



# STAFF REPORT

**TO:** Planning and Development Committee      **MEETING DATE:** March 3, 2020  
**FROM:** Kirsten Rawkins, Planner I      **FILE NO:** 3220-School Road-757  
**SUBJECT:** Zoning Amendment Proposal for 757 School Road

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## RECOMMENDATIONS

**THAT** the report titled Zoning Amendment Proposal for 757 School Road be received;

**AND THAT** the PDC recommends that Council direct staff to prepare a Zoning Bylaw Amendment in response to this development application for Council's consideration, with the following provisions:

- i. That the maximum height for the zone be 11.5 m;
  - ii. That the front and exterior side setbacks allow the building to be sited closer to School and O'Shea Roads.
- 

## BACKGROUND / PURPOSE

The Town has received a Zoning Amendment application for 757 School Road, to alter the zoning designation from Single-Family Residential Zone 2 (R-2) to a multi-family zone to allow for the construction of a four-storey, sixteen-unit modular apartment development providing one-bedroom, two-bedroom and three-bedroom apartments for families and individuals.

The development is proposed to be modular in its construction and is designed to be cost effective as the developer is targeting an entry level market for the units.

The lot currently has a single-family dwelling on it which is proposed to be demolished and replaced with the apartment building if the zoning is successfully amended. Figure 1, above, provides an aerial image of the lot and its surroundings.

The applicant held a public information meeting at the Gibsons Public Market from 10AM-12PM on February 12<sup>th</sup>, 2020 to share the proposal details and obtain pre-application feedback from the public.



Figure 1 – Aerial image of 757 School Road (2016)

The purpose of this report is to share the proposal and results of the public information meeting with the PDC and obtain feedback and direction on drafting a Zoning Amendment bylaw.

## DISCUSSION

### Proposal

The applicant has provided a preliminary design proposal (Attachment A).

The proposal includes a single, four-storey apartment building with twenty-four (24) parking spaces are proposed at the ground level and on the site to serve the sixteen (16) units. Three stories of residential units are situated above the ground floor parking, accommodating a range of family sizes and needs. Units include six (6) one-bedroom apartments, eight (8) two-bedroom apartments and four (4) three-bedroom apartments. A principal entrance is provided fronting School Road and two staircases and a single elevator provide convenient access to the upper floor units. The seven (7) south facing units have access to outdoor balcony deck space whereas the remaining seven nine (9) units feature 'Juliet' balconies opening to the outdoors without a deck space. A children's play space is proposed for the north corner of the lot, fronting School Road as part of a community amenity contribution.

Preliminary drawings of the proposed buildings are shown as follows in Figures 2 through 7 to provide an understanding of the scale and massing proposed through the Zoning Amendment. Form and character of the buildings will be reviewed in detail at a later date once an application for a Form and Character Development Permit Area 4 (DPA 4) application is received.

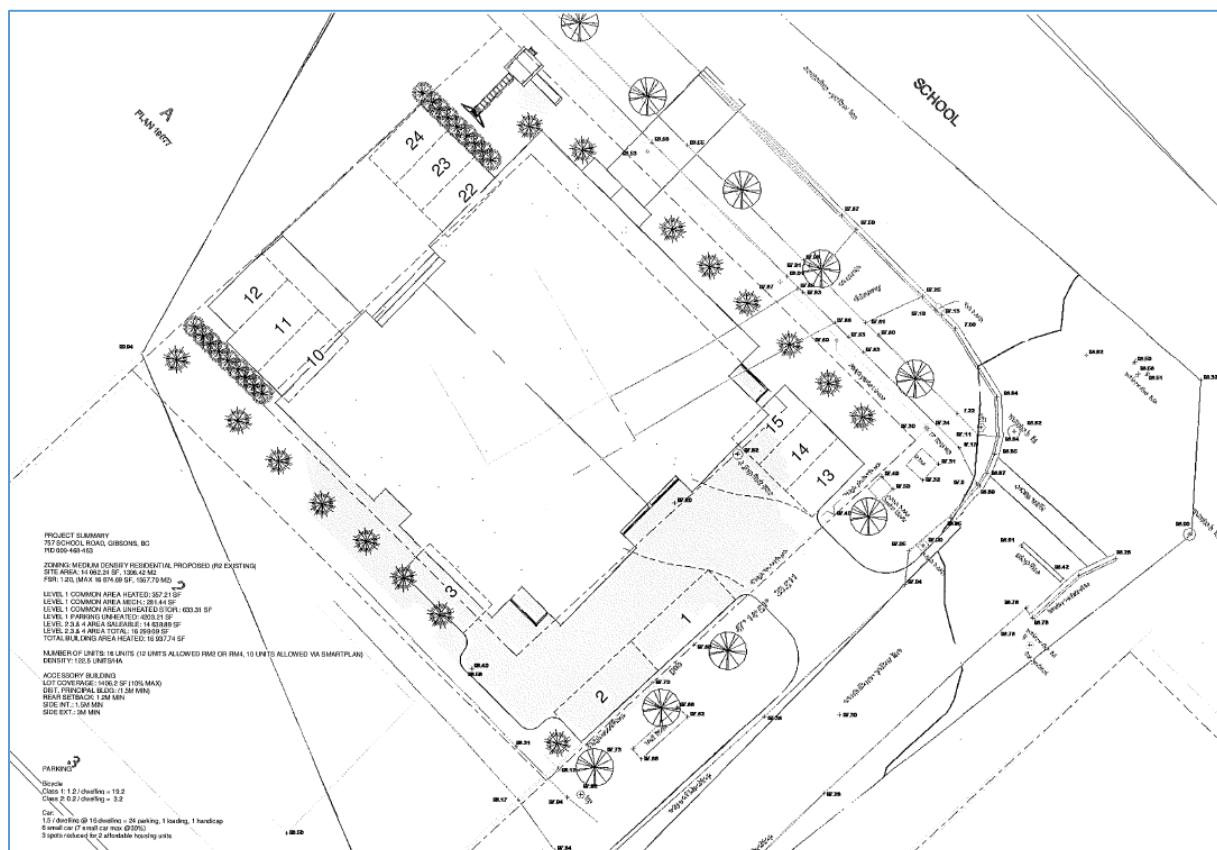


Figure 2 - Site Plan

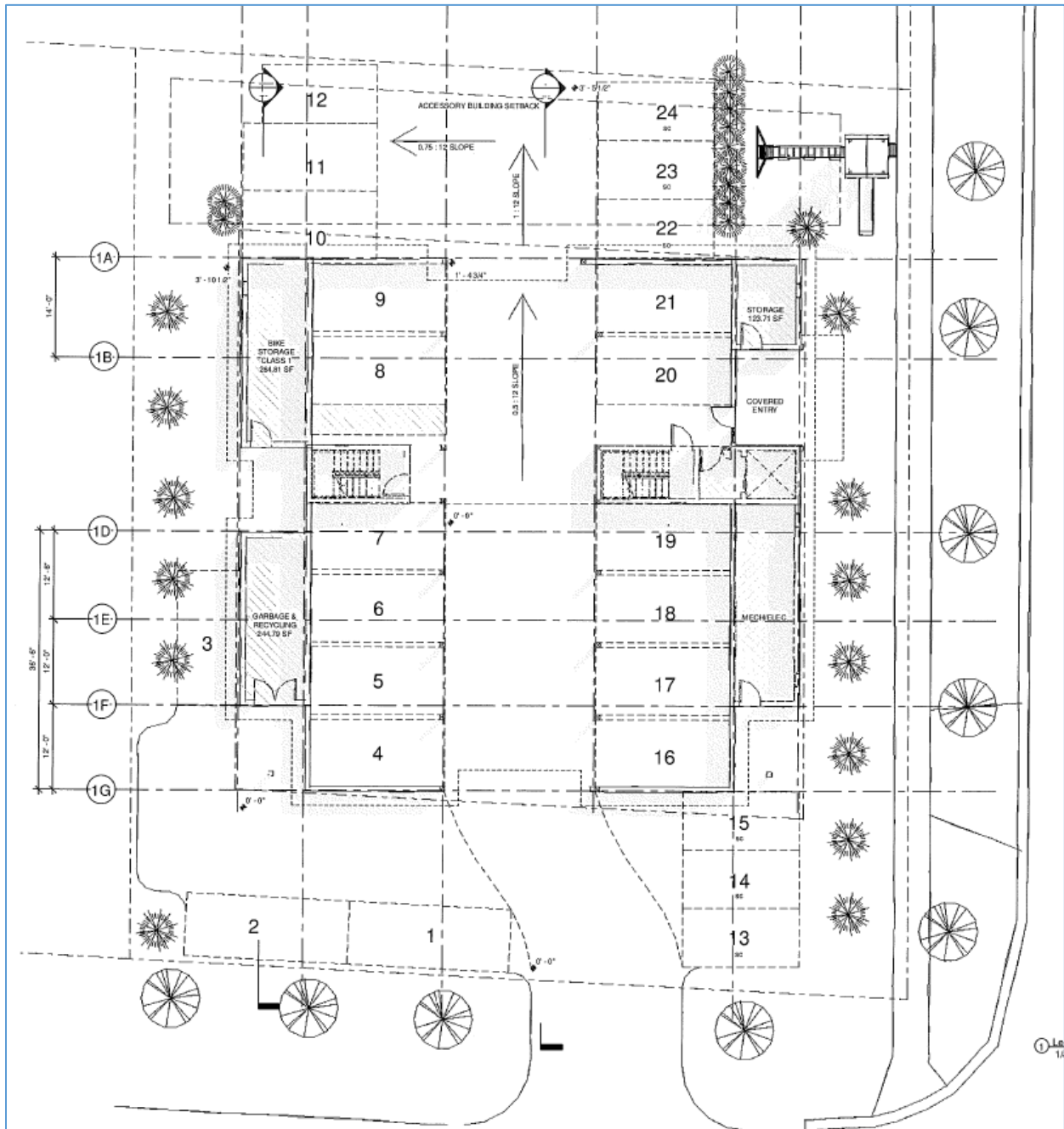


Figure 3 - Ground floor with parking



Figure 4 – Perspective view from intersection of School and O'Shea Roads



Figure 5 – Perspective view from South (O'Shea Road)





Figure 6 – Perspective view from School Road

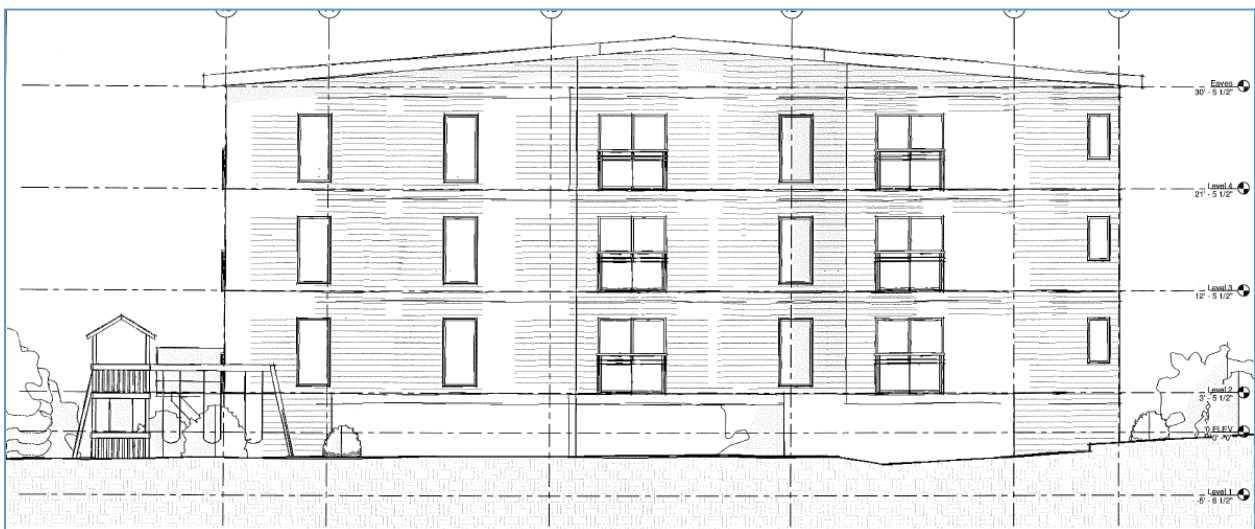


Figure 7 – Elevation drawing (2D) as seen from neighbouring multi-family residential property to North on School Road

### Site Description and Context

The subject property is a relatively large (1306.4 m<sup>2</sup>) corner lot at the corner of School and O'shea Roads and contains an aging single family home.

The site has a central location close to schools and services. Surrounding uses include a three-storey townhouse development directly uphill on School Road and the recently approved three-storey supportive housing development directly across O'Shea Road on the downhill side. To the south-west (project west) on Oshea Rd are single family homes in an area designated in the OCP to remain single family. Directly across School Road from the property are a single family dwelling on a lot designated for Medium Density multi-family residential development and 2) a lot designated for High Density Residential development that is currently used for parking.

Current Zoning of the site is Single Family Residential 2 (R-2) and the OCP Land Use Designation is Medium Density Residential. Table 1 provides a summary of existing uses, zoning designations, OCP land use designations and building heights for adjacent properties. Figures 2 and 3 show the Zoning and OCP land use contexts of the site and surrounding properties.

Table 1 - Land Uses of Adjacent properties

	<b>Existing Land Use</b>	<b>Existing Zoning</b>	<b>OCP Designation</b>	<b>Building Height</b>
Uphill (northwest) on School Rd	22-Unit Sunshine Ridge Townhouse Development	Multi-Family Residential Zone 2 (RM-2)	Medium Density Residential	+/- 10.5 m (3 stories)
Downhill (southeast) on School Rd	Future 40 Unit Supportive Housing	Multi-Family Residential Zone 3 (RM-3)	Medium Density Residential	11.5 m (3 stories)
Uphill (north) across School Rd)	Kern's Commercial Plaza	Upper Gibsons Commercial District 1 (C-1)	Mixed-Use Commercial	Not known
Directly across School Rd (northeast)	Single Family Residential	Multi-Family Residential Zone 2 (RM-2)	Medium Density Residential	Rancher; zoning allows 10.5 m
Downhill (east) across School Rd	Parking lot	Multi-Family Residential Zone 2 (RM-2)	High Density Residential	Zoning allows 10.5 m
Nextdoor on O'Shea (southwest)	Single Family Residential	Single Family Residential Zone 2 (R-2)	Detached Residential	8.0 m

Figures 8 and 9 show maps of the land use zones and OCP designations of the lot and surrounding properties.

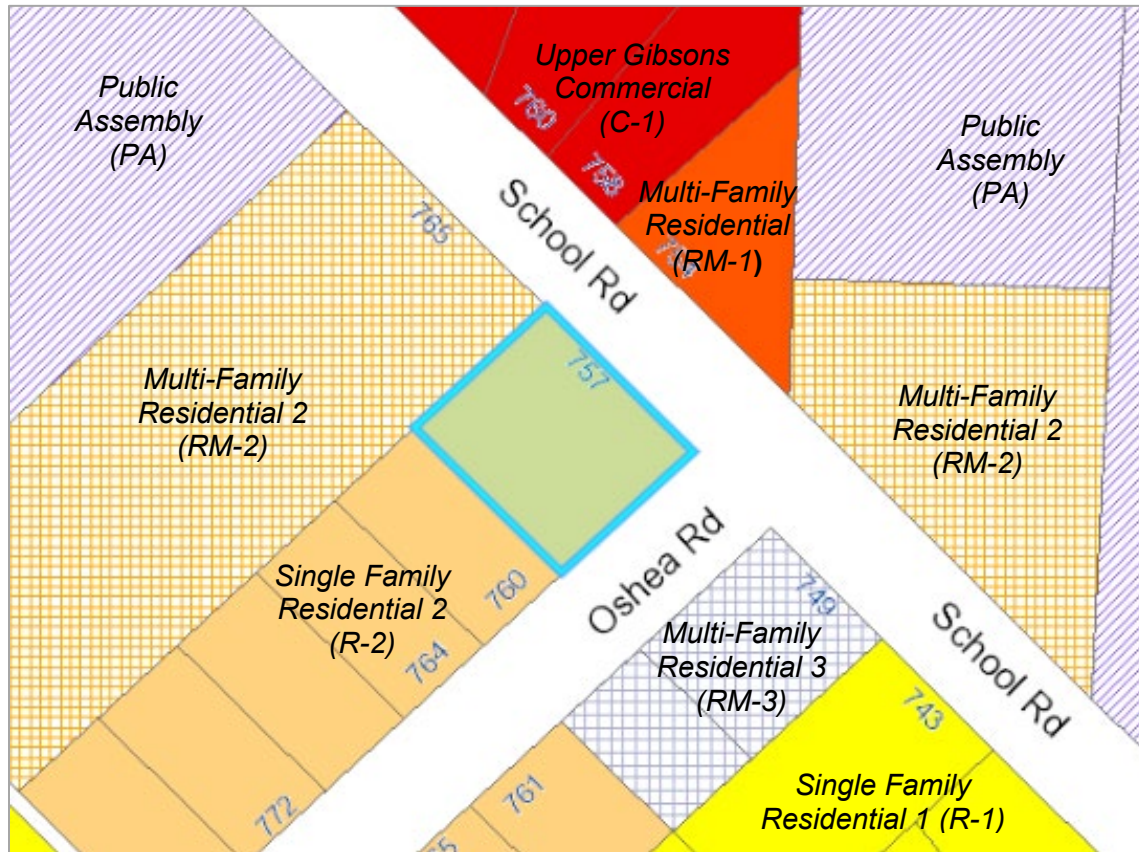


Figure 8 - Zoning, per Schedule A of Zoning Bylaw 1065, 2007; lot is zoned Single Family Residential 2 (R-2)

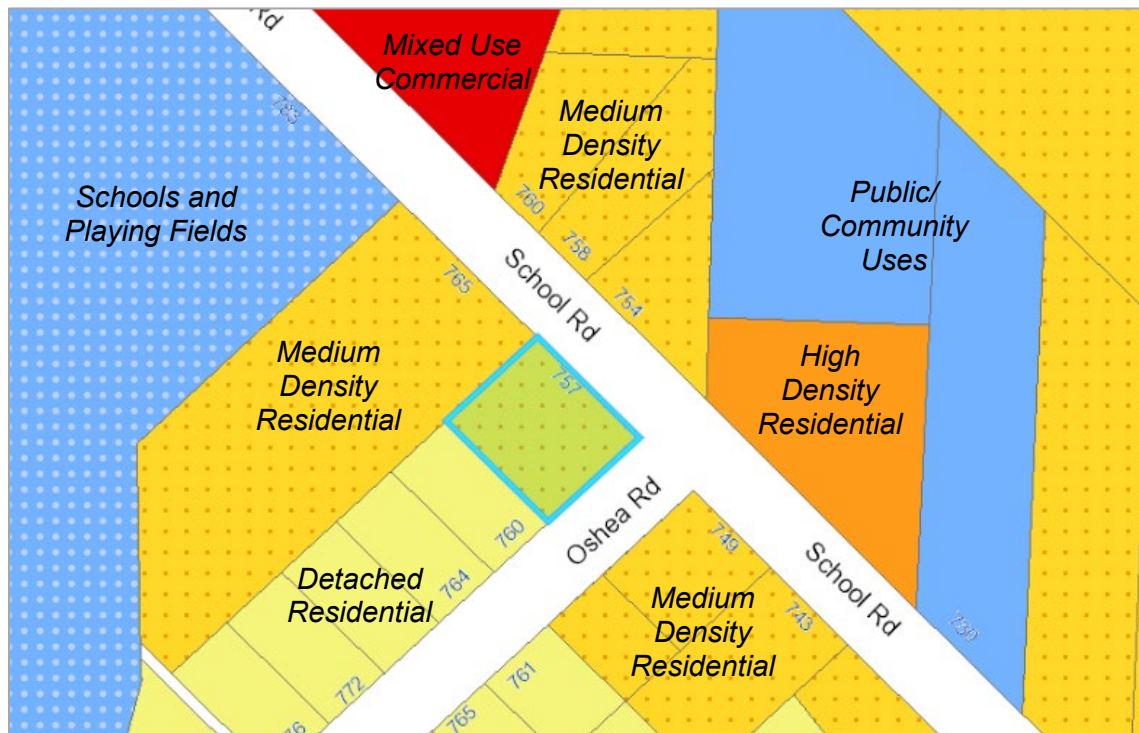


Figure 9 - Land use designations, per Schedule B – Land Use Plan of the OCP; lot is designated Medium Density Residential

## **Building Scale and Massing**

### *Building Height*

The building height as proposed is four stories, or 13 m. (43 ft), which is 1.5 m (5 ft) greater than the 11.5m (38 ft) approved for the supportive housing proposal neighbouring the property across O'Shea Road on the downhill side. It is also one storey higher than each of the buildings in the Townhouse development neighbouring the site on the uphill side on School Road. The development may most significantly impact views for residents of the Townhouses uphill. For this reason, staff recommends that the building height not be permitted to exceed 11.5m (3 stories above grade).

### *Siting & Setbacks*

The proposal shows the building sited at the centre of the lot with green spaces diffused around the building and parking occupying much of the front and rear yards (see Site Plan in Figure 2). A children's play area is proposed for the north corner of the lot, adjacent to School Road. Staff recommends that the building be sited closer to the O'Shea and School Road frontages, reducing the front and exterior side setbacks and providing increased usable yard space at the rear and interior side of the building. Siting the building closer to the street corner at the intersection of School and O'Shea Roads would also provide desirable definition to the street corner and create the effect of providing a gateway to the O'Shea neighbourhood. Additionally, siting the building further Southward on the lot would provide improved opportunities for a planted privacy screen and reduce view and shadow impacts to uphill neighbours. A reduction in parking supported by a traffic study and alternative provisions of the zoning bylaw could further increase usable greenspace on the site.

### *Stepping massing*

The OCP's form and character guidelines in Development Permit Area 4 indicate that rooflines should be pitched, stepped back from road edges and stepped with the grade. The design as proposed includes modulated facades to break the appearance of mass and features a lightly pitched roof. Increased pitch and variation would provide further alignment with the guidelines. It should be noted, however, that such changes may not be possible within the modular format of the design and if possible would add to the per-unit cost of development and may impact the developer's ability to provide affordability.

## **Density**

The OCP provides direction for future land use and designates 757 School Road for Medium Density Residential development. The intent of this designation is:

*To permit townhouses, stacked townhouses and 2 to 4 storey apartments with a FSR of 0.7 to a maximum of 1.2 (generally between 40-75 units per hectare).*

The proposed development is consistent with the OCP designation in terms of the proposed apartment use. Consideration of the density as designated in the OCP is more problematic as the density description is provided in terms of both Floor Space Ratio (FSR), which measures density in terms of Gross Floor Area, and units per hectare, which measures density in terms of number of units, regardless of the unit size.



Table 2 - Summary of Density in Relation to OCP Designation

Density Description	Medium Density Residential	Proposal
FSR	0.7 to 1.2  (translates to a Gross Floor Area between 914 m <sup>2</sup> (9,800 ft <sup>2</sup> ) and 1567 m <sup>2</sup> (16,868 ft <sup>2</sup> ))	1.2  GFA = 1567 m <sup>2</sup> (16,868 ft <sup>2</sup> )
Units per Hectare	generally 40 – 75 units per hectare  (translates to 5 – 9 units)	123 units per hectare  (16 units/ 0.1306 ha)

As summarized in Table 2, the application proposes a Floor Space Ratio (FSR) of 1.2 times the lot area which is consistent with the upper end of the FSR range indicated in the OCP. In terms of the units per hectare count of the designation, however, the proposal has 63% more units per hectare than “generally” indicated in the description of the Medium Density land use designation in the OCP. This discrepancy may reflect an assumption in the OCP that unit sizes are larger; a dilemma frequently encountered in the interpretation of density as written in the OCP, especially where smaller sized units are proposed.

For this reason, staff seeks the PDC’s direction as to whether the proposed development density is appropriate to the site and reflects the intent of the OCP.

#### *Density Bonusing and Community Amenity Contributions*

Further direction for the intended density of the site can be found in section 9.4 of the OCP: *Affordable and Alternative Housing*. The OCP states that affordable housing refers to housing where the household is paying less than 30% of their gross income towards shelter costs. The OCP recognizes that there is a shortage of purpose-built rental housing on the Sunshine Coast. As cited in the OCP, a 2014 housing needs further identified the need for affordable ownership for young families with lower incomes.

As reflected in the OCP, the Local Government Act (section 904) allows municipalities to permit additional density in designated areas or on specific parcels of land in exchange for defined community amenity contributions from developers. These community amenity contributions can take various forms including special needs and affordable housing. Section 9.4 of the OCP outlines the following policies that may be considered with respect to this application provided the applicant is able to meet appropriate conditions to ensure long range provision of affordable rental, affordable home ownership or accessibility within the development: These terms would need to be established through negotiation between the Town and the developer and reflected in the draft zone for consideration by the Planning and Development Committee and by Council. As outlined in provision 9.4.9, shared in part below, if the any of the following conditions are met, the general units per hectare guidelines in Table 5-1: Land Use Designations shall not apply.

- 9.4.1 Revise the zoning bylaw to establish base and maximum densities for all residential zones. The Town will also clarify amenity contributions requested of developers for any density beyond that of the base density.
- 9.4.2 Support multi-unit and seniors housing developments which are an integral part of the community, with site designs which balances the need for privacy and security with the need to retain an attractive streetscape and sense of “fit” in the neighbourhood.
- 9.4.5 Ensure that affordable housing units or complexes are integrated in the community and not segregated or concentrated in specific areas.
- 9.4.6 Support initiatives which help provide affordable housing in the community, including:
  - Facilitate the development of affordable housing through considering actions such as... waiving development cost charges,... reduced parking requirements for developments with an affordable component etc.
  - Review and update the current Community Amenity and Affordable Housing Policy to reflect a change to a density bonusing approach to affordable housing.
  - Continue to develop partnerships for the establishment of new affordable housing and protection of existing affordable housing in the Town of Gibsons.
- 9.4.7 Promote the use of the Accessible and Adaptable Housing Design Guidelines (February 2012), encouraging architects and builders to consider accessible and adaptable features in development
- 9.4.9 In the case of a zoning amendment to facilitate a project that responds to one or more of the policies in this section, and meets the FSR limits for the applicable land use designation set out in Table 5-1: Land Use Designations, the general units per hectare guidelines in Table 5-1 shall not apply.

As an affordable housing and community amenity contribution, the developer is offering two one-bedroom units to be below-market rental units and a playground on site.

Staff recommends that staff be directed to work with the developer to draft a Zoning bylaw that addresses the above terms in exchange for the provision of the proposed density on the site.

## **DPA Areas**

### *Development Permit Area No. 4*

The subject property is located within Development Permit Area No. 4 (DPA 4) of the OCP, for form and character of Multi-Family Land Uses. The intent of DPA 4 is to ensure that a high standard of design, landscaping and building form is implemented for any multi-unit residential development and, generally, applies to development within the Medium Density Land Use Designation of the OCP. An application for a form and character Development Permit will be submitted at a future date and will be presented to the Planning and Development Committee and to Council for consideration. However, at this time, the guidelines may help inform the suitability of the proposed scale and massing for the location at 575 School Road.

### *Development Permit Area No.9*

The property is also included in the Well Head Protection Area of Gibsons Aquifer Development Permit Area No. 9. The purpose of the Wellhead Protection Area is to protect the Gibsons aquifer from contamination. Due to the significant depth and thickness of the aquitard (the till layer forming the upper boundary of the aquifer), lower artesian pressure, and low risk of contamination from residential use, a DPA 9 Permit is required for multi-family development outside of the Lower Gibsons Subarea only where a drilling program is required to investigate subsoil conditions. Thus, a DPA 9 permit is not required at this time.

## **COMMUNICATION**

### **On-site Signage**

Signs have been placed on the two frontages of the subject property with information about the application for a zoning bylaw amendment, as required under the *Development Applications Procedures Bylaw 1166*. This sign includes the Public Information Meeting date, the Planning and the Development Committee meeting date and will be updated to include further meeting and Public Hearing Dates should the Development Proceed.

### **Public Information Meeting**

A Public Information Meeting was held by the applicant on February 12, 2020 from 10:00 a.m. - 12:00 p.m. in the Coastal Room at the Gibsons Public Market. The Applicant and design team were in attendance to answer questions and share details of the proposal with attendees. In addition to Town staff and the design team in attendance, 10 individuals attended the meeting. The team reports that verbally all comments were positive for the development and its impact on the neighborhood. The desire for economical family units was present along with the sentiment that the proposed development would have “tempering” effect on the supportive housing development to be constructed across O’Shea Road. A survey was provided to attendees to gain feedback on the proposal. Only one survey was completed and returned at the meeting, with positive responses. The survey is attached to the report as Attachment C. The public information meeting was advertised in the Coast Reporter for two consecutive weeks prior to the meeting and dates of the meeting were posted on the on-site zoning amendment sign. A copy of the ad is attached to this report as Attachment D.

### **Referrals**

On December 12, 2018, the application was referred to the Town’s Building Department, Infrastructure Services Department, Fire Department, and externally to the Ministry of Transportation and Infrastructure, School District #46 and to Vancouver Coastal Health. Comments were received from all of the agencies and departments. The feedback was generally neutral or positive, with both praise about the well-located and complete housing opportunity and some constructive feedback offered by Vancouver Coastal Health including a suggestion of enhanced pedestrian and cycling infrastructure, both of which would be required at the time of the Development Permit and through frontage requirements at the time of the Building Permit. VCH comments also included a recommendation for attention to universal design, more green space, and playground that is adaptable and provides opportunities for creativity and unstructured play. The comments are summarized in Table 3, below, with the full text of the comments from Vancouver Coastal Health attached to this report as Attachment B.

Table 3 - Referral Comments

Infrastructure Services Department	No objection.
Fire Department (GDVFD)	No concerns.
Building Department	No concerns at this time.
Ministry of Transportation and Infrastructure (MOTI)	Interests unaffected.
School District #46	Interests unaffected
Vancouver Coastal Health	Comments attached as Attachment B.

## **POLICY / PLAN IMPLICATIONS**

### **Financial Plan Implications**

An adjustment to Development Cost Charges will be applicable at the time of building permit to reflect the new multi-family residential use and the increase in Gross Floor Area.

Applicable frontage and infrastructure upgrades, including pedestrian facilities on O'Shea Road, are required at the time of Building Permit and at the cost of the applicant.

This proposed development provides no negative implications to the Town's Financial Plan.

### **NEXT STEPS**

The Zoning Amendment process includes:

- *Public Information Meeting - held by the applicant February 12<sup>th</sup>, 2020*
- First Reading of the Bylaws
- Second Reading of the Bylaws
- Public Hearing
- Third Reading of the Bylaws
- Covenants registered and/or conditions of the rezoning addressed
- Fourth Reading / Adoption

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



## RECOMMENDATIONS / ALTERNATIVES

Staff recommendations are listed on page 1.

Alternatively, Council may ask for additional provisions to be included or considered in drafting the Zoning Amendment bylaw, or may direct staff to draft a Zoning Amendment bylaw that accommodates the development as presented.

Respectfully Submitted,



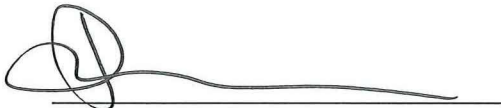
Kirsten Rawkins  
Planner I



Lesley-Anne Staats, RPP, MCIP  
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 – Applicant's Proposal
- Attachment B – Referral Comments from Vancouver Coastal Health
- Attachment C – Completed Survey from Public Information Meeting
- Attachment D – Coast Reporter Ad Regarding Public Information Meeting



# SANDRIN LEUNG ARCHITECTURE

PO BOX 1571 Sechelt BC V0N 3A0  
tel 604 747 2037 cell 604 763 2993  
www.sandrinleung.com

No	Date	Details
1	19/05/02	Massing, functional relationship diagram
2	19/06/24	Preliminary Design
3	19/08/22	Rezoning

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**APARTMENT**  
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CLIENT: QIRUI Enterprises Ltd.

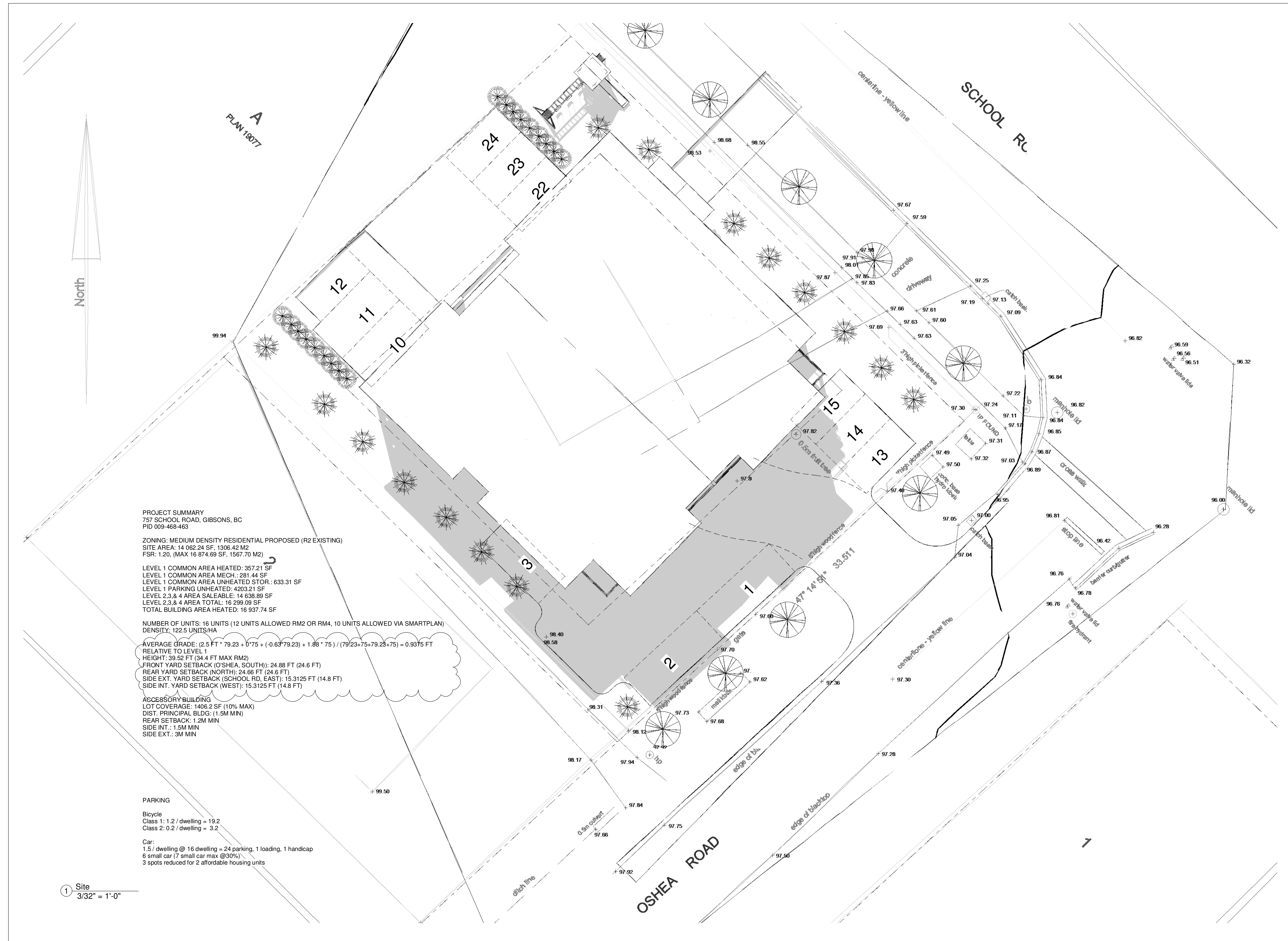
PROJECT NO. \_\_\_\_\_ Project Number

## Site Plan

DATE 21-Feb-20 10:56:51 AM

REV. \_\_\_\_\_

DRAWING NO. A101





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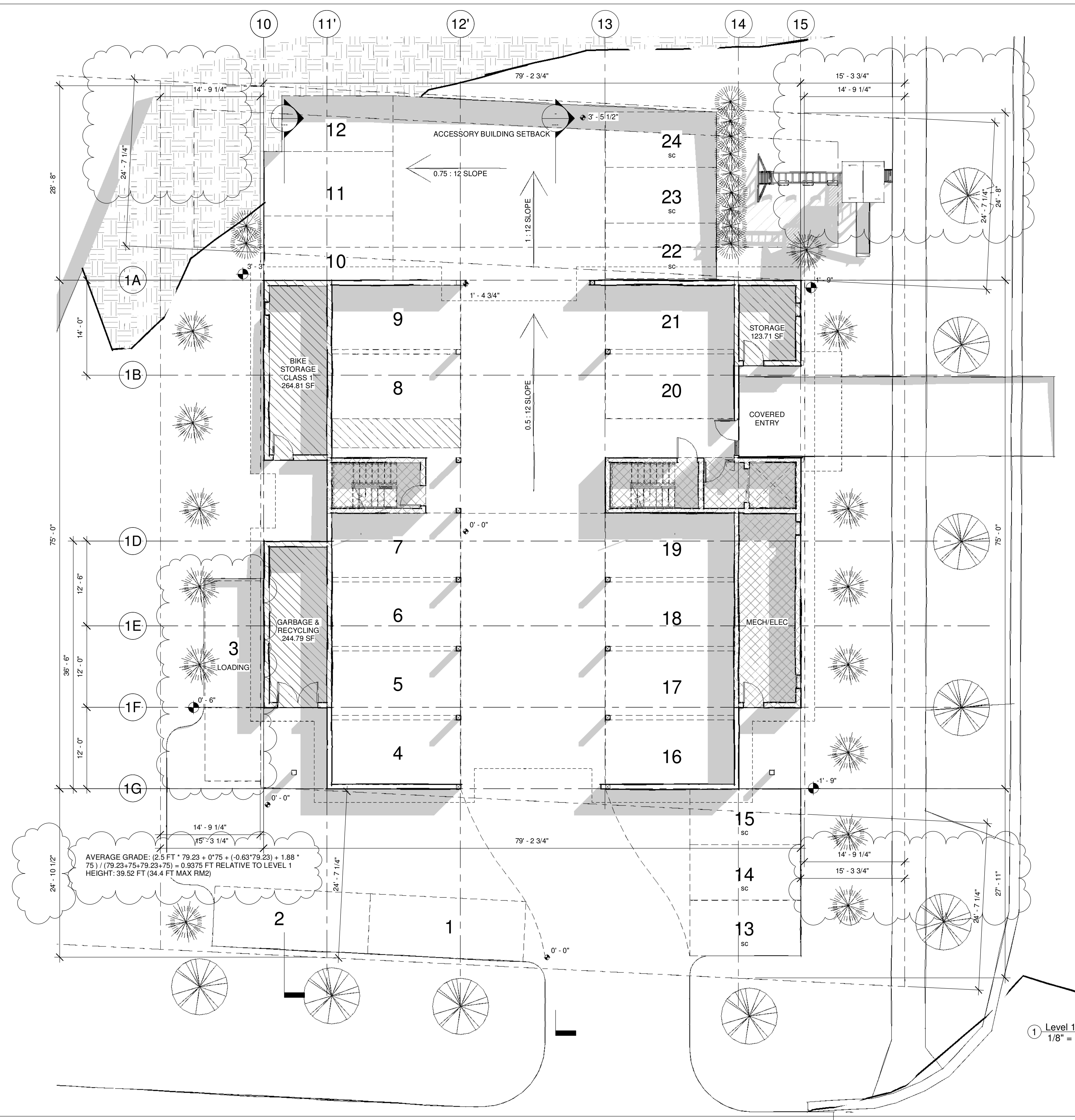
PROJECT NO. \_\_\_\_\_ Project Number

**Level 1 - PARKING**

DATE 21-Feb-20 10:56:52 AM

REV. \_\_\_\_\_

DRAWING NO. A102



AVERAGE GRADE:  $(2.5 \text{ FT} \cdot 79.23 + 0.75 \cdot (-0.63 \cdot 79.23) + 1.88 \cdot 75) / (79.23 + 75 + 79.23 + 75) = 0.9375 \text{ FT}$  RELATIVE TO LEVEL 1 HEIGHT: 39.52 FT (34.4 FT MAX RM2)

① Level 1  
1/8" = 1'-0"



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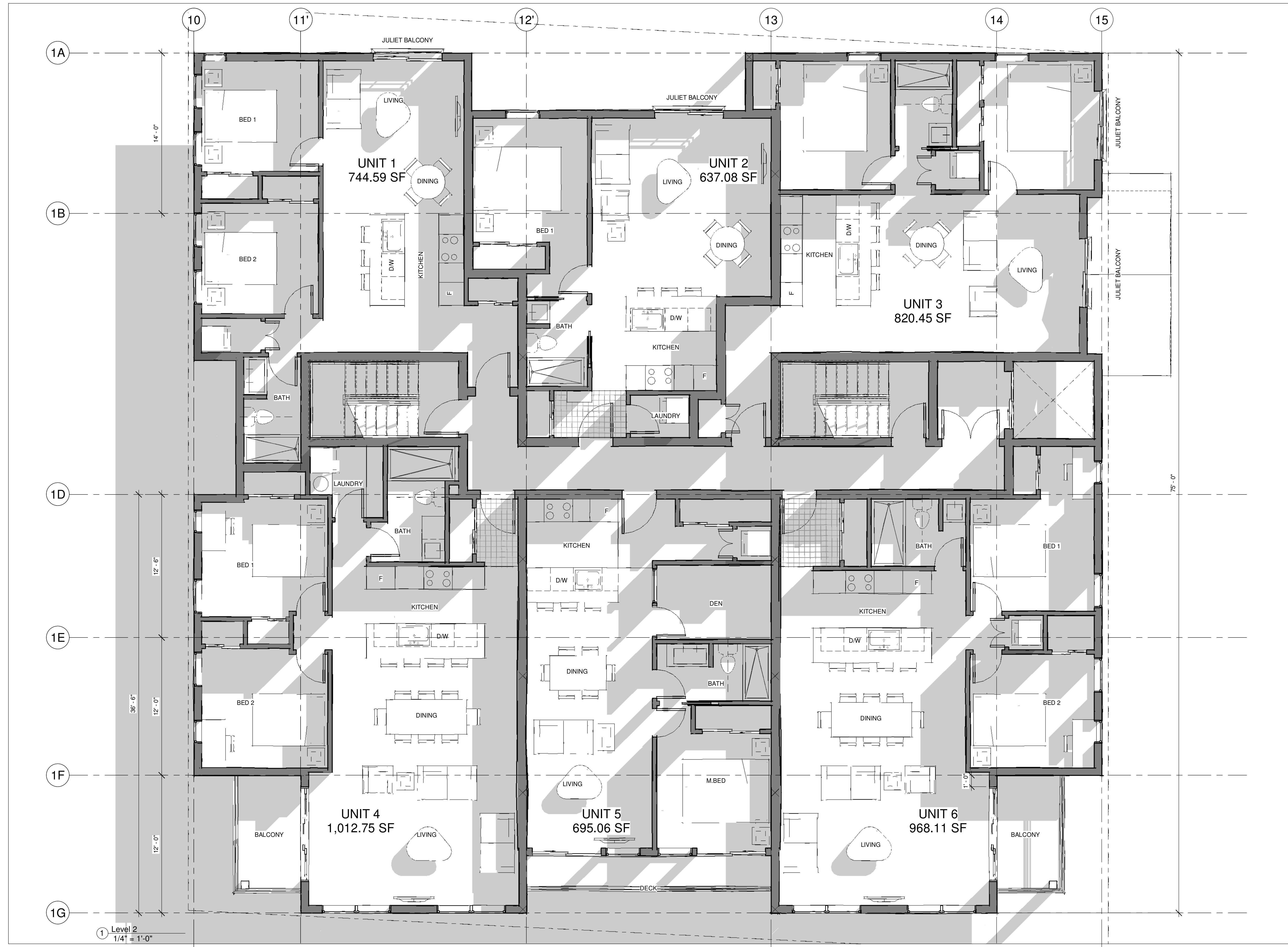
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Level 2

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REV. \_\_\_\_\_

DRAWING NO. A103



1 Level 2  
1/4" = 1'-0"





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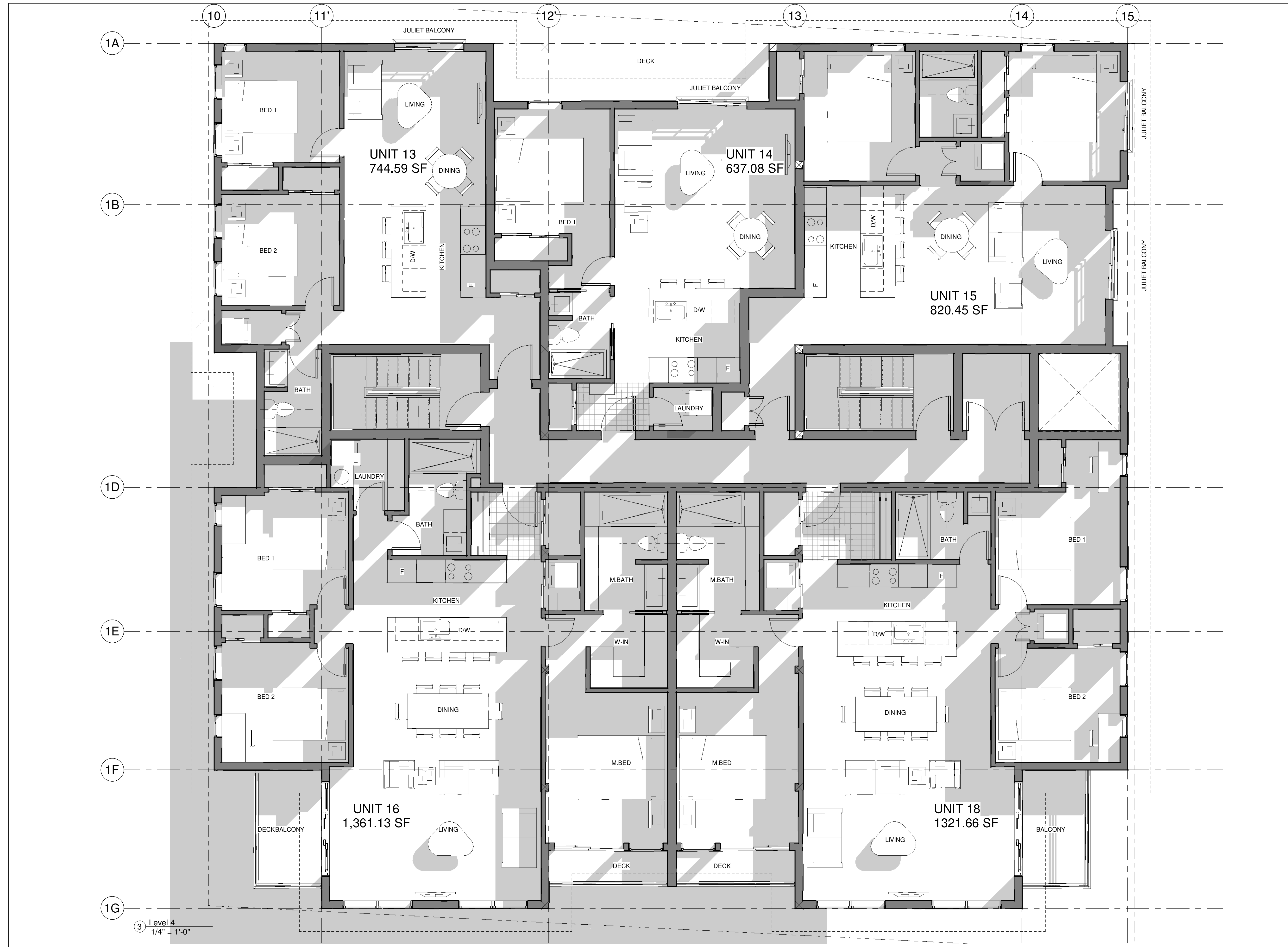
PROJECT NO. \_\_\_\_\_ Project Number

Level 3 & 4

DATE 21-Feb-20 10:56:55 AM

REV. \_\_\_\_\_

DRAWING NO. A104





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PROJECT NO. \_\_\_\_\_ Project Number

3D

DATE 21-Feb-20 10:57:04 AM

REV. \_\_\_\_\_

DRAWING NO. A110



1 school



2 CORNER



3 OSHEA



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PROJECT NO. \_\_\_\_\_ Project Number

North Elevation

① NORTH  
1/4" = 1'-0"

DATE 21-Feb-20 10:57:08 AM

REV. \_\_\_\_\_

DRAWING NO. A111



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757 SCHOOL ROAD  
GIBSONS, BC

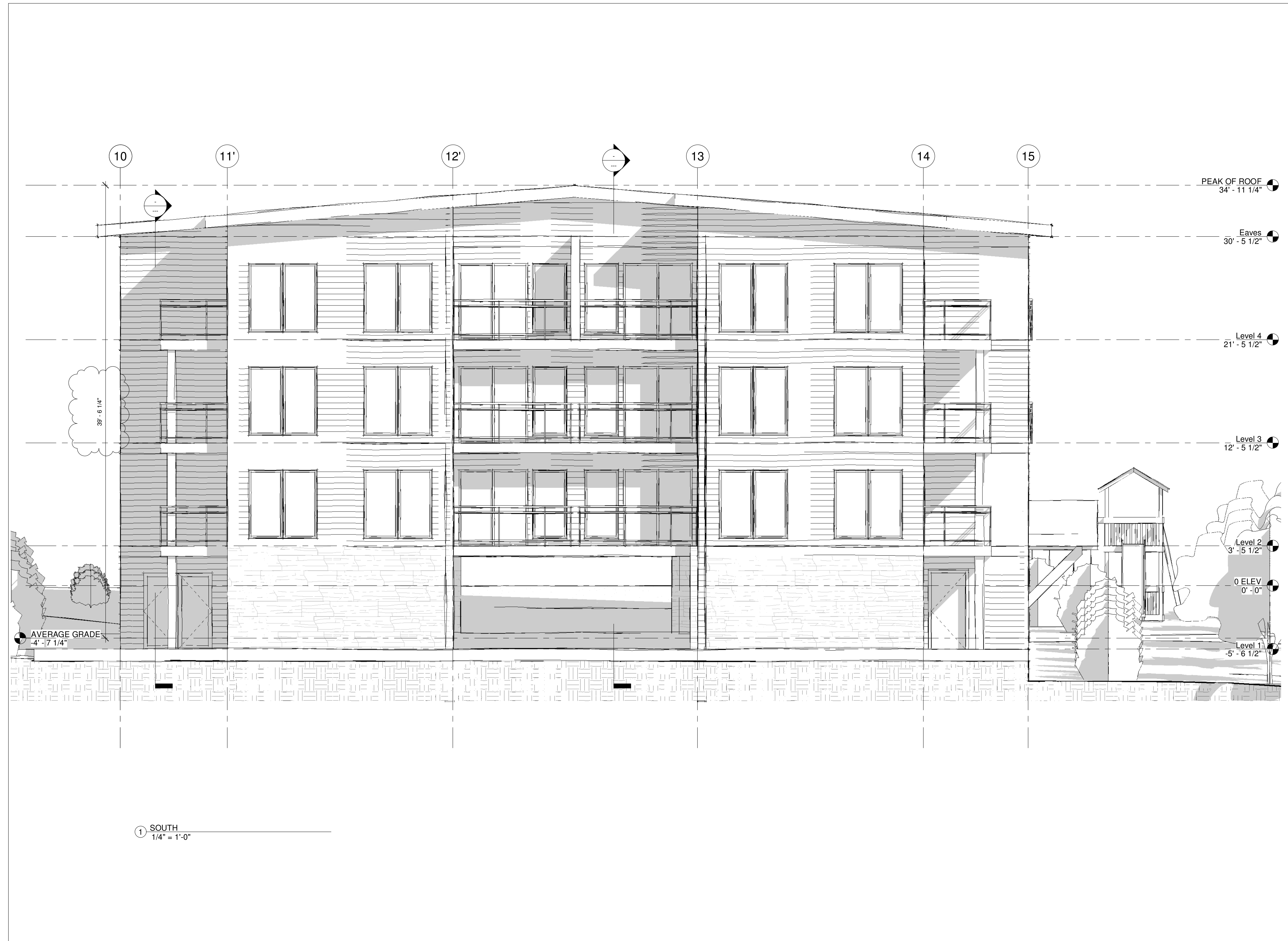
CLIENT: QIRUI Enterprises Ltd.

PROJECT NO. \_\_\_\_\_ Project Number \_\_\_\_\_

South Elevation

DATE 21-Feb-20 10:57:12 AM  
REV. \_\_\_\_\_

DRAWING NO. \_\_\_\_\_ A112



① SOUTH  
1/4" = 1'-0"





**SANDRIN  
LEUNG**  
ARCHITECTURE

PO BOX 1571 Sechelt BC V0N 3A0  
tel 604 747 2037 cell 604 763 2993  
www.sandrinleung.com

Revisions		
No	Date	Details
1	19/05/02	Missing, functional relationship diagram
2	19/06/24	Preliminary Design
3	19/08/22	Rezoning

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**APARTMENT**  
757 SCHOOL ROAD  
GIBSONS, BC

CLIENT: QIRUI Enterprises Ltd.

PROJECT NO. \_\_\_\_\_ Project Number

East Elevation

DATE 21-Feb-20 10:57:15 AM

REV. \_\_\_\_\_

DRAWING NO. A113



① EAST  
1/4" = 1'-0"



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Revisions		
No	Date	Details
1	19/05/02	Missing, functional relationship diagram
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**APARTMENT**  
757 SCHOOL ROAD  
GIBSONS, BC

CLIENT: QIRUI Enterprises Ltd.

PROJECT NO. \_\_\_\_\_ Project Number

West Elevation

DATE 21-Feb-20 10:57:18 AM  
REV.

DRAWING NO. \_\_\_\_\_ A114

① WEST  
1/4" = 1'-0"



ANA SANDRIN, ARCHITECT AIBC  
HOWARD LEUNG, M.ARCH, LEED AP

**SITE ADDRESS**

BEN WANG  
757 SCHOOL ROAD, GIBSONS, BC  
604-618-4806  
[baochangwang@gmail.com](mailto:baochangwang@gmail.com)

**Billing Address**

3112 Deer Ridge Drive  
West Vancouver, BC

**Company Address**

Felicity Craft Construction Group Corp.  
PO BOX 1880 VON 1V0  
c/p Wayne Rowe Law Office  
758 School Road  
Gibsons, BC

## ZONING AMENDMENT PROPOSAL SUMMARY

### Multifamily Development

The purpose of this proposal is to rezone 757 School Road, Gibsons from R1 to Medium Density Residential. The proposal suggests a 4 storey multifamily residential project, 16 units with 1.2 FSR, 16 937.74 SF heated area, and 24 parking spots.

#### **Proposal Summary:**

The development is a multifamily residential project with parking on the ground level, 3 stories of residential apartment on level 1-3 for a 4 storey project. The development is surrounded by multifamily residential to the North, commercial properties to the East, proposed 40 unit 3-storey supportive housing to the South, and residential to the West. The proposed project fits in the surrounding mixed nature of the community, extends the multifamily nature of surrounding properties, helps soften any impact of the proposed supportive housing, and transitions to the commercial use. The character of the proposal is in keeping with the contemporary west coast style of the community and uses materials and detailing in keeping with the surrounding residential buildings with wood or fibre-cement siding, standard fascia, sloped roof, trees and landscaping, and other features. The proposal is in keeping with the Official Community Plan (OCP) suggesting medium density residential development in the area. The project will provide relatively affordable housing for families, couples, and singles. The project will provide 2

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ANA SANDRIN, ARCHITECT AIBC  
HOWARD LEUNG, M.ARCH, LEED AP

below market rental units as part of the affordable housing component requirements and community amenity contribution. The project provides landscaping and screening as well as playground area for small children. By rezoning and increasing the density of the land to the OCP designation the project will create jobs during construction and after for maintenance, increase the tax base and efficiency of land use in the Town of Gibsons, provide affordable market rate housing for new entrants, families, couples, and singles, support and soften impact by the neighboring supportive housing project, 2 below market rental units, and soften impact of commercial property to the residential neighborhood.

**Development Permit:**

The property falls within Development Permit Areas (DPA) 4 & 9. DPA 4 is at the discretion of Council. DPA 9 is not applicable as the development does not foresee excavation beyond 1.5m in depth.

**Affordable Housing Contribution & Community Amenity:**

This development proposes an increased density of 122.5 units/Ha from the smartplan suggestion of 75 units/Ha. The RM2 or RM4 zoning which is medium density allows for 91 units/Ha. This project proposes an affordable housing contribution and community amenity for this increased density of 2 below market rental units at 637.08 sf 1 bedroom with max \$875/mo or as per BC Housing Limits and the establishment of a children's playground at the North East corner of the property.

Sincerely,

**Ana Sandrin & Howard Leung**

Sandrin Leung Architecture Inc.



Vancouver Coastal Health  
821 Gibsons Way  
Gibsons, BC V0N 1V8  
Tel: 604-984-5070 Fax: 604-984-5075

Kirsten Rawkins  
Planning Assistant  
Town of Gibsons  
Attention: Planning and Development Services Department  
474 South Fletcher Road  
Box 340, Gibsons, BC V0N 1V0

via email: [krawkins@gibsons.ca](mailto:krawkins@gibsons.ca)

Dear Ms. Kirsten Rawkins,

**RE: Development Application Referral, Zoning Amendment ZA-2019-06, 757 School Road, Town of Gibsons, BC**

Healthy communities are places that are safe, contribute to a high quality of life, provide a strong sense of belonging and identity, and offer access to a wide range of health-promoting amenities, infrastructure, and opportunities for all residents. It is well documented that a community's built environment, defined as the human-made surroundings that provide the setting for human activity, and how it is planned can have a significant influence on the physical, mental, and social health of its residents.

Vancouver Coastal Health (VCH) would like to thank you for the opportunity to review and provide the comments below for consideration on Development Application Referral, Zoning Amendment ZA-2019-06 for 757 School Road in Town of Gibsons.

The proposed development was reviewed by the Medical Health Officer, Environmental Health Officers, and the Healthy Built Environment Team. Please accept the following comments for your consideration:

Access to shelter has been recognized by the World Health Organization as a "fundamental condition and resource for health."<sup>1</sup> Limited availability of affordable housing on the Sunshine Coast creates barriers to accessing this fundamental determinant of health. In addition to affordability, the design and quality of housing significantly influence the health and well-being of the people who live there.<sup>2</sup>

Many aspects of the proposed multifamily residential project within the development application proposal appeared to support health and equity:

- The project adheres to the provision of affordable housing as per BC Housing Limits, which can provide housing opportunities for those with lower incomes and for the population to age in place as people move through their life cycle.
- The project location is well-integrated into the community and is in close proximity to schools, local amenities, and public transportation.
  - The current location can encourage use of active transportation for all residents, as well as independent mobility for children as schools and services are nearby. Use of active transportation is associated with a wide variety of health benefits (e.g. increased physical

<sup>1</sup> World Health Organization (1986). Ottawa Charter for Health Promotion. Geneva, Switzerland: World Health Organization.

<sup>2</sup> BC Centre for Disease Control (2018). Healthy Built Environment Linkages Toolkit: making the links between design, planning and health, Version 2.0. Vancouver, BC: Provincial Health Services Authority.



activity, decreased obesity, increased social connectivity), leading to improved physical, social, and mental well-being.<sup>2</sup>

- Living within complete communities can also promote neighbourhood cohesion and increase social capital. Feeling connected to a community is often associated with lower stress, improved overall health status, and lower mortality rates.<sup>2</sup>
- The project will include a children's play area, which can support outdoor play. Play is essential to the cognitive, physical, social, and emotional well-being of children and youth.<sup>3</sup>

The housing proposal may further promote health with the following considerations:

- Active transportation for all and independent mobility for children can be enhanced by building infrastructure that facilitates these modes of transportation, including sidewalks and bike lanes. Any new infrastructure should complement existing infrastructure to enhance connectivity for efficiency and safety. Also, consider providing visual cues for all ages and abilities to walk to amenities located in the vicinity and/or placing bike lockers/storage in the development for convenience and ease of use.
- Incorporate universal design principles to design equitable, accessible, and adaptable housing that is comfortable, safe, and usable by everyone, including children, older adults, and people with disabilities.
- Integrate more green space within the development to provide residents more opportunity to be exposed to nature. Exposure to nature and access to green space can reduce stress, improve mental health, encourage more physical activity, and facilitate social connections.<sup>2</sup>
- Design the play area for active, unstructured play, where children can lead their own play and have room to be creative. Recommendations on how to design play spaces for unstructured play include the following<sup>4</sup>:
  - Incorporate universal design principles to provide inclusive play elements to children of all ages and abilities.
  - Incorporate natural elements and loose parts to the play space.
  - Include play elements that provide sensory and tactile experiences.

VCH 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.

Sincerely,



Geoff McKee, MD/MPH  
Medical Health Officer  
Sunshine Coast, Powell River, Central Coast  
Vancouver Coastal Health

---

<sup>3</sup> Gomes, N & Maia, E & Varga, I (2018). The benefits of play for children's health: a systematic review. *Arquivos de Ciências da Saúde*. 25. 47-51. 10.17696/2318-3691.25.2.2018.867.

<sup>4</sup> Canadian Public Health Association (CPHA). Children's Unstructured Play Position Statement. March 2019. Available at <https://www.cpha.ca/childrens-unstructured-play>.

HOWARD LEUNG, M.Arch, LEED AP

February 12, 2020



**PUBLIC HEARING SURVEY**  
757 School Road

1) Is the horizontal siding of the building appropriate? Please rate your answer from 5-1.

Strongly agree		Neutral		Strongly Disagree
5	4	3	2	1

2) Is the roof shape of the building appropriate? Please rate your answer from 5-1.

Strongly agree		Neutral		Strongly Disagree
5	4	3	2	1

3) The aquifer is close to the surface in Gibsons so excavation is generally limited to 1.5m in depth. Parking and residential units are therefore above grade in this project. Is it desirable to protect the aquifer and provide for parking and residential uses above grade? Please rate your answer from 5-1.

Strongly agree		Neutral		Strongly Disagree
5	4	3	2	1

4) How important is affordable entry level family housing in this area? Please rate your answer from 5-1.

Strongly agree		Neutral		Strongly Disagree
5	4	3	2	1

A handwritten signature in blue ink, appearing to be 'Jm'.

HOWARD LEUNG, M.Arch, LEED AP

February 12, 2020



5) Do you think the mix of families and density of the market units in this project will mitigate impacts from the 40 unit supportive housing project at 749 School Road? Please rate your answer from 5-1.

Strongly agree		Neutral		Strongly Disagree
5	4	3	2	1

6) Do you think the height of this project will mitigate impacts from the 40 unit supportive housing project at 749 School Road? Please rate your answer from 5-1.

Strongly agree		Neutral		Strongly Disagree
5	4	3	2	1

7) Do you think this project should provide more or less below market rental housing? Please circle.

More	Same	Less
------	------	------

8) Is the height of the building appropriate? Please rate your answer from 5-1.

Strongly agree		Neutral		Strongly Disagree
5	4	3	2	1

HOWARD LEUNG, M.Arch, LEED AP

February 12, 2020



9) The apartment units at 757 School Road are targeted to entry level families with 4x 3-bedroom, 8x 2-bedroom, 1x 1 bedroom and den, 3x 1 bedroom units. Do you believe this building should have more multi-bedroom units, the same unit mix, or more single bedroom units?

*I believe this to be good mix  
(Family!)*

10) The apartment units at 757 School Road are targeted to entry level families and are stacked above one another to achieve repeatability in construction. This will tend to bring the price of each unit down and thereby increase the affordability. Is it desirable to enhance affordability with vertical repeatability?

*yes - cheaper you build them -  
lower the price for families*

11) The number of units in the building is 16. With fewer units each will become larger and more expensive. With more units each unit will become smaller and less expensive. Is it preferable to have fewer units, same number of units, or more units?

*16 ✓*

12) The landscape design includes trees, shrubs, grass, and a children's play area (NE corner). Should the landscape have a different mix?

*No*

*SL*



HOWARD LEUNG, M.Arch, LEED AP

February 12, 2020



13) Do you believe there is too much, just right, or too little parking for the project?  
Additional parking may remove landscaping/children's play space and less parking may  
add natural landscaping or play space.

EV power?

14) Other Comments? (please use the back of page if you require more space)

Multiple horizontal lines provided for additional comments, currently blank.

Your Name: Ian McGinnis

Where do you live (city)? [Redacted] Gibsons

Do you wish to receive updates? (Y/N)  Email [Redacted]





# PUBLIC INFORMATION SESSION NOTICE

**WEDNESDAY, FEBRUARY 12, 2020 | 10AM - 12PM**  
Coastal Room, Gibsons Public Market, 473 Gower Point Rd

## APPLICATION FOR ZONING AMENDMENT – 757 SCHOOL RD.

**Application No:**  
ZA-2019-06

**Property Description:**  
LOT 1 | BLOCK 1 | DISTRICT LOT 686 | PLAN 9731

### Applicant:

Sandrin Leung Architecture Inc. | 604.747.2037

Proposal to change the zoning of the property from Single Family Residential (R2) to a Multi-Family Zone to allow a 16-unit, 4 storey apartment building.

Community members who are interested in learning more about the proposal are invited to attend. Written submissions with your feedback, questions or concerns can also be submitted to [info@sandrinleung.com](mailto:info@sandrinleung.com) by **February 15th at 4pm.**

Details of the application may be viewed at Town Hall: 474 South Fletcher Road, Gibsons. 8 AM – 4:30 PM, M-F.

## AD CONFIRMATION

**PLEASE RESPOND BY EMAIL BY  
3PM WEDNESDAY**

*This proof is for the purpose of*  
**TYPOGRAPHICAL CORRECTIONS**

AD SIZE BOOKED

**1/8 VERTICAL**

(3.13" x 4.77")

**CoastReporter**  
VOICE OF THE SUNSHINE COAST

**604-885-4811**  
[www.coastreporter.net](http://www.coastreporter.net)