



TOWN OF GIBSONS

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June 11, 2020

File No.: ZA-2020-01 / OCP-2020-01

Dear Property Owner/Tenant;

Re: Notice of Official Community Plan / Zoning Amendment

This letter is to advise you that the Town has initiated an Official Community Plan and Zoning amendment for the properties along Davis Road and Poplar Lane, outlined in bold in Figure 1 below.

The OCP Amendment is proposing to alter:

- the OCP's land use designation from the existing "Medium Density Residential" to "Multi-Unit Residential Special Character", and increase the Multi-Unit Residential Special Character density to 60 units per hectare to allow up to 4 units (in the form of a three-family dwelling and a garden suite) on each property; and
- the form and character Development Permit Area from the existing "Multi-Family Residential Development Permit Area No. 4" to "Intensive Residential Development Permit Area No. 8".

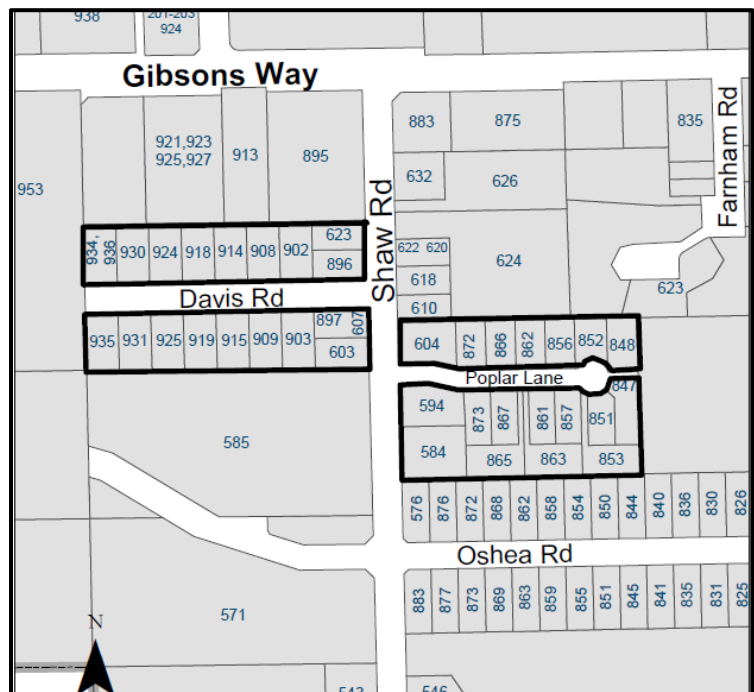


Figure 1: Properties with proposed RM-7 zone

The Zoning Amendment is proposing to alter the zoning from the existing "Single-Family Residential Zone 2 (R-2)" to "Multi-family Residential Zone 7 (RM-7)", and expand the Garden Suite Area to these lots for the purpose of allowing each property to have up to three units within a single-family dwelling as well as a Garden Suite.

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"Nature is our most valuable asset"

Strategic Objective

This initiative is intended to provide gentle infill density on the properties in a single-detached building form, while maintaining the character of the existing neighbourhood. It aligns with Council's strategic objective of *advocating for and facilitating a range of housing types with a priority of actively working towards increasing the supply and range of safe, secure, and attainable affordable housing options.*

Share Your Opinion

Initially, the Town had intended to host an Open House for this initiative, to share the proposed bylaw changes and to answer any questions pertaining to the proposed changes. Unfortunately, due to COVID-19, a public gathering is not possible at this time.

Instead, we are asking residents who may be affected by the proposed amendments to please complete a short survey before July 5, 2020. Survey results will then be tabulated and presented to Council, who will use the feedback in their decision-making process.

A survey has been provided to you with this letter. Please complete it and return to Town Hall (474 South Fletcher Road, Gibsons, BC, V0N 1V0) by Sunday, July 5, 2020.

Alternately, you may access and complete the survey online by visiting: gibsons.ca/davis-poplar. A staff report on this initiative is also available at that page.

In addition to completing a survey, we invite you to send us feedback at planning@gibsons.ca.

Questions may also be directed to me by email at lstaats@gibsons.ca.

We look forward to receiving your thoughts on this initiative.

Sincerely,

TOWN OF GIBSONS



Lesley-Anne Staats, RPP, MCIP
Director of Planning

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Davis Road/Poplar Lane Survey

Please complete this survey and mail it to, or drop it off at, Town Hall, 474 South Fletcher Road, Gibsons, BC, V0N 1V0 by Sunday, July 5th. **Alternately, you may access and complete the same survey online, by visiting: gibsons.ca/davis-poplar.**

All survey results will be tabulated and presented to Council, who will use the feedback received in their decision-making process.

1. Have you read the background information about this initiative, which is presented both in this letter and at this webpage: gibsons.ca/davis-poplar?

- a. Yes
- b. No

2. Where do you reside?

- a. Poplar Lane
- b. Davis Rd
- c. Shaw Rd
- d. Elsewhere in Gibsons
- e. Other

3. What is your primary relation to this topic?

- a. I am a tenant
- b. I am an owner
- c. I am looking for housing
- d. I am a builder
- e. I am a neighbour
- f. Other

4. Do you agree with allowing up to three units within a single-family dwelling form in this area?

- a. Yes
- b. No

Please tell us more...

5. The bylaw proposes to expand the Garden Suite Area along Davis Road and Poplar Lane. This would allow each property to build a one-storey Garden Suite. Do you agree with expanding the Garden Suite area to this area?

- a. Yes
- b. No

Please tell us more...

Thank you for completing this survey! Your opinion is important to us.