



# STAFF REPORT

**TO:** Planning and Development Committee **MEETING DATE:** May 5, 2020  
**FROM:** Katie Thomas **FILE NO:** 3220-Winn-721  
Planner I  
**SUBJECT:** Development Variance Permit and Development Permit for 721 Winn Road

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## RECOMMENDATIONS

**THAT the report titled Development Variance Permit and Development Permit for 721 Winn Road be received;**

**AND THAT the Planning and Development Committee recommends that Council directs Staff to notify neighbours of Development Variance Permit application DVP-2020-01 at 721 Winn Road;**

**AND THAT the Planning and Development Committee recommends that Council authorizes the issuance of Development Permit DP-2020-09 for 721 Winn Rd;**

**AND THAT the Planning and Development Committee recommends that Council directs staff to remove the minimum unit size for apartment units in Commercial zones;**

**AND FURTHER THAT these recommendations be forwarded to the next Council meeting.**

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## BACKGROUND / PURPOSE

The Town of Gibsons has received applications for a form and character Development Permit and a Development Variance Permit for the existing Downtown Commercial Zone 5 (C-5) building at 721 Winn Road, as shown in figure 1.

The building was constructed in 1989 as a mixed-use building, with commercial units at grade and a large residence above. The building has been renovated over the years, some with permits, some unauthorized. The configuration currently has several commercial units at grade and four apartments above; which do not conform to the BC Building Code nor the Zoning Bylaw. The current owner would like to bring the property back into compliance with the BC Building Code and the Town's Zoning Bylaw.

The purpose of this staff report is to provide the Planning and Development Committee with an analysis of the application and obtain direction on next steps.



Figure 1: Location of subject property



Figure 2: Photo of the front elevation of the existing building

## DISCUSSION

The property is zoned Downtown Commercial Zone 5 (C-5) which allows the following uses: retail, office, service commercial, restaurant, tasting lounge, and apartments combined with commercial, with dwelling units not less than 55 m<sup>2</sup> (592 ft<sup>2</sup>). The building conforms to the permitted uses, however, the apartment units are less than 55 m<sup>2</sup> and the property is two parking spaces short, thus requesting a variance.

### ***Development Variance Permit***

Table 1 shows the planning review and zone check. The existing building is two (2) parking spaces short and three of the four apartments are under the required minimum unit size.

		<b>Bylaw (C-5)</b>	<b>Existing</b>	<b>Is the Bylaw met?</b>
FRONT SETBACK (Winn Rd)		0 m	11.29m	Yes
REAR SETBACK		6 m	7.94m	Yes
SIDE SETBACK (West)		3 m	8.74m	Yes
SIDE SETBACK (East)		0 m	2.96	Yes
LOT COVERAGE		90%	73%	Yes
PARKING		11	9	No - DVP applied for
MINIMUM APARTMENT SIZE	Unit 201	55m <sup>2</sup>	42.27 m <sup>2</sup>	No - DVP applied for
	Unit 202	55m <sup>2</sup>	58.81 m <sup>2</sup>	Yes
	Unit 203	55m <sup>2</sup>	43.20 m <sup>2</sup>	No - DVP applied for
	Unit 204	55m <sup>2</sup>	40.88 m <sup>2</sup>	No - DVP applied for

*Table 1: Planning Review*

The applicant has requested two variances to the Zoning Bylaw, a relaxation of the specified eleven (11) parking spaces as outlined in Section 6.12 of the Zoning Bylaw to nine (9) on-site spaces and a relaxation to three of the four apartments to be less than the stated 55m<sup>2</sup> in the C-5 zone.

Council Policy 3.9 provides a framework for Council to assess variance requests. Staff have reviewed the proposal with the Policy's criteria as outlined below:

*(1) The request is not within the jurisdiction of the Board of Variance;*

Under Section 540 of the *Local Government Act*, an application to the Board of Variance is to vary or exempt an individual to relieve hardship. The variance request for 721 Winn Road does not present a hardship.

*(2) The same request has not been previously denied by the Board of Variance;*

This application has not been presented to the Board of Variance.

*(3) The variance will not result in significant negative impacts on neighbouring properties;*

The applicant is looking to bring the building at 721 Winn Road into compliance with the Zoning Bylaw, thus both the parking situation and residential apartment unit are existing. The Town has not received any bylaw complaints for parking issues on this property. Staff recommend notifying neighbours of the application to gain input in the case that neighbouring properties find that the existing conditions negatively affect them.

- (4) *There is a demonstrated need for the variance in order to permit reasonable use of the property;*

The lack of parking, under sized apartment units, and BC Building Code infractions (such as insufficient access and egress and fire separations) are non-conforming; therefore, the Town is unable to issue a Business Licence to any business within the building until the non-conforming issues are addressed.

Section 6.12 of the Zoning Bylaw requires 1.5 parking spaces per apartment and 1 space per 45m<sup>2</sup> of retail, office or Service Commercial space. Thus, six (6) spaces are required for the residential component, and five (5) spaces are required for the commercial portion of the building – totalling eleven (11) spaces.

The existing building has had eight (8) parking spaces for around 20 years with no issue and the property owner can fit one more space, to bring the total number of parking spaces to nine (9) on site, no more can fit due to the location of the building on site, and the shape of the lot – seen in figure 1.

The property files show a that a Notice was registered on Title in 1998 due to Building Code and Zoning Bylaw infractions, as the single-family dwelling on the second floor was converted to five (5) suites. Shortly after that, the owner at the time promised to bring the building into conformance and made a case to Council requesting to remove the Notice on Title. Council resolved to remove the Notice on Title in 1999, and unfortunately the infractions were never addressed. Since then the property has sold (possibly multiple times) and undergone another renovation without a permit, which has resulted in four (4) apartments in which three (3) apartment units are under the minimum size limit.

The new owner has applied for planning permits with intention to renovate the building to meet BC Building Code and zoning issues to bring the property into compliance. Staff note that should a variance not be issued; the applicant will likely need to reconfigure the internal layout of the residential storey so that all units conform to the minimum unit size.

- (5) *The overall intent of the original bylaw requirement or standard is not compromised;*

It is understood that the original 55m<sup>2</sup> minimum apartment size for commercial zones is likely to have come from a past BC Building Code regulation. At this time staff suggest that the Bylaw is not compromised.

The subject property is located within 250m of the bus stops at Winegarden Park and the number of spaces reflects the small nature of the apartments and businesses located within the building therefore it is concluded that the bylaw standard is not compromised.

- (6) *The variance does not appear to establish a precedent for other properties, but responds to a site-specific situation or difficulty;*

This variance is requested to bring the property into compliance. A parking reduction request responds to a site-specific request, based on the use of the property and current parking situation.

Staff are unclear on the bylaw intent/rational for requiring apartment units in commercial areas to be larger than 55m<sup>2</sup>. This limits flexibility to respond to housing demand in mixed-use buildings and is unique to mixed-use buildings as there are no minimum floor area limits in multi-family residential zones.

Staff recommends reviewing this limit to determine if minimum apartment sizes in Commercial zones should be removed from the Zoning Bylaw, to allow smaller and encourage more affordable units.

- (7) *As per the Local Government Act provisions, does not result in a change in land use or an increase in permitted density;*

The variance request does not change land use nor increase density.

The buildings setbacks and height determine how large commercial buildings can be. The minimum unit size limits the number of units in a commercial building. Reviewing 721 Winn Road, the existing building does not extend to the maximum setbacks and lot coverage and therefore the density of this lot is not increased. Staff recommend that the variance be drafted to clearly state that any approved variance is for the existing building and will be void if the building were to be extended in the future.

- (8) *The variance results in suitable development that is an asset and compatible in the context of surrounding uses;*

The building is existing and the uses are permitted under the C-5 zoning, therefore it is determined that the building is compatible with surrounding uses.

- (9) *In the case of variance of specific development standards for off-site servicing, that any additional costs that may be incurred by the municipality or future land owners are considered;*

Not applicable to this variance request.

Staff conclude that the existing building has had nine (9) parking spaces for around twenty (20) years with no issue. The apartment units provide affordable rental for tenants in an area that is within walking distance of a number of amenities and therefore staff recommend moving forward with the notification to neighbouring properties prior to Council's final decision.

### ***Form and Character Development Permit***

The objective of DPA 5 is to foster design that retains, reinforces and enhances the village scale and character of the Harbour Area while providing for improvements and change.

The Harbour Area is comprised into four (4) character areas:

- Cultural Precinct
- Legacy Residential
- Village Waterfront
- Village Landing

The subject property is in the Legacy Residential area. As such, the guidelines that pertain to the Harbour Area, in general, apply to the building at 721 Winn Road. Staff have reviewed the application, enclosed as Attachment A, with DPA 5 guidelines. The proposed changes to the form and character of the building are listed below:

- (1) Installation of external staircases to the apartment units to conform with the BC Building Code, see figure 3.
- (2) Changing the existing asphalt roof to metal – revising two rooflines on the front elevation – one of which will become a flat roof (section of roof on the first storey seen in figure 2)
- (3) New deck at the rear of the building
- (4) New landscaping at the rear of the property – including the installation of vegetable gardens for tenants
- (5) Replacement of the vinyl siding with hardiboard planks. Proposed colour is Blue Moon and Blue Overalls. See figure 4.
- (6) New building sign above the main entrance.

As this is an existing building with minor changes to the building form, Table 2 below summarizes the DPA 5 guidelines and provides staff comments as to whether the proposed upgrades improve the current condition of the lot.



Figure 3: Photo of the rear and side elevation. A new staircase will be installed from the upper floor deck on the side elevation and an enlarged deck is proposed at the rear on the 1<sup>st</sup> floor.



Blue Moon



Blue Overalls

Figure 4: Proposed siding colours.




**\*Regent Grey**

Figure 5: Proposed metal roof colour

DPA 5 Guidelines	Has the criteria been met? Staff Evaluation
<b>AREA WIDE DESIGN GUIDELINES</b>	
<b>Building Scale and Massing</b>	
Building facades facing these pedestrian routes shall be no more than two storeys in height, or, where a height of greater than two storeys is allowed, shall step back a minimum of 3 m (10 ft.) above the second floor	<b>Yes</b> - <i>Building façade along Winn Road is two (2) storeys. 2.5 storeys at the rear due to the site gradient</i>
Varied roof heights, and roofs at various heights, are encouraged to provide variety in roofscape and skyline.	<b>Not applicable</b> – <i>no change, pitched roof is existing</i>
<b>Roofs</b>	
Sloped roofs are encouraged. Large areas of flat roof, except where they are green roofs or are used for private or communal open space, are discouraged.	<b>Yes</b> - <i>the building has a sloped roof, a small area over the front entrance is to be extended and will become a flat roof</i>
Roof forms should be articulated with dormers, skylights and other architectural features, provided such features do not obstruct uphill views. A continuous, unbroken ridge line should be avoided, particularly on larger buildings	<b>Yes</b> – <i>existing gable over the front entry to be replaced with a hip roof for more character</i>
All air conditioning, ventilating or other roof top mechanical equipment should be carefully concealed or screened.	<b>Yes</b> - <i>All mechanical equipment is inside the building.</i>
<b>Roofing Materials</b>	
Sloped roofs should be clad in wood shingles. Composite wood products with the appearance of traditional wood shakes may be considered as an alternative to wood shingles. Asphalt shingles or metal roofing may be used on minor or non-feature roofs depending upon extent, colour and visibility.	<b>No</b> – <i>Regent Grey metal roof is proposed. Colour shown in figure 5.</i>



DPA 5 Guidelines	Has the criteria been met? Staff Evaluation
Metal roofing may be used on buildings which are greater than two storeys in heights provided that large areas of such roofs are not subject to overview from nearby buildings at higher elevations.	<b>Yes</b> - <i>Metal roof proposed on the 2.5-storey building.</i>
<b>Daylight and Sunlight</b>	
Building heights and setbacks shall ensure adequate access to daylight and sunlight.	<b>Yes</b> – <i>the existing building is set well back from the street and neighbouring residential properties.</i>
<b>Planting</b>	
Mature trees are rare and valuable signposts of history. Where such trees exist, every effort should be made to retain them when re-development occurs.	<b>Yes</b> – <i>existing trees to be retained and more landscaping is proposed to be installed at the rear of the building, including vegetable boxes for tenants.</i>
Planters with seasonal flowers to provide colour are encouraged.	<b>No</b> – <i>no planters proposed.</i>
<b>Lighting</b>	
Indirect, low-level lighting of building facades, pedestrian routes and signage is encouraged.	<b>Yes/No</b> – <i>Light fixtures proposed along the building facades unlikely that light spill from these fixtures will not light the pedestrian walkway</i>
Lighting should be designed so that it avoids “light spill” into residential areas.	<b>Yes</b> - <i>Current light fixture shown on the plans can be an upward fixture, with limited “light spill”</i>
Use of marine light fixtures, building mounted, incorporated into railings or balustrades, or free standing, is encouraged.	 <p><i>Proposed light fixtures shown here.</i></p>
<b>Transitions – Fencing and Landscaping</b>	
Fencing should not exceed a height of 1.2 meters and should be supplemented with plant material.	<b>Yes</b> - <i>No fencing proposed</i>
Landscape should consist primarily of local indigenous species. Large areas of non-vegetative materials such as gravel, bark, mulch, etc. are prohibited.	<b>Yes</b>

DPA 5 Guidelines	Has the criteria been met? Staff Evaluation
To preserve view corridors, new plantings should consist of landscaping which, when mature, will not exceed the height of the buildings on site.	<b>Yes</b> -proposed new landscaping to be at the rear of the building – low level planting proposed, including vegetable boxes. Landscaping preserves views from uphill property.
Outdoor storage areas, mechanical equipment, waste containers, parking areas shall be screened.	<b>Yes</b> – all garbage and waste containers are proposed to be screened at the rear on the lot in the parking area
<b>Parking</b>	
Surface parking is discouraged, but, where no other feasible option is available, it should be internal to each development and screened from view by a combination of attractive walls, fencing, hedging, planting, other screening materials or a combination of these materials.	<b>Not applicable</b> – surface parking is existing. Four foot yew hedge screens the parking from neighbouring properties.
Off-street parking areas and access roads should have adequate pedestrian scaled lighting.	<b>No</b> - no lighting in parking areas to avoid light spill into neighbouring properties.

Table 2: Development Permit Review

Staff consider that while a number of the guidelines are not applicable, the proposed building upgrades improves the existing building, and therefore recommend authorization of Development Permit DP-2020-09.

## REFERRALS

Referrals were sent to the Infrastructure Services Department, Building Department and Gibsons and District Volunteer Fire Department. At the time of writing this report, no comments had been received.

## COMMUNICATION

The *Local Government Act* requires neighbours to be notified of the application and the date Council will decide on it. The Town's Development Application Procedures Bylaw No. 1166, 2014 states that letters must be delivered to neighbours within 50m of the subject property.

Staff recommends that Council directs staff to begin notifications for the Development Variance Permit application at 721 Winn Road

## NEXT STEPS

Upon issuance of a Development Permit, a Building Permit may be obtained. Once a Development Permit is issued, the applicant has two years to commence construction before the permit expires.

**RECOMMENDATIONS / ALTERNATIVES**

Recommendations are listed on Page 1 of this report.

Alternatively, the Planning and Development Committee can request changes to the building.

**Attachments**

- Attachment A – Application Package
- Attachment B – Draft DP-2020-09

Respectfully Submitted,



Katie Thomas  
Planner I



Lesley-Anne Staats, MCIP, RPP  
Director of Planning

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

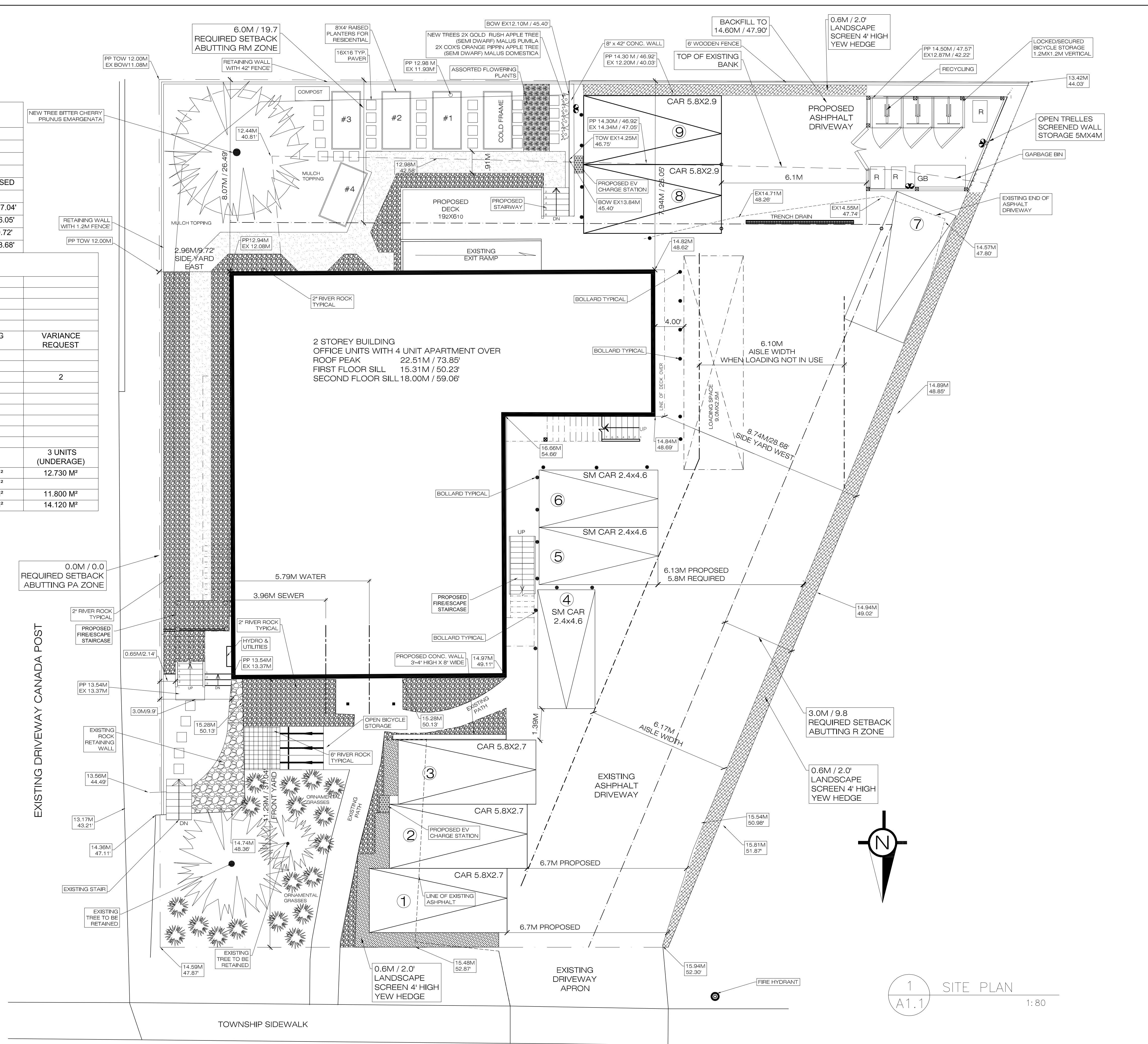
I have reviewed the report and support the recommendation(s).



Emanuel Machado  
Chief Administrative Officer

SYNOPSIS			
LOT AREA	1056.34M <sup>2</sup> / 11370.41F <sup>2</sup>		
SITE COVERAGE	249.52M <sup>2</sup> / 2685.86F <sup>2</sup>		
GROSS FLOOR AREA	626.50M <sup>2</sup> / 6743.60F <sup>2</sup>		
YARD SETBACKS			
	PERMITTED	EXISTING	PROPOSED
FRONT YARD	0M / 0'	11.29M / 37.04'	11.29M / 37.04'
REAR YARD	6.0M / 19.70'	7.94M / 26.05'	7.94M / 26.05'
SIDE YARD EAST	0M / 0'	2.96M / 9.72'	2.96M / 9.72'
SIDE YARD WEST	3.00M / 9.80'	8.74M / 28.68'	8.74M / 28.68'

BUILDING AREA SUMMARY				
FLOOR AREA				
FIRST FLOOR	231.702M <sup>2</sup> / 2494.02F <sup>2</sup>			
SECOND FLOOR	199.795M <sup>2</sup> / 2150.58F <sup>2</sup>			
BASEMENT/UNDEVELOPED	195.00M <sup>2</sup> / 2099.00F <sup>2</sup>			
PARKING				
	REQUIRED	PROPOSED	EXISTING	VARIANCE REQUEST
OFFICE 1 PER 45.0M <sup>2</sup> /484.0F <sup>2</sup>	5			
APARTMENT 1.5 PER SUITE	6			
TOTAL SPACES	11	9	8	2
SMALL CAR	30%	3(9) = 3	0	
LOADING SPACE	1	1	0	
BICYCLE CLASS 2 ENCLOSED	1	1	0	
BICYCLE CLASS 2 OPEN	0	3		
PROPOSED SUITE SIZE				
	F <sup>2</sup>	M <sup>2</sup>		
MIN ALLOWABLE	55.000 M <sup>2</sup>			3 UNITS (UNDERAGE)
UNIT 201	55.000 M <sup>2</sup>	42.270 M <sup>2</sup>	37.215 M <sup>2</sup>	
UNIT 202	55.000 M <sup>2</sup>	58.810 M <sup>2</sup>	60.120 M <sup>2</sup>	
UNIT 203	55.000 M <sup>2</sup>	43.200 M <sup>2</sup>	43.200 M <sup>2</sup>	
UNIT 204	55.000 M <sup>2</sup>	40.880 M <sup>2</sup>	40.880 M <sup>2</sup>	



NO.	DATE	DESCRIPTION
#1	01/27/20	PRELIMINARY
#2	02/11/20	PRELIM
#3	03/27/20	DVP
#4	04/15/20	DVP F&C

- KEY**
- EX - EXISTING
  - PP - PROPOSED
  - TOW - TOP OF WALL
  - BOW - BOTTOM OF WALL
  - SECURITY LIGHTING
  - MOTION DETECTOR

- GENERAL NOTES**
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**Orbis Architecture Inc.**  
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 4577 LIONS AVENUE  
 NORTH VANCOUVER, BC  
 V7R 3S7

**PROJECT TITLE**  
 721 WINN ROAD  
 TOWN OF GIBSONS

**DRAWING TITLE**  
 SYNOPSIS,  
 BUILDING AREA  
 SUMMARY &  
 SITE PLAN

**PROJECT NO.**

**DRAWN BY**

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**DATE:**  
 APRIL 16, 2020

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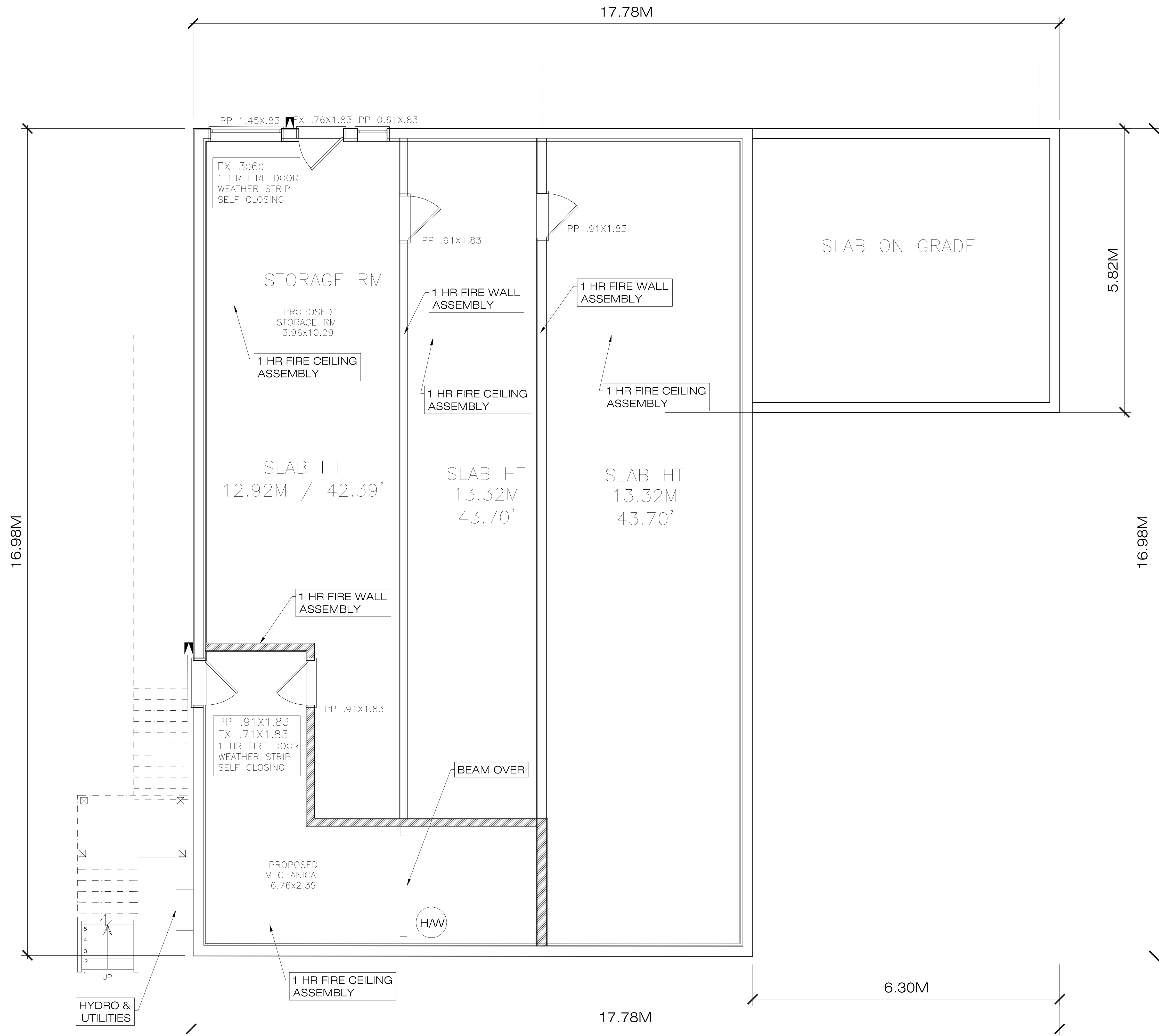
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1 SITE PLAN  
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1 BASEMENT PLAN  
A2.1 1:40

NO.	DATE	DESCRIPTION
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#2	02/11/20	PREL
#3	03/27/20	DVP
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  - ⊙ SECURITY LIGHTING MOTION DETECTOR

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721 WINN ROAD  
TOWN OF GIBSONS

**DRAWING TITLE**  
BASEMENT PLAN

PROJECT NO.

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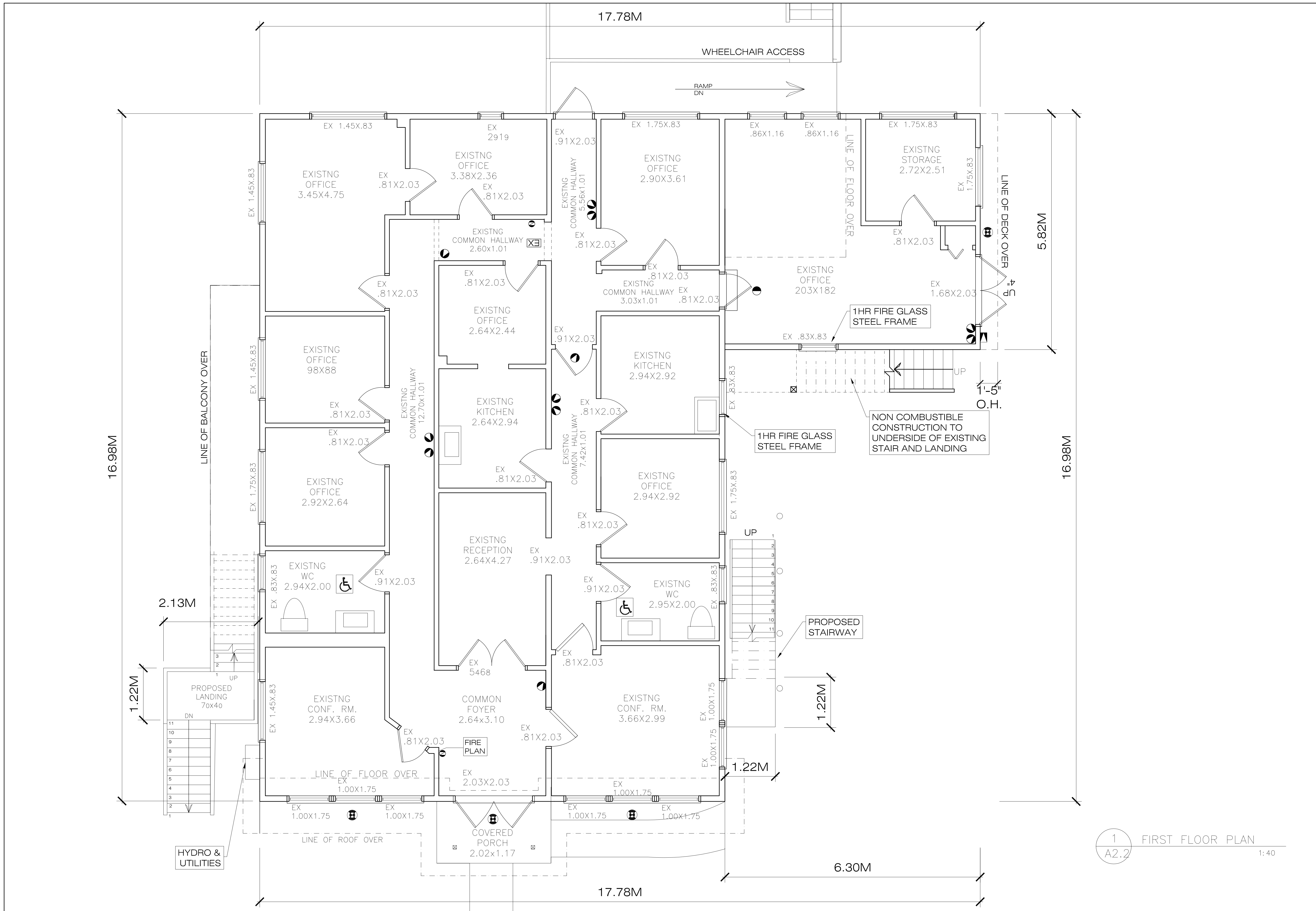
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NO.	DATE	DESCRIPTION
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 TOWN OF GIBSONS

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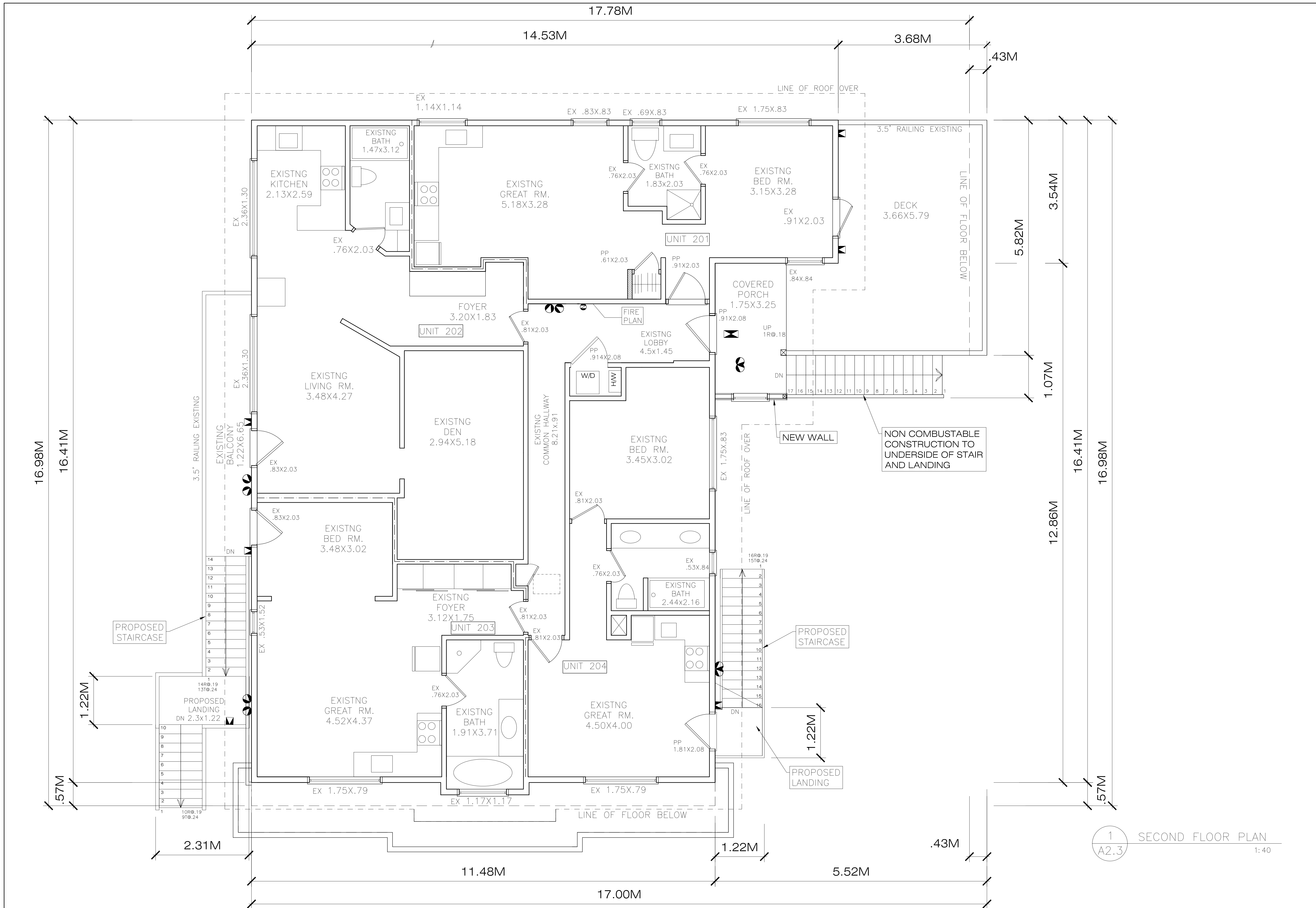
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1 FIRST FLOOR PLAN  
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A2.2



NO.	DATE	DESCRIPTION
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**PROJECT TITLE**  
 721 WINN ROAD  
 TOWN OF GIBSONS

**DRAWING TITLE**  
 SECOND FLOOR PLAN

PROJECT NO.

DRAWN BY

CHECKED

DATE:  
 APRIL 16, 2020

SCALE:

DRAWING #:  
 721WINN DVP F&C 041620

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1 SECOND FLOOR PLAN  
 A2.3 1:40

A2.3



1 NORTH ELEVATION  
A3.1 1:40



2 EAST ELEVATION  
A3.1 1:40

MATERIALS TYPICAL TO ALL FACADES  
**CLADDING**  
 FIRST & SECOND FLOOR: HARDIEPLANK LAP SIDING, 'SELECT CEDARMILL', 6.25" (5" EXPOSURE)  
 LOWER GROUND LEVEL: HARDIE VERTICAL SIDING (BOARD & BATTEN), 'SELECT CEDARMILL', 16" BATTEN SPACING

**TRIM BOARDS**  
 OUTSIDE CORNERS (SIDE ONE): 3.5" X .75" 4/4 HARDIE TRIM 'RUSTIC GRAIN' (LAP SIDE ONE OVER SIDE TWO)  
 OUTSIDE CORNERS (SIDE TWO): 2.5" X .75" 4/4 HARDIE BATTEN 'RUSTIC GRAIN'  
 INSIDE CORNERS: .75" X .75" (.75" X 2.5" CUT DOWN) HARDIE TRIM 'RUSTIC GRAIN'  
 BARGE BOARD (BOARD & BATTEN BASELINE): 1" X 5.5" 5/4 HARDIE TRIM 'RUSTIC GRAIN'  
 LOWER HORIZONTAL MID-BAND: 7.25" X .75" 4/4 HARDIE TRIM 'RUSTIC GRAIN'  
 UPPER HORIZONTAL MID-BAND: 5.5" X .75" 4/4 HARDIE TRIM 'RUSTIC GRAIN'  
 UNDER SOFFIT HORIZONTAL BAND: 3.5" X .75" 4/4 HARDIE TRIM 'RUSTIC GRAIN'  
 DOOR CASING MOULDING: 3.5" X .75" 4/4 HARDIE TRIM 'RUSTIC GRAIN'  
 WINDOW CASING MOULDING: 2.5" X .75" 4/4 HARDIE TRIM 'RUSTIC BATTEN'

**METAL ROOFING, SOFFITS & GUTTERS**  
 ROOFING: WESTFORM PROLOC 12" (WITHOUT STIFFENER RIBS)  
 SOFFITS TYPICAL: WESTFORM HF 6" PRO BOARD PERFORATED  
 SOFFITS AT NORTH ELEVATION FLAT ROOF: WESTFORM 4" PRO BOARD  
 GUTTERS: MODERN PROFILE (NOT CLASSIC OGEE)

NO.	DATE	DESCRIPTION
#1	02/16/20	PRELIMINARY
#2	02/11/20	PREL
#3	03/27/20	DVP
#4	04/15/20	DVP F&C

**KEY**  
 EX - EXISTING  
 PP - PROPOSED  
 TOW - TOP OF WALL  
 BOW - BOTTOM OF WALL

**EXTERIOR LIGHTING**  
 WALL SCONCE  
 SOFFIT LIGHT  
 SECURITY LIGHTING MOTION DETECTOR  
 SOFFIT LIGHT

**GENERAL NOTES**  
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**Orbis Architecture Inc.**  
 TEL / FAX: 604 986 7597  
 4577 LIONS AVENUE  
 NORTH VANCOUVER, BC  
 V7R 3S7

**PROJECT TITLE**  
 721 WINN ROAD  
 TOWN OF GIBSONS

**DRAWING TITLE**  
 ELEVATIONS  
 NORTH AND EAST

PROJECT NO.

DRAWN BY

CHECKED

DATE:  
 APRIL 16, 2020

SCALE:

DRAWING #:  
 721WINN DVP F&C 041620

DRAWING OF  
 DRAWING NO.

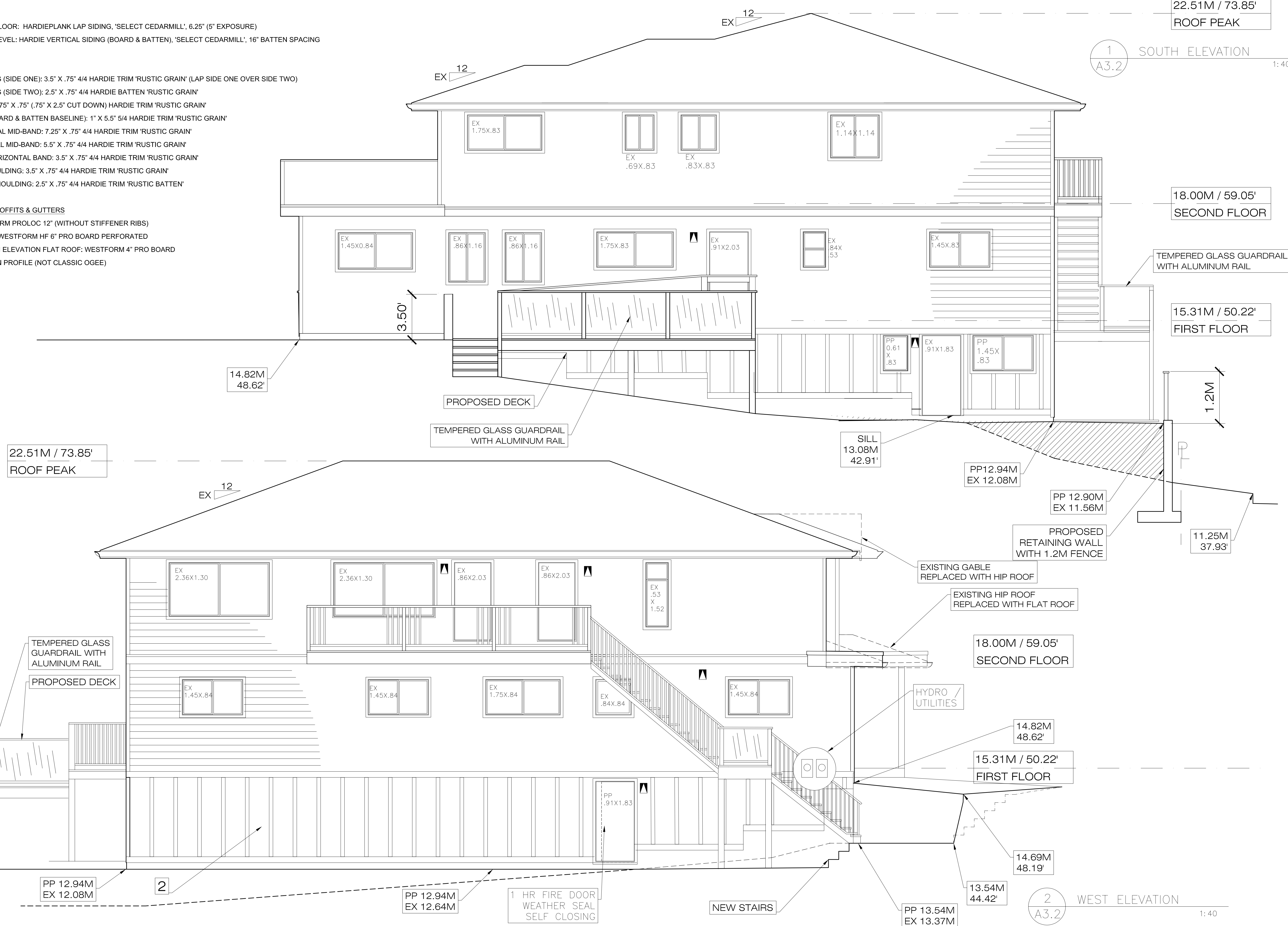
A3.1



**CLADDING**  
 FIRST & SECOND FLOOR: HARDIEPLANK LAP SIDING, 'SELECT CEDARMILL', 6.25" (5" EXPOSURE)  
 LOWER GROUND LEVEL: HARDIE VERTICAL SIDING (BOARD & BATTEN), 'SELECT CEDARMILL', 16" BATTEN SPACING

**TRIM BOARDS**  
 OUTSIDE CORNERS (SIDE ONE): 3.5" X .75" 4/4 HARDIE TRIM 'RUSTIC GRAIN' (LAP SIDE ONE OVER SIDE TWO)  
 OUTSIDE CORNERS (SIDE TWO): 2.5" X .75" 4/4 HARDIE BATTEN 'RUSTIC GRAIN'  
 INSIDE CORNERS: .75" X .75" (.75" X 2.5" CUT DOWN) HARDIE TRIM 'RUSTIC GRAIN'  
 BARGE BOARD (BOARD & BATTEN BASELINE): 1" X 5.5" 5/4 HARDIE TRIM 'RUSTIC GRAIN'  
 LOWER HORIZONTAL MID-BAND: 7.25" X .75" 4/4 HARDIE TRIM 'RUSTIC GRAIN'  
 UPPER HORIZONTAL MID-BAND: 5.5" X .75" 4/4 HARDIE TRIM 'RUSTIC GRAIN'  
 UNDER SOFFIT HORIZONTAL BAND: 3.5" X .75" 4/4 HARDIE TRIM 'RUSTIC GRAIN'  
 DOOR CASING MOULDING: 3.5" X .75" 4/4 HARDIE TRIM 'RUSTIC GRAIN'  
 WINDOW CASING MOULDING: 2.5" X .75" 4/4 HARDIE TRIM 'RUSTIC BATTEN'

**METAL ROOFING, SOFFITS & GUTTERS**  
 ROOFING: WESTFORM PROLOC 12" (WITHOUT STIFFENER RIBS)  
 SOFFITS TYPICAL: WESTFORM HF 6" PRO BOARD PERFORATED  
 SOFFITS AT NORTH ELEVATION FLAT ROOF: WESTFORM 4" PRO BOARD  
 GUTTERS: MODERN PROFILE (NOT CLASSIC OGEE)



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  - ▲ WALL SCONCE
  - ⊙ SOFFIT LIGHT
  - ⊙ SECURITY LIGHTING MOTION DETECTOR
  - ▲ SOFFIT LIGHT

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**PROJECT NO.**

**DRAWN BY**

**CHECKED**

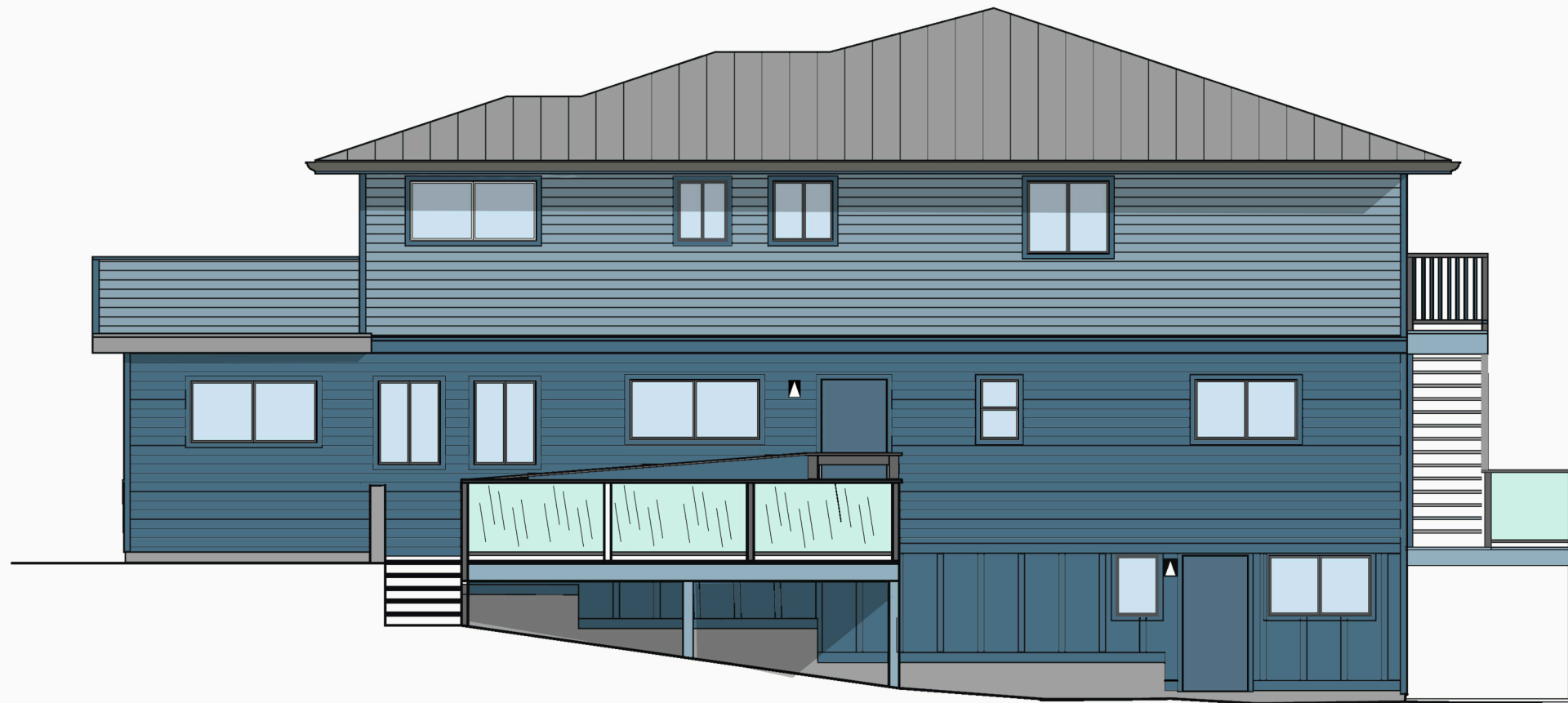
**DATE:**  
 APRIL 16, 2020

**SCALE:**

**DRAWING #:**  
 721WINN DVP F&C 041620

**DRAWING OF DRAWING NO.**

A3.2



**COLOURS**

VERTICAL SIDING: HARDIE 'BLUE MOON'  
 FIRST FLOOR LAP SIDING: HARDIE 'BLUE MOON'  
 SECOND FLOOR LAP SIDING: HARDIE 'BLUE OVERALLS'  
 SECOND FLOOR INSIDE CORNER LAP SIDING TRIM: HARDIE 'BLUE OVERALLS'  
 FIRST FLOOR INSIDE CORNER LAP SIDING TRIM: HARDIE 'BLUE MOON'  
 ALL REMAINING HARDIE TRIM: HARDIE 'BLUE MOON'

METAL ROOFING: WESTFORM 'REGENT GREY'  
 FLAT ROOFS, BALCONY & LANDING WRAPS, DRIP & FASCIA FLASHINGS:  
 GENTECK 'SLATE'  
 TYPICAL SOFFITS: WESTFORM CAMBRIDGE WHITE  
 SOFFITS AT NORTH ELEVATION FLAT ROOFS: WESTFORM 'ACORN' WOOD GRAIN  
 DROP FLASHINGS: WESTFORM 'SLATE BLUE'

GUTTERS: GENTECK 'SLATE'  
 DOWNSPOUTS: GENTECK 'COASTAL BLUE'

WOODEN DECK & RAMP: SIKKENS 'MINERAL GREY' OR EQUIV.  
 WOODEN GARBAGE & RECYCLING ENCLOSURE: SIKKENS 'MINERAL GREY' OR EQUIV  
 BALCONIES & LANDINGS DECKING VINYL: TUFDEK 'SUPREME GRAPHITE'  
 WOODEN STAIR STRINGERS: BENJAMIN MOORE CC-782 'GEORGIAN BAY'  
 UNDERSIDES OF STAIR STRINGERS (WHERE REQUIRED), BALCONY & LANDINGS:  
 HARDIE 'BLUE MOON'  
 RAILINGS & GUARDRAILS FOR APARTMENTS & SECOND FLOOR EXIT STAIRS:  
 DARK GREY POWDER COATED ALUMINUM

ALL EXTERIOR ENTRY DOORS & JAMBS: BENJAMIN MOORE CC-782 'GEORGIAN BAY'  
 NON-RATED REPLACEMENT WINDOWS: DARK GREY METAL FINISH  
 RATED REPLACEMENT WINDOWS: DARK GREY METAL FINISH  
 WINDOW & DOOR CASING MOULDINGS: HARDIE 'BLUE MOON'



REVISIONS		
NO.	DATE	DESCRIPTION
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**KEY**

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PROJECT TITLE  
 721 WINN ROAD  
 TOWN OF GIBSONS

DRAWING TITLE  
 ELEVATION  
 COLOURS

PROJECT NO.

DRAWN BY

CHECKED

DATE:  
 APRIL 15, 2020

SCALE:

DRAWING #:  
 721WINN DVP F&C 041620

DRAWING OF  
 DRAWING NO.

A4.1



# DRAFT DEVELOPMENT PERMIT

NO. DP- 2020-09

TO: **Blake Macleod**

ADDRESS: [REDACTED]  
(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: 009-205-110**  
**Legal Description: LOT 3, EXCEPT THOSE PORTIONS IN PLANS 11040 AND 13288, DISTRICT LOT 685 PLAN 4060**  
**Civic Address: 721 WINN ROAD**
- 3) The lands are within Development Permit Area No. X 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: Synopsis, Building Area Summary and Site Plan, dated April 16, 2020*
- 6) In conjunction with the plans outlined under 5, the following further specifications apply:
  - *< list conditions or last minute changes approved for the permit >*
- 7) 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.
- 8) 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.
- 9) 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.
- 10) This Permit is NOT a Building Permit.
- 11) As a condition of the issuance of the Building Permit, Council requires that the Permittee provide security for the value of \$ **XX,XXX** 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.

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Mayor

---

Corporate Officer