

ZA-2019-06



**Planning Department**  
474 South Fletcher Road | Box 340, Gibsons, BC V0N 1V0  
Phone: 604-886-2274 | Fax: 604-886-9735  
www.gibsons.ca



## ZONING AMENDMENT APPLICATION

Please read the [Zoning Amendment Application Guide](#) before filling out this application form. If you have any questions or require assistance in filling out this form contact the Planning Department. The processing of your application will be delayed if it is incomplete. Mail or deliver the completed application form, fee, plans and supporting material to the Town of Gibsons Planning Department and make your fee payable to the Town of Gibsons. Contact the Town of Gibsons Planning staff for the current fee prior to submitting your applications as fees may change, or consult the [Development Procedures and Fees Bylaw](#)

### SECTION 1: DESCRIPTION OF PROPERTY

Lot/Parcel  Plan  Block

District Lot/Section  Range

Other Description

Street Address

Jurisdiction and Folio Number (From Property Assessment/Tax Notice)

Parcel Identifier (PID) (From State of Title Certificate)

### SECTION 2: OWNER INFORMATION (ADD PAGES IF MORE THAN TWO OWNERS)

First Owner Information

Second Owner Information

Name

Address

City

Province/State

Postal/Zip

Telephone/Fax

Email

Name

Address

City

Province/State

Postal/Zip

Telephone/Fax

Email

### SECTION 3: APPLICANT INFORMATION (IF DIFFERENT THAN OWNER)

Name

Address

City  State/Province  Postal/Zip

Telephone  Fax  Cell

Email

This information is collected in compliance with the Freedom of Information and Protection of Privacy Act (FOIPOP). If you require further information regarding the FOIPOP Act please contact the FOI Coordinator at 604.886.2274 (<http://www.gibsons.ca/freedom-of-information-a-protection-of-privacy.html>) or the Information and Privacy Commissioner at 1.800.663.7867 ([www.oipc.bc.ca](http://www.oipc.bc.ca))

### SECTION 4: PLANS AND SUPPORTING MATERIALS CHECKLIST

All applicants must provide one full-scale (not less than 1:100 metric) detailed site plan, one set of reduced (11" x 17") sets of drawings, and one set of high resolution digital copies (in PDF format) that must include the following:

- Completed application form signed by registered owner of the property. If applicable, written authorization for an agent to act on behalf of the registered owner(s) of the subject property may be required;
- Payment of Application Fee;
- Certificate of Title. Must be dated within 30 days of application;
- Site Plan: Maximum size 11" x 17" showing the dimensions of the proposed development in metric size;
- Proposal Summary outlining the nature of the proposed development, how the development fits within the neighbourhood, and the design character of the housing, neighbourhood, or commercial use proposed. The proposal should also be justified in terms of its benefit to the community and impact on the land use pattern. Where a Development Variance Permit is requested, justification for the variance is to be provided;
- Development Plans. Detailed drawings of the proposed development, including building sections and elevations, parking layout and access, proposed means of servicing, existing vegetation and landscaped areas. Must also include a project summary sheet outlining gross site area, density and number of dwelling units, site coverage, heights, setbacks and other relevant data. One set of reduced drawings (maximum size 11" x 17") required plus one set of high resolution digital copies (in PDF format) including:
  - o Dimensions of the property, existing and proposed roads;
  - o Location and dimensions (including setbacks) of existing and proposed buildings on site (a recent survey plan is required);
  - o The location of any watercourses, steep banks or slopes; and,
  - o Any easements or statutory Rights-of-Way.

**ADDITIONAL INFORMATION**

If the space provided below for each section is not sufficient, please attach additional information using a Microsoft Word, Microsoft Excel, Text or a separate PDF document.

**SECTION 5: PLAN DESIGNATION OR ZONE CHANGES.**

**Zoning Designation change requested.**

Change zoning from R2 to Medium Density Multifamily

**Concurrent Applications (if applicable). eg. Official Community Plan Amendment, Development Permit, Development Variance Permit, Subdivision.**

**SECTION 6: DESCRIBE THE CURRENT USE(S) OF THE LAND AND STRUCTURES ON THE PROPERTY.**

Current use of the land is single family residential. There is an existing single family residential property on site.

**SECTION 7: DESCRIBE THE PROPOSED USES OF THE LAND AND BUILDINGS, AND SHOW ON YOUR SITE PLAN, THE LOCATION OF ANY PROPOSED BUILDINGS OR STRUCTURES.**

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.

Requesting RM-5 zone.

**SECTION 8: DESCRIBE THE CURRENT USES OF THE LAND AND BUILDINGS ON ADJACENT PROPERTIES. YOU MAY BE REQUIRED TO SUBMIT A SITE PLAN SHOWING EXISTING FEATURES ON ADJACENT PROPERTIES.**

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.

**SECTION 9: DESCRIBE THE REASONS IN SUPPORT OF BYLAW THE AMENDMENT. ATTACH ADDITIONAL COMMENTS ON A SEPARATE PAGE. SUBMIT ANY TECHNICAL REPORTS, STUDIES OR APPRAISALS OF THE PROPERTY AND COMMENT ON ANY COMMUNITY CONSULTATIONS YOU HAVE UNDERTAKEN.**

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 affordable rental units as part of the affordable housing component requirements. The project provided ample landscaping and screening as well as playground area for small children. By 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, and soften impact of commercial property to the residential neighborhood.

**SECTION 10: APPLICATION COMPLETION**

(INITIAL EACH OF THE FOLLOWING)

- I have completed all sections of this application form
- I have included detailed site plans and elevation drawings as required in section 4 of this application form
- I have included the additional documentation and reports required in Section 4 of this application form
- I have included recent State of Title Certificate (not more than 30 days old)
- I have included copies of all covenants registered against the title
- All owners listed on the title have signed the application
- I have verified as to whether my property falls within a Development Permit Area.
- I have included the correct fee (contact the Town of Gibsons Planning Department or visit [Development Procedures and Fees Bylaw](#) for correct fees)
- A Form P, if the proposed development will be Phased. If not Phased, mark 'N/A'.

Please note: your application will not be considered complete and cannot be processed unless it contains all of the information above. Please also review all relevant bylaws including the [Official Community Plan](#) (Bylaw 985 and associated amendments), and the [Development Procedures and Fees Bylaw](#).

## SECTION 11: OWNER'S CONSENT AND AUTHORIZATION

To process the application the signature of all registered owners is required. For additional owners, including Strata Corporations, attach a separate sheet.

In order to assist the Town of Gibsons in the review and evaluation of my application, by signing below, I authorize the Planner(s) assigned to this application to enter into the land at reasonable times, after making reasonable efforts to arrange a schedule a convenient time for such a visit, to inspect the land. I acknowledge a right, if a convenient time can be scheduled, to accompany the Planner on the site visit.

By signing below, I authorize the Applicant named in Section 3 of this application to represent this application.

Weigang Mao

Owner One, Full Name



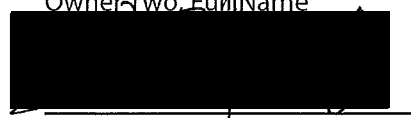
Authorization Signature

Nov. 15, 2019

Date

Jie Liu

Owner Two, Full Name



Authorization Signature

Nov. 15, 2019

Date