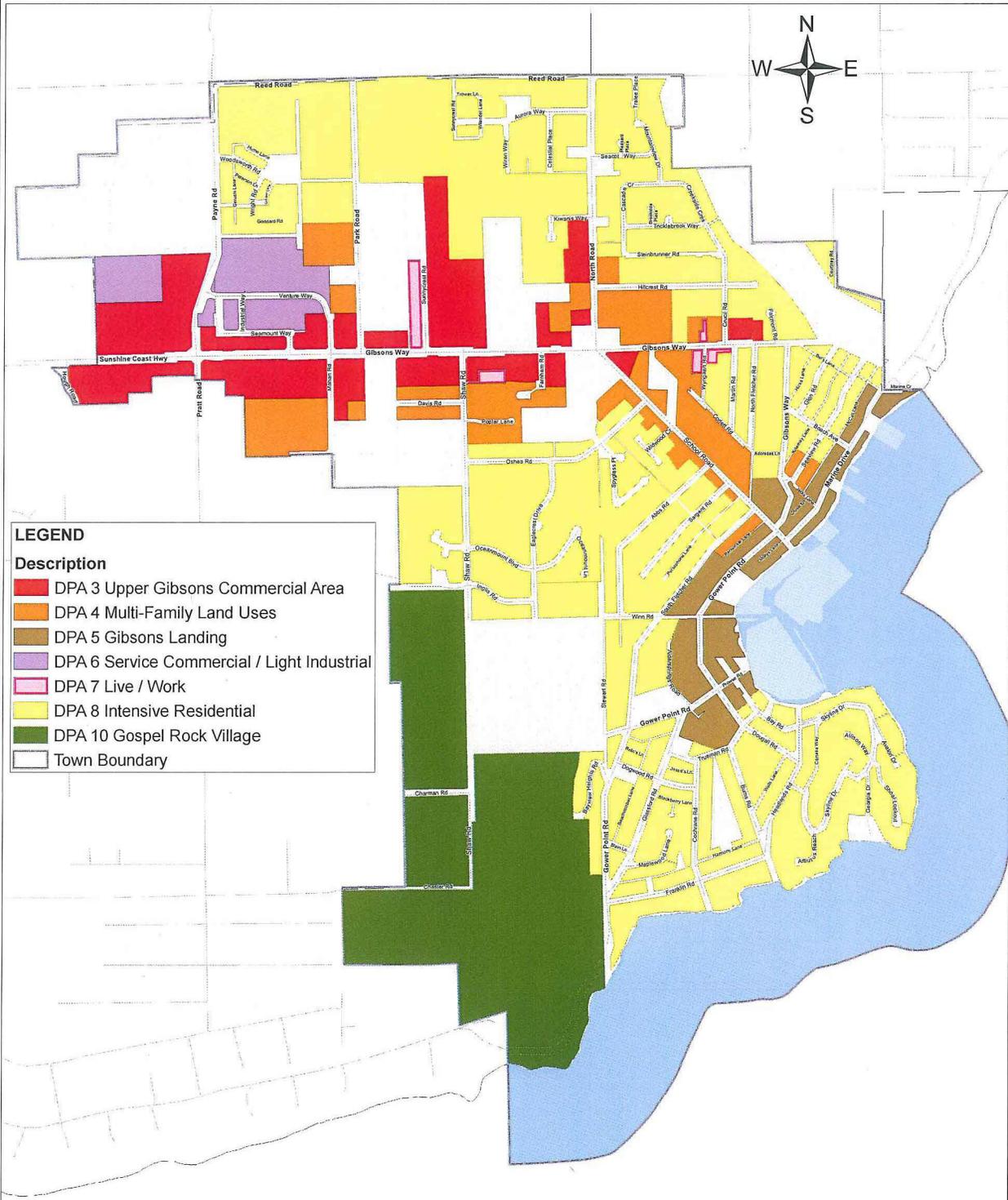


Altering the Development Permit Area designation for the Gospel Rock Neighbourhood Plan Area from "DPA 8 Intensive Residential" to "DPA 10 Gospel Rock Village" on Schedule E to Bylaw No. 985



Schedule E - Form and Character Development Permit Areas No.3, 4, 5, 6, 7, 8,10

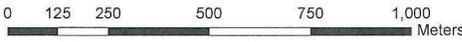
Std00019
June 2018



LEGEND

Description	
■	DPA 3 Upper Gibsons Commercial Area
■	DPA 4 Multi-Family Land Uses
■	DPA 5 Gibsons Landing
■	DPA 6 Service Commercial / Light Industrial
■	DPA 7 Live / Work
■	DPA 8 Intensive Residential
■	DPA 10 Gospel Rock Village
 	Town Boundary

Disclaimer:
This information has been compiled by the Town of Gibsons using data derived from a number of sources with varying levels of accuracy. The Town disclaims all responsibility for the accuracy of this information.



Boundaries of Development Permit Areas are approximations.

SCHEDULE 3

16.11 Gospel Rock Village Development Permit Area No. 10

Purpose

The Gospel Rock Village Development Permit Area (DPA) is designated under Section 488(1)(f) of the *Local Government Act* for establishing form and character objectives for multi-family residential, commercial, and mixed-use development.

The main objective of the Gospel Rock Village DPA is to ensure high quality, pedestrian-oriented development within the Gospel Rock Neighbourhood and enhance the appearance of development for the benefit of visitors, residents, and businesses.

Area

The Gospel Rock Village DPA is shown as DPA No. 10 on Schedule E: Form & Character DPAs. It applies to multi-family residential, commercial, and mixed-use development in the Gospel Rock Neighbourhood Plan area.

Justification

The form and character of commercial and multi-family residential buildings within the Gospel Rock Village are important for the long-term success of the larger Gospel Rock Neighbourhood Plan.

New development should seek to enhance the public realm. Buildings should be oriented to and relate to the public realm. Where a development includes multiple buildings, they should be grouped in such a way as to form usable open spaces for the enjoyment of residents and visitors.

Building façades should be designed in ways that express individual identity. Street trees and planting also improve the character, aesthetics, and enjoyment of the pedestrian, bicycle and vehicular realms of the streetscape.

Guidelines

Development permits issued in this area shall be in accordance with the following guidelines:

General Form and Character of Development

To create a high quality, visually appealing development with a safe, comfortable pedestrian environment, the following guidelines shall apply:

- *Where feasible, minimizing site grading and retaining natural vegetation is encouraged.*
- *Significant landscaping adjacent to public roadways and integrated within the site, use of both architectural and landscape features to provide a “gateway” or distinct entrance.*
- *The form and character should support and enhance the Gibsons small-town character, including a mix of building masses and open spaces reflective of more incremental development.*

- *Provide a clear distinction between private and public realms through subtle cues in materials, pathway edges, grade and/or landscape design elements.*
- *Each dwelling unit in a residential or mixed-use project shall incorporate direct access to a usable private outdoor space such as a patio, balcony, and/or upper-level terrace.*
- *West Coast seaside design features should be incorporated in the design, including:*
 - *The emphasis on natural light through the significant glazing and orientation of buildings to views and/or other significant natural features*
 - *Consideration of indoor/outdoor relationships and flexibility within open-plan layouts*
 - *The use of natural building materials and exposed timber (structural) features*
 - *The use of natural colours with a variety of complementary colours used as accents to promote visual interest.*
- *Low Impact Development techniques for stormwater management is encouraged – including swales or other landscape features that alleviate impacts of storm runoff from impervious surfaces, including roofs and surface parking areas; green roofs and permeable parking areas are encouraged.*
- *Design lighting to minimize light spill, glare and sky glow by using non-glare full cutoff fixtures.*
- *Recycling facilities are required for all commercial, multi-family residential, and mixed-use buildings.*
- *To the extent possible, locally sourced materials should be used to reduce transportation impacts and reflect the local climate, light, history, and culture. Additionally, the following materials are encouraged:*
 - *Recycled materials or materials with a high-recycled content.*
 - *Concrete with at least 25% fly ash or slag.*
 - *Wood products certified CSA Sustainable Forest Management Standard or equivalent.*
 - *Interior finishes and installation methods with low toxic emissions.*
- *To the extent possible, buildings should be designed to reduce energy usage by incorporating standards such as solar ready and LEED.*
- *Opportunities for the inclusion of public art should be explored in public space, especially plazas and other public open space to enhance the overall open space network.*
 - *Opportunities to display Skwxwú7mesh art, language and culture in public space are especially encouraged.*

Building Form, Scale, and Massing

To encourage varied building forms and to avoid creation of a commercial strip image, the following guidelines respecting massing and scale shall apply:

- *Varied building forms will be encouraged.*
- *Large areas of blank wall are not acceptable on a face with a pedestrian or residential area orientation.*
- *Long, unbroken building lines and rooflines should be avoided.*
- *Wall lines should be off-set and modulated to create visual interest.*
- *Pitching, stepping down, and/or varying rooflines should be incorporated to vary height in the roofscapes of buildings.*
- *On sloped sites, building forms should step down with the natural grade of the site to avoid imposing masses on the downhill slopes.*
- *Where commercial development incorporates a residential or multi-unit use on upper floors, a graded transition in the building height is desired to ensure adjacent properties are not faced with a massive wall.*
- *Longer frontages of townhomes will articulate “clusters” of not more than three homes in order to avoid repetitive forms.*
- *Building form and character will create visual interest through the subtle articulation of massing, roof forms and changes in materials and colours.*
- *Street-facing units and units fronting a public space / green street should utilize a layering of elements – including but not limited to street-facing stairs, stoops, porches, patios, and landscaping to transition between private-use and the public realm:*
 - *ground floor units should be elevated between 0.5-1 metre above the street. If the ground floor is not elevated, other means of separation and/or buffering for privacy should be utilized.*
 - *gates, railings, walls and landscaping providing a buffer from the street and creating a clear distinction between the public and private realm shall be provided.*
 - *Landscape buffer elements should be 0.9-1.2 metres tall.*

Siting of Building and Structures

To maintain a strong street presence while also framing the interior open space (Village Green and Greenlane), the following guidelines respecting siting of buildings shall apply:

- *Buildings should be sited with the entrance to the buildings facing the public street and the internal open space (Village Green and/or Greenlane) to activate public spaces and signal access and priority for pedestrians.*

- *Buildings situated along the Village portion of the Greenlane are intended to represent a higher degree of formal design to help frame the Village Greenlane and signal a transition from the Lookout Park to the Village.*
- *Natural landscapes, including significant trees, should be incorporated into site development when feasible.*

Residential/Commercial Buffers

Effective transitions between commercial areas and adjacent residential properties can be achieved by:

- *Fencing, combined with a broad area of landscape plantings (tree, shrubs).*
- *Dense shrubbery or hedges capable of impeding travel through to adjacent properties, and which is not visually transparent to adjacent properties.*
- *Creating a transition zone to complement the scale of the development, not less than 3.0 metres in width.*
- *Minimizing the potential for overlook to neighbouring windows and private spaces.*
- *Careful positioning of lighting, parking, and access points to minimize impacts on adjacent properties.*

Amenity Space / Private Areas (for multi-unit residential buildings)

The location and size of outdoor spaces such as patios and balconies have a considerable effect on the sense of privacy. New residential buildings should be designed to provide privacy for each resident; through windows, private outdoor spaces or balconies, or through changes in grade or elevation as follows:

- *An outdoor living space/patio terrace of minimum 2.3 metres depth for townhouses and minimum size of 10 m² (110 ft²) is recommended.*
- *Where yards are accommodated, a minimum 5 metres depth and a minimum area of 30 m² (325 ft²) is recommended.*
- *Apartments should have a minimum 1.5 metres depth terrace or balcony, sufficiently large to create a usable outdoor “room”. Balconies should be at least half enclosed in order to give the occupant privacy, security and weather protection.*
- *Changes in grade can provide for private areas between street edges and the development units.*

Pedestrian Environment

The design of Gospel Rock Village is intended to prioritize the pedestrian within the central open spaces whereby vehicle access is largely accommodated at the outer edge of the Neighbourhood. The following guidelines further define building design responses to support a pedestrian-friendly environment:

- *Buildings shall emphasize a human-scale and pedestrian orientation within the Neighbourhood by presenting 1-2-storey façade elements to engage pedestrian edges. Single storey elements are preferred. This may be achieved by:*

- *well-marked building entrances*
- *architectural features*
- *an emphasis on the fenestration (the arrangement and positioning of windows)*
- *weather protection through the use of awnings, arcades and canopies along commercial storefronts and building entries. Weather protection must be integral to the building form, and the materials and colors used should be consistent with the façade.*
- *Pedestrian facilities shall link to form an interconnected network of sidewalks and trails, linking individual buildings to semi-public and public open space and parks.*
- *Buildings and open spaces should be wheelchair accessible.*
- *To provide small commercial frontages, commercial retail bays should be no wider than 10 metres in order to create a fine-grained pattern of shops. A maximum spacing of 8 metres for entrances is desired along the key pedestrian-oriented high streets. A larger retailer may combine bays internally; however, the external bay articulation should be maintained.*
- *Commercial retail buildings shall be oriented towards, and shall meet the sidewalk at grade, and are encouraged to be built to the property line so that a continuous commercial street frontage and positive street definition are maintained.*
- *Commercial retail frontages should engage and enliven the pedestrian realm through visual access (maximized glazing) and by way of distinguished display materials, signage, and lighting.*

Landscaping

Landscaping of commercial and multi-family areas in the Gospel Rock Village is key to situating development within its landscape context. Site planning and landscaping contribute to neighbourhood character and aesthetics, livability, and environmental sustainability. Site planning should strive to minimize building coverage, preserve natural features and minimize rainwater run-off.

For all developments:

- *A detailed landscape plan shall be prepared by a BC Registered Landscape Architect.*
- *Trees, shrubs and ground covers should be drought tolerant, low maintenance varieties suitable to the local growing conditions and climate, and complimentary to the native dryland forest ecosystem.*
- *Native plant materials are preferred and shall include a mix of coniferous and deciduous species. Invasive species are prohibited.*
- *Landscape structures – such as of arbors, archways, or pergolas – are encouraged to transition between indoor and outdoors places. An encroachment permit may be supported for trellises encroaching up to 1.8 metres onto the sidewalk provided they are not less than 2.75 metres above the sidewalk and there is no conflict with street trees or streetscape elements, such as lighting and signage.*
- *The retention of natural tree stands is encouraged.*

Parking

Parking in the Gospel Rock Village DPA shall comply with the following guidelines:

- *Off-street parking shall be provided underground with the exception of a small number of short-term convenience surface parking stalls.*
- *Parkade entrances and associated components (such as doorways, ramps, etc.), whether accessed from the street or lane, should be architecturally integrated into the building so as to minimize its exposure.*
- *Where off-street parking is provided, it should not visually dominate a development. Parking areas should incorporate significant landscaped areas within the lot. No more than 10 parking stalls in a row should be allowed without a landscaping break.*
- *Where surface parking is required, provide pedestrian amenities (such as benches, shelters, alcoves, seating, walls, trellises and arbors) as a buffer between the sidewalk and the building or parking edge and pathways to the adjacent businesses.*
- *Electric Vehicle charging stations shall be provided.*
- *Low, dense screening of street fronting stalls is required. This can be achieved through the use of landscape materials or a combination of landscape features such as arbors or trellises which run the length of the parking area.*
- *Support service facilities and structures such as loading bays, refuse containers, storage areas, and utility services should be located and screened with walls, fencing, hedging, planting, other screening materials or a combination of these materials to minimize visibility from public areas.*

Signage

Signage in the Gospel Rock Neighbourhood DPA shall comply with the following guidelines:

- *All signs should be architecturally integrated within the overall design of buildings and landscape and may require modification of corporate or franchise design elements:*
 - *Freestanding signs should be restricted to a maximum height of 4.5 metres above grade.*
 - *Freestanding signs should reflect a West Coast character by using elements of wood and/or stone.*
- *Multi-unit buildings are encouraged to have an attractive, simple, single entry sign rather than multi-tenant signs which create a cluttered appearance.*
- *Changeable illuminated copy signs shall not be permitted.*
- *Internally illuminated (backlit box) signs shall not be permitted.*
- *External lighting for fascia and wall signs should be directed downward which may be achieved with the use of goose neck style lighting fixtures. An illumination design needs to ensure all wiring and conduits are concealed.*



Gospel Rock Village | Form & Character

The above illustration attempts to capture the intended outcomes of Development Permit Area (DPA) guidelines for form and character for Gospel Rock Village. Specifically, the above artistic rendering of the Village Green represents application of the following guidelines:

West Coast design elements are featured, including:

- 1** Emphasis of natural light through the significant glazing and orientation of buildings to views and/or other significant natural features.
- 2** Consideration of indoor/outdoor relationships and flexibility within open plan layouts.
- 3** The use of natural building materials and exposed timber (structural) features.
- 4** The use of natural colours with a variety of complementary colours used as accents to promote visual interest.
- 5** The use of a predominantly native plant palette and layered landscape transitions between public and private realms.

Additional guidelines represented include:

- 6** Effective transitions between commercial areas and adjacent residential properties.
- 7** Emphasize human-scale and pedestrian orientation by presenting 1-2-storey façade elements to engage pedestrian edges.
- 8** Pitching, stepping down, and/or varying rooflines should be incorporated to vary height in the roofscapes of buildings.
- 9** Native plant materials are preferred, and shall include a mix of coniferous and deciduous species. Invasive species are prohibited.
- 10** Small commercial frontages should be no wider than 10 metres in order to create a fine-grained pattern of shops.
- 11** Off-street parking shall be provided underground with the exception of a small number of short-term convenience surface parking stalls.

From the Office of the Medical Health Officer

Katie Thomas
Planning Assistant
Planning and Development Services Department
Town of Gibsons
474 South Fletcher Road
Box 340, Gibsons, BC, V0N 1V0

Via email: kthomas@gibsons.ca

Dear Ms. Thomas,

RE: Referral for OCP Amendment to Add DP Guidelines

It has been identified that the way by which our communities are planned and developed can significantly impact our health. From opportunities to improve their physical health by providing active transportation options, to spaces and amenities for residents to congregate and improve their mental and social well-being, communities can create spaces that optimize health benefits while mitigating negative health impacts. The creation of safe places and provision of access to a wide array of community amenities, infrastructure and opportunities that offer a high quality of life and provide a strong sense of belonging and identity is part of the development of a healthy community.

Vancouver Coastal Health (VCH) would like to thank you for the opportunity to review and provide the comments below for consideration on the OCP amendments to the development permit form and character guidelines for the Gospel Rock Neighbourhood Plan Area. The proposed guidelines were reviewed by the Medical Health Officer, health protection, and the Healthy Built Environment Team. Please accept the following comments:

Neighbourhood Design and Transportation Networks

Complete, compact, and connected neighbourhoods provide residents with the most options to utilize modes of transportation alternative to the car, increasing their physical activity and reducing risk factors for a variety of chronic diseases¹. The Gospel Rock Village Development Permit Area (DPA) identifies its main objective as to “ensure high quality, pedestrian-oriented development” and “enhance the appearance of development for the benefit of visitors, residents, and businesses.” Provision of a mixed-use residential-commercial space can help provide a pedestrian-oriented community, however

¹ Provincial Health Services Authority (PHSA). (2018, May). Healthy Built Environment Linkages Toolkit: Making the links between design, planning and health Version 2.0 (Rep.). Retrieved June 26, 2018, from Provincial Health Services Authority (PHSA) website: http://www.bccdc.ca/pop-public-health/Documents/HBE_linkages_toolkit_2018.pdf

identifying the specific type of commercial spaces to be integrated into the community is key. VCH encourages the Town of Gibsons to consider ways by which it can help ensure that this new community is self-sustaining with a variety of commercial amenities (e.g. grocery, pharmacy, and food service establishments), truly reducing residents' car dependence for errands that can be accomplished within the community.

VCH is encouraged to see that the OCP amendment will require that parking will be hidden through underground parking lot provision and minimized parkade exposure, which may help improve cycling and walking in the area. VCH asks that attention be given to ensure high visibility of pedestrians crossing parkade entrances to minimize driver-pedestrian conflict and prioritize pedestrians in the Village.

To emphasize the prioritization of active modes of travel within the guidelines, it is recommended that the parking and pedestrian sections be amalgamated and include cycling. Prioritization of active modes of travel enables better mobility for all residents and improved health outcomes, and reduces car dependence, thus limiting the increase to vehicle traffic and improving road safety for all vulnerable road users (pedestrians and cyclists)¹.

The guidelines identify development of a pedestrian-centered neighbourhood within the Village; however, it neglects to identify how it will also facilitate active travel to the remainder of Gibsons and the Sunshine Coast. VCH recommends identification of connections to existing road and trail networks, as well as ways to connect that facilitate pedestrian movement by minimizing the necessary travel distances for pedestrians. Consideration of how the Village will connect to the existing and expanding road and trail networks can help ensure that safety concerns might be addressed and create an environment by which the network might be able to make active travel more appealing by reducing barriers.

Road safety concerns have been identified with the building of the road network². VCH encourages the Town of Gibsons to prioritize vulnerable road user movement in the development of road design, infrastructure and streetscape, particularly on multi-use roads where separated pathways or trails are not feasible. VCH also suggests that the Town of Gibsons consider ways to reduce the maximum speed in this community to create a space that favours and encourages pedestrian movement³ and improves safety for vulnerable road users⁴. Evidence illustrates that the reduction of speed and integration of pedestrian safety measures in addition to enhancement of the public realm and providing human-scale and pedestrian orientation can help create an environment that encourages residents to walk to and from their destinations⁵. While the creation of a pedestrian environment has been emphasized, additional alternative transportation amenities (e.g. secure and appropriate bicycle parking, encouraging

² Eckford, Sean. (2017, August 25). Neighbours call for 'infrastructure before development' (art.). Retrieved July 3, 2018, from Coast Reporter website: <http://www.coastreporter.net/news/local-news/neighbours-call-for-infrastructure-before-development-1.22146202>

³ National Collaborating Centre for Healthy Public Policy (NCCHPP). (2011, November). Urban Traffic Calming and Health (Lit. Rev.). Retrieved June 28, 2018, from National Collaborating Centre for Healthy Public Policy (NCCHPP) website: http://www.ncchpp.ca/docs/ReviewLiteratureTrafficCalming_En.pdf

⁴ National Collaborating Centre for Healthy Public Policy (NCCHPP). (2016, March). Pedestrian Priority Streets (Rep.). Retrieved June 28, 2018, from National Collaborating Centre for Healthy Public Policy (NCCHPP) website: http://www.ncchpp.ca/docs/2016_BuiltEnvBati_PedestrianPriorityStreets_En.pdf

⁵ Harvey, C., and Rodriguez D.A. (2017, June). What makes an active public realm? Opportunities and challenges for research (art.). Retrieved June 29, 2018 from Active Living Research website: https://activelivingresearch.org/sites/default/files/4.PrevMed2017_PublicSpaces_Harvey.pdf

buildings to have end-of-trip facilities incorporated into their building) are features that can help enable additional active transportation movement via bicycle⁶.

Social Connectedness, Place-Making and Mental Wellbeing

Research shows that seeing other individuals walking and cycling promotes a sense of community belonging⁷. Establishment of opportunities for residents of all ages and abilities to connect and engage with one another through the public realm and shared amenity space could provide a variety of health benefits, particularly around mental well-being and community resilience⁴.

Housing

Consideration of ensuring that there are accessible homes in the Village will help ensure that people of all ages and abilities are able to live in the area. VCH also encourages the Town of Gibsons to consider how this development might assist in the provision of affordable and rental housing options to help alleviate the challenge in finding housing on the Sunshine Coast.

In mixed-use developments, VCH encourages reflection of how commercial facilities may impact residents and how the issues might be mitigated, particularly with respect to odours and environmental noise. Environmental noise can impact cardiovascular health, cognitive function, sleeping patterns and mental health⁸ and noise and odour concerns may increase complaints by residents.

Natural Environments

The highly wooded surrounding environment of the DPA will provide a variety of opportunities for residents to connect with nature and their natural environment, providing a number of health benefits from increased social well-being, improved general and mental health, and increased physical activity¹. VCH supports the use of natural landscapes, including significant trees and greenery to be planted within the neighbourhood to ensure that access to nature is not consolidated to the area surrounding the DPA, but can also be found within.

The guidelines in the CPA for Gospel Rock provide a strong foundation of healthy built environment principles that will help support residents of the neighbourhood in making healthy decisions and engage in healthy behaviours. The above recommendations serve to help maximize the health benefits that could be realized by the Village.

⁶ Hull, A., and O'Holleran, C. (2014 August). Bicycle infrastructure: can good design encourage cycling? (art.). Retrieved June 29, 2018 from Taylor & Francis Online website: <https://www.tandfonline.com/doi/full/10.1080/21650020.2014.955210>

⁷ My Health My Community. (2018, March). Social Connection and Health (Rep.). Retrieved June 28, 2018 from My Health My Community website: <http://www.myhealthmycommunity.org/Results/RegionalReports.aspx>

⁸ Toronto Public Health (TPH). (2017, April). How Loud is Too Loud? Health Impacts of Environmental Noise in Toronto (Rep.). Retrieved June 29, 2018 from Toronto Public Health (TPH) website: <https://www.toronto.ca/legdocs/mmis/2017/hl/bgrd/backgroundfile-104525.pdf>

Vancouver Coastal Health looks forward to reviewing future documents associated with the Town of Gibsons. If you have any further questions or comments, please contact Dr. Geoff McKee at geoff.mckee@vch.ca.

Sincerely,



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