

Agenda

Town of Gibsons

Planning & Development Committee

March 3, 2020 at 3:00pm

Council Chambers
Town Hall, 474 South Fletcher Road, Gibsons
604-886-2274 - www.gibsons.ca

Council



Mayor Bill Beamish
Councillor David Croal
Councillor Annemarie De Andrade
Councillor Aleria Ladwig
Councillor Stafford Lumley

STRATEGIC PLAN 2019 - 2022

OUR CORE OBJECTIVES

Increase Community Engagement

- We will inspire and encourage citizens of all ages to engage in the decision-making process
- We will actively listen to the ideas of all our stakeholders
- We will help our citizens understand the challenges and competing demands facing the community

Manage Our Assets

- We will focus on fiscal sustainability and support our staff in the prudent management of our natural and engineered assets, to ensure the Town can continue to deliver critical infrastructure services in perpetuity

Plan for Sustainable Growth

- We will plan for the future in a manner that reflects our finite resources
- We will value the unique character of our Town and its neighbourhoods
- We will create spaces that promote a sense of community and are accessible to all
- We will preserve our green spaces
- We will support local business and foster a diverse economy

Advocate for and Facilitate A Range of Housing Types

- We will actively work toward increasing the supply and range of safe, secure and attainable affordable housing options

Respond to the Changing Climate

- We will apply a climate lens to the planning and development of actions, plans, policies and infrastructure projects
- We will adapt Town infrastructure to increase its resiliency to the local impacts and risks from climate change
- We will reduce the greenhouse gas emissions produced by the community and through the provision of municipal services to meet regional targets

Advocate and Collaborate on Regional Issues

- We will collaborate and partner with our neighbouring jurisdictions to effectively address shared opportunities and challenges



To view the Strategic Plan in full,
please go to: gibsons.ca/strategic-plan

visit gibsons.ca



Planning & Development
Committee
AGENDA OF
Tuesday, March 3, 2020
Council Chambers, 3:00pm
474 South Fletcher Road, Gibsons, BC

1. **CALL TO ORDER**

2. **APPROVAL OF THE AGENDA**

3. **DELEGATIONS**

- | | | |
|-----|--|--------------------|
| 3.1 | Maria Stanborough - C+S Planning Group
Regarding the Sunshine Coast Child Care Action Plan and
to request a letter of support and support
recommendations. | Page(s)
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|-----|--|--------------------|

4. **REPORTS**

- | | | |
|-----|--|-------------------------|
| 4.1 | Director of Planning - Proposed Three Family Dwelling and
Garden Suite Area for the Davis Road and Poplar Lane Area | Page(s)
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|-----|--|-------------------------|

RECOMMENDATION(S)

THAT the report titled Proposed Three Family Dwelling and
Garden Suite Area for the Davis Road and Poplar Lane Area be
received;

AND THAT Council gives OCP Amendment Bylaw 985-25, 2020,
to change the Land Use Designation and Development Permit
Area for the Davis Road and Poplar Lane area, First Reading;

AND THAT Council gives Zoning Amendment Bylaw 1065-54,
2020, to rezone the Davis Road and Poplar Lane area to a new
RM-7 zone to allow for a three-family dwelling and extend the
Garden Suite Area to this area, First Reading;

AND THAT pursuant to Section 477 of the Local Government
Act, Council has considered Official Community Plan
Amendment Bylaw No. 985-25, 2020 in conjunction with the
Town's Financial Plan and waste management plans;

AND FURTHER THAT a Public Information Meeting be held to receive feedback on the proposed bylaws prior to Second Reading being given and a Public Hearing being scheduled.

4.2 **Planner I - OCP and Zoning Amendment and Development Permit Application for 438-444 Gower Point Road**

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218

RECOMMENDATION(S)

THAT the report titled OCP and Zoning Amendment and Development Permit Application for 438-444 Gower Point Road be received;

AND THAT Official Community Plan Amendment Bylaw No. 985-26, 2020 be forwarded to Council for first and second readings;

AND THAT Zoning Amendment Bylaw No. 1065-55, 2020 be forwarded to Council for first and second readings;

AND THAT pursuant to Section 477 of the Local Government Act, Council has considered Official Community Plan Amendment Bylaw No. 985-26, 2020 in conjunction with the Town's Financial Plan and waste management plans;

AND THAT a Public Hearing for these bylaws be scheduled to begin at 5:30 pm on March 17, 2020, in Town Hall Council Chambers, located at 474 South Fletcher Rd, Gibsons;

AND THAT Development Permit DP-2019-24 be issued subject to adoption of the OCP and Zoning Amendment;

AND THAT Amended Development Permit DP-2017-13 for the addition to the small accessory building located behind the restaurant be issued;

AND FURTHER THAT these recommendations be forwarded directly to the next Council meeting for adoption.

4.3 **Planner I - Zoning Amendment Proposal for 757 School Road**

Page(s)
219 -
249

RECOMMENDATION(S)

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.

4.4	Planner I - Development Permit (DP-2019-21) at 1078 Gibsons Way (Tim Hortons and Wendy's)	Page(s) 251 - 287
RECOMMENDATION(S)		
<p>THAT the report titled Development Permit (DP-2019-21) be received;</p> <p>AND THAT the Planning and Development Committee (PDC) recommend issuance of Development Permit DP-2019-21 subject to:</p> <ul style="list-style-type: none"> a) Reducing the corporate tone of the building design in favour of enhancing the development's contribution to Gibsons' small town, West Coast character; b) Further improving pedestrian circulation and access; <p>AND FURTHER THAT that these recommendations be forwarded directly to the next Council meeting for adoption.</p>		
4.5	Planner I - Development Permit Application for 1045 Gibsons Way for a storage building	Page(s) 289 - 301
RECOMMENDATION(S)		
<p>THAT the report titled Development Permit Application for 1045 Gibsons Way for a storage building be received;</p> <p>AND THAT Development Permit DP-2020-01 for the storage building at 1045 Gibsons Way be authorized;</p> <p>AND FURTHER THAT these recommendations be forwarded directly to the next Council meeting for adoption.</p>		
4.6	Planner I - Covenant Amendment Request at 1000 Venture Way	Page(s) 303 - 306
RECOMMENDATION(S)		
<p>THAT the report titled Covenant Amendment Request at 1000 Venture Way be received;</p> <p>AND THAT the Planning and Development Committee recommends that Council direct staff to amend the Section 219 Covenant registered on the property at 1000 Venture Way to allow for a minimum of 39 apartment units, consisting of at least 15 1-bedroom units, 18 2-bedroom units and 6 3-bedroom units;</p> <p>AND FURTHER THAT these recommendations be forwarded directly to the next Council meeting for adoption.</p>		

RECOMMENDATION(S)

THAT the report titled Crown Referral File No. 2411955 —
Foreshore Lease Application for the "New Marina at the George"
be received;

AND THAT the following comments be forwarded to the Ministry
of Forests, Lands, Natural Resource Operations and Rural
Development, along with DPA No. 1, DPA No. 2, and DPA No. 9
guidelines:

THAT The Town of Gibsons has no objections to the
foreshore lease application for the "New Marina at the
George", Provincial File 2411955, subject to the following
conditions:

1. The foreshore is zoned Marine Zone 1 (M-1). The marina
and restaurant use is permitted in the M-1 zone.
2. Development permits under DPA No. 1, DPA No. 2, and
DPA No. 9 are required for any land alteration, including
soil removal and dredging.
3. A building permit is required for any structures
constructed to access the foreshore lease area.
4. Eelgrass beds in or near the tenure area should be
identified and protected.
5. Water quality should not be impacted by the maintenance
of the marina, pier, gangway, and floats.
6. The proponent should implement Provincial Best
Management Practices for building and maintaining
moorage facilities to protect the foreshore ecosystems.

AND FURTHER THAT this recommendation be forwarded to the
next Council meeting for Adoption.

5. INQUIRIES

6. NEXT MEETING

- 6.1 *The next Regular Planning & Development Committee meeting
to be held on Tuesday, April 2, 2020 in the Town Hall Council
Chambers at 3:00pm.*

7. ADJOURNMENT



SUNSHINE COAST CHILD CARE ACTION PLAN



**Prepared for the District of Sechelt,
in partnership with the Town of Gibsons
and the Sunshine Coast Regional District**

February 2020

Prepared by:



ACKNOWLEDGMENTS

The authors would like to thank the members of the Sunshine Coast Child Care Action Plan Steering Committee for their ongoing support, contributions and commitment throughout the project:

Aleria Ladwig, Councilor, Town of Gibsons
Catherine Bunce, Program Coordinator, Sunshine Coast Child Care Resources and Referral
Emmanuel Machado, Chief Administrative Officer, Town of Gibsons
Geraldine Gilroy, Manager, Sunshine Coast Credit Union
Grethe Thorburn, Senior Licensing Officer, Community Care Facility Licensing Program, Vancouver Coastal Health
Ian Hall, General Manager, Planning and Community Development, Sunshine Coast Regional District
Ian Holl, Development Planning Manager, District of Sechelt
Julia Black, Coordinator, School of Education and Childhood Studies, Capilano University
Kirsten Deasey, District Principal, Learning and Innovation, School District 46
Marina Stjepovic, Community Planner, District of Sechelt

We would also like to acknowledge the support and assistance provided by Sue Lamb, Family Support Navigator for School District #46. Sue was instrumental in organizing the focus groups for parents and guardians.

In addition, we are grateful to all the parents and guardians, child care providers, community care agencies, local and First Nation government representatives and staff who provided valuable input and ideas for this final *Sunshine Coast Child Care Action Plan*.

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“I am excited that we are going through the process, what we will find in your analysis, how to create a collaborative structure. We need to look at how to address other systemic barriers.”

Government staff

BACKGROUND

The following report summarizes the recommendations and action items, as well as work completed for the Sunshine Coast Child Care Action Plan. Sections 1-5 focus on current conditions and outcomes, while sections 6-9 and Appendices provide the background to the findings. This structure of the document is designed to emphasize next steps and actionable items.

In 2018 the Provincial Government of British Columbia made a commitment to affordable, accessible, and quality child care by announcing additional funding of \$1.3 billion over three years for child care initiatives.¹ Funding was directed toward increased subsidies for parents, \$10/day pilot child care programs, and the launch of Child Care Action Plans for 70 communities across the province.

Constituencies in the Sunshine Coast applied for, and were successful in securing funding for a Child Care Action Plan for the region. This document represents the child care needs assessment and action plan for the District of Sechelt, the Town of Gibsons, and the Sunshine Coast Regional District.

COMMUNITY CONSULTATION

- 440 surveys for parents/guardians were completed
- Of those respondents, 84% indicated they couldn't find child care when they needed it
- 18 of the 29 child care providers completed the survey for providers
- The number one issue identified by child care providers was the inability to hire and retain trained staff
- 17 community stakeholders were interviewed
- All 17 stakeholders commented on the complex issues affecting the number of child care spaces on the Sunshine Coast, such as affordability and staffing

¹ https://www.bcbudget.gov.bc.ca/2018/childcare/2018_Child_Care_BC.pdf

FINDINGS

The findings indicate that the Sunshine Coast is experiencing a severe lack of child care, where less than one in five families is able to secure licensed (regulated) child care. The ratio drops to approximately one in nine families for infant/toddlers (0 to 3 years old) and one in 11 families for before- and after-school care (6-12 years old).

Affordability was identified as a key area of concern. Based on current data for housing and child care costs for the communities of the Sunshine Coast:²

- An average two parent family with two children would spend 68% of after tax monthly family income on housing and child care.
- An average lone parent family with one child in child care would spend 64% of after tax monthly family income on housing and child care.
- Each family would have less than 37% of their monthly income to spend on food, clothing, transportation, health care, and other daily expenses.

The lack of accessible, affordable and quality child care has impacts on the economic development of the region, the health and well being of families, and the long term success of children.

This Action Plan sets 10-year targets for the creation of new child care spaces, with the aim of ensuring that 70% of children between 0-5 years old will have access to licensed child care, and 60% of children between 6-12 years old will have access to licensed before- and after-school care.

TARGETS FOR CHILD CARE SPACES



² The details of this research can be found in Section 8.3.

FIVE RECOMMENDATIONS

In addition to establishing targets, the Action Plan makes five [5] recommendations for improving the situation and prospects for child care on the Sunshine Coast:

1. Endorse the targets for child care spaces recommended in this plan
2. Advocate for a universal child care system
3. Continue to develop initiatives to attract and maintain early childhood education workers
4. Create a streamlined process for child care throughout British Columbia
5. Create a Joint Child Care Council for the Sunshine Coast The fifth recommendation is specifically targeted at the local level. Child care is primarily the domain of the Provincial Government, and also receives funding and policy support from the Federal Government. However, there are important steps that local governments and their partners can take to support child care services in their communities.

SUNSHINE COAST ADVANTAGE

The Sunshine Coast has a significant advantage in implementing the recommendations of this report given the high level of collaboration between key community partners that already exists in the form of the project's Steering Committee. The Steering Committee has endorsed the concept of evolving into a Joint Child Care [JCC] Council, and would include representatives from:

- The District of Sechelt
- The Town of Gibsons
- The Sunshine Coast Regional District
- Vancouver Coastal Health
- Sunshine Coast Community Services
- School District #46
- Capilano University, Early Childhood Education program
- Local Businesses
- Other partners as identified by the JCC

The JCC would act as the oversight body for child care in the region generally, and would specifically focus on monitoring and coordinating the recommendations from this report.

While a Vision for child care is not essential to the development of child care services, a well-crafted vision statement can help to clarify and solidify approaches for moving forward. We propose the following Child Care Vision for the Sunshine Coast:

Throughout the Sunshine Coast, families who want child care have access to quality, affordable and inclusive services, and these child care services ensure all children have the opportunity to develop in supported and engaging environments.

2.1 GUIDING PRINCIPLES AND ASSUMPTIONS

1. That accessible, affordable and quality child care is an essential part of ensuring an equitable society where all children, including those who may be more marginalized [e.g. lower income, Indigenous, new immigrants, those with extra support needs], have opportunities to grow and develop to their full potential.
2. That accessible, affordable and quality child care can ensure all children have the support and guidance to help them develop the social, physical and emotional skills they need to succeed.
3. That accessible, affordable and quality child care is essential to supporting healthy and thriving families.
4. Without improvements to the salaries and working conditions for Early Childhood Educators (ECEs), there will not be enough ECEs for the anticipated number of child care spaces needed for the Sunshine Coast.
5. That the short term costs of child care to governments are off-set by the long term savings to social service infrastructure, including improved economic conditions for families and reduced demand for health and legal services.
6. No one jurisdiction or organization is responsible for child care; therefore, partnerships and collaboration among many parties are essential if child care needs are to be successfully addressed.
7. The Sunshine Coast Child Care Action Plan should be ambitious, but also practical, realistic, and within the means of the pertinent stakeholders to pursue.



COST-BENEFITS OF CHILD CARE

The child care crisis on the Sunshine Coast negatively affects the mental, emotional and physical health of children, parents and guardians, child care providers, and staff at service organizations. It also impacts the economic development of the region as parents are not able to return to work, parents/guardians are choosing to leave the region, entrepreneurs with young children are not moving to the region, and employers face challenges in finding staff to effectively run their businesses.

The following are some things to consider regarding the cost-benefits of child care:



Child care and early childhood education multipliers across Canada range in value, from 1.6 to 2.78, depending on the region being considered. This means that for every dollar invested in child care, the economy's output can be increased up to \$2.78.



According to a study by the McKinsey Global Institute, closing the gender gap [in Canada] could add \$150 billion in incremental GDP by 2026 or a 0.6 per cent increase in annual GDP, which amounts to a 6 per cent increase over the business-as-usual GDP growth forecast. [from 'Who Cares?: Why Canada Needs a Public Child Care System,' OXFAM]

A 2011 OECD report shows that in Canada the proportion of working women who work fewer than 30 hours per week (part time) has risen since 1976. High rates of workers involved in part time and fragmented work arrangements reduces overall economic productivity. Lack of available child care contributes to parents' part time and fragmented work arrangements.



Child care is a labour intensive industry, which helps to make it an employment creating sector. Every one full time job in child care creates or sustains up to 2.15 jobs in Canada. [From 'The Economic Value of Child Care,' County of Wellington Child Care Services]

Studies show that children who enter kindergarten with a higher skill set generally experience fewer grade repetitions, more on time graduation, lower dropout rates and higher post-secondary attendance than those that enter with vulnerabilities. The more education and skills that people acquire, the more able they become, leading to higher productivity. In turn, job prospects are brighter and potential earnings are higher, ultimately reducing the likelihood of an individual ending up in poverty and/or on welfare. A U.S. study showed that participants of an early childhood education program were less likely to smoke, drink alcohol, and use drugs, while they were more likely to own a home and a car.

[from 'Early Childhood Education has Widespread and Long Lasting Benefits,' TD Economics 2012]

CHILD CARE SPACE TARGETS

3

“Options are so bleak here that parents don’t have the luxury of thinking about what they would prefer.”

Community care worker

The Sunshine Coast has a ratio of approximately 17 licensed child care spaces for every 100 children aged 0-12. This ratio is comparable to the BC average of 18, and below the national average of 27.³ The current provision of licensed child care leaves slightly more than four out of every five families without a licensed child care option.

Table 1: Licensed Child Care Spaces to Population

Age	Number of Children	Number of Spaces	Percentage of Children with Access to Care	Ratio Spaces to Children
0-3 years old	580	67	12%	1:9
3-5 years old	665	280	42%	1:2.5
6-12 years old	1720	142	8%	1:11
0-12 years old	2965	489	17%	1:6

Table 2: Comparable Communities:⁴

Community	Approximate % of Child Care Space for Children under 12
Sunshine Coast	17%
Comox Valley	17%
Vancouver	19%
Squamish	21%
Langley City	22%
North Vancouver	24%
Port Coquitlam	25%
West Vancouver	30%
BC AVERAGE	18%
CANADIAN AVERAGE	27%

This chart represents communities of a similar size to the Sunshine Coast, with the exception of Vancouver and the Comox Valley. Vancouver was chosen given its importance to the province as a whole, while the Comox Valley was selected as it shares many of the same contextual elements as the Sunshine Coast – influx of residents from the Lower Mainland, geographic dispersion of communities, significant increase in housing costs, and difficulty of finding and retaining ECE staff in the community.

While a 1:1 ratio of child care spaces to children may be ideal, it is not a realistic goal given the existing gap. It may not be required, either, given that some parents will choose to have their child care needs covered in other ways – parent or guardian staying at home, support from friends or family, or a different in-home situation such as a nanny.

In our recommendations, we are proposing an aspirational target of child care spaces for 70% of all children between 0-5, and 60% of children of school age [i.e. before- and after- school care]. These ratios are informed by other studies done regarding child care, such as the ‘Child Care Gap Assessment 2011,’ and research completed by Statistics Canada.⁵

³ <https://www.childcarecanada.org/sites/default/files/ECEC-in-Canada-2016.pdf>

⁴ Metro Vancouver 2019 Survey of Licensed Child Care Spaces, http://www.metrovancouver.org/boards/GVRD/RD_2019-Nov-29_AGE.pdf; Squamish Child Care Action Plan; Comox Valley Child Care Action Plan

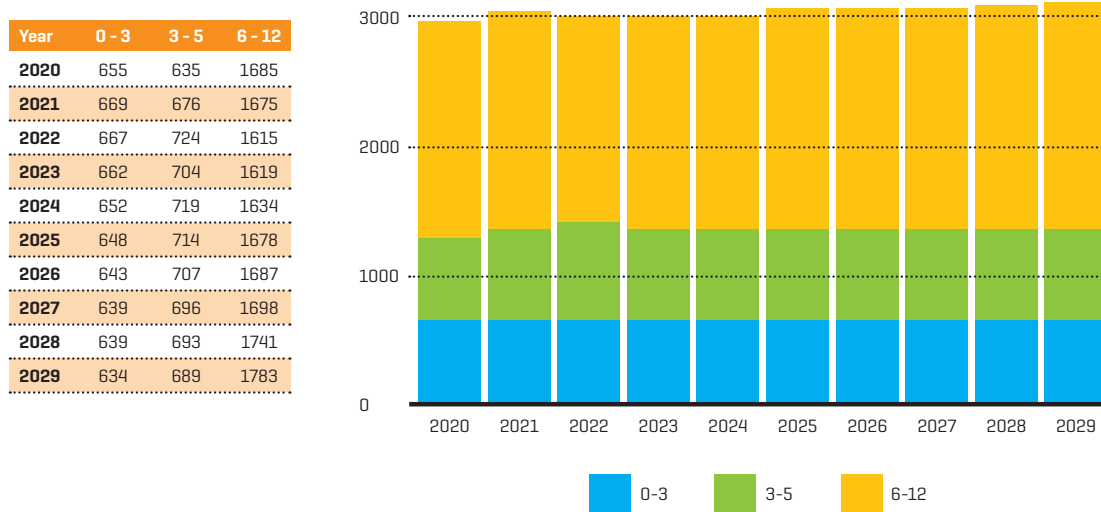
⁵ <http://www.childrepartnershipsurreywr.com/wp-content/uploads/2013/02/CHILD-CARE-GAP-ASSESSMENT-FINAL.pdf>; <https://www150.statcan.gc.ca/n1/pub/89-652-x/89-652-x2014005-eng.htm>

CHILD CARE SPACE TARGETS

These ratios are also informed by the project's Steering Committee support for a universal child care system that would ultimately see quality, accessible and affordable child care available to all families who are seeking child care. The Steering Committee for this project emphasized their support of universal child care in their community.

The BC Statistics population projections for children on the Sunshine Coast for the next 10 years is as follows:⁶

Graph 1: Population Projections for the Sunshine Coast – 2020-2029



Using the BC Stats figures for 2029, determining the desired ratio of child care spaces (70% or 60%) and subtracting current child care spaces, we recommend the following 10-year targets:

- An additional 900 spaces for licensed before- and after- school care for children 6-12⁷
- An additional 380 full-time licensed day care spaces for children 0 up to 3⁸
- An additional 180 full time licensed day care spaces for children 3-5⁹

⁶ <https://www2.gov.bc.ca/gov/content/data/statistics/people-population-community/population/population-estimates>

⁷ based on 60% of the estimated number of children in this age range by 2029

⁸ based on 70% of the estimated number of children in this age range by 2029

⁹ based on 70% of the estimated number of children in this age range by 2029

In order to address the shortfall of licensed child care spaces, we are recommending the following time frame for new spaces. The short term targets are based on projects underway and set to be completed by 2022.

3.1 SHORT TERM

In the short term (2020-2022), we anticipate approximately 129 new spaces for licensed child care including:

- Little Scholars Child Care in Sechelt - 12 infant/toddler spaces; 40 spaces for children 30 months – 5 years; with an addition of 16 before- and after-school age care spaces [completion date 2020]
- West Sechelt Elementary - 8 infant/toddler spaces; 16 spaces for children 30 months – 5 years. The licensee may elect to also run an after-school program. A provider for this service has not been selected.
- Sechelt Learning Centre [in partnership with YMCA] - 12 infant/toddler spaces, 25 spaces for children 30 months – 5 years

3.2 MEDIUM TERM

For licensed child care in the medium term (2022-2025)¹⁰

- 120 spaces for Infant/toddlers (0 – 36 months)
- 40 spaces for children 30 months – 5 years
- 200 spaces for before- and after-school care

3.3 LONG TERM

For licensed child care in the long term (2025-2029)

- 200 spaces for Infant/toddlers (0 – 36 months)
- 60 spaces for children 30 months – 5 years
- 650 spaces for before- and after-school care

¹⁰ These targets will require an overhaul of the child care service delivery model

3.4 STAFFING TO MEET NEEDS

Although the foregoing targets represent our best estimate of child care spaces required to meet anticipated need, it is recognized that the spaces can only be operational with an increase in available trained staff on the Sunshine Coast. Increasing the number of available staff will require a concerted effort from all levels of government, including provincial [e.g. increase in overall funding support for child care and training], federal [e.g. increase in funding supports to provincial and local governments] and local [e.g. provision of no or low cost facilities].

While the short term targets are feasible if child care providers are able to secure the necessary staff, the longer term targets are not feasible unless there are improvements to the child care system. This will require ensuring enough working age people are entering the field, that child care providers can operate on a financially viable basis – especially for Infant/Toddler care – and that the system is streamlined in order to make it more efficient and effective.

3.5 AREAS OF GREATEST NEED IN THE SUNSHINE COAST

While child care is needed throughout the region, the GIS mapping [Section 9] highlights areas where there is most need. The northern part of the Sunshine Coast and central Sechelt are identified as areas with a very poor ratio of licensed child care spaces to children. When considering vulnerable populations, Sechelt is the area most in need of child care.

“For families with children that have extra support needs, they feel very underrepresented and without a voice. These families are really under the gun. Those are the parents who really need the breaks. When their children can’t get into child care because staff isn’t available, it is creating very difficult situations for already vulnerable children and families.”

Community care worker



GOVERNMENT ROLES AND RESPONSIBILITIES

4

The recommendations that follow are based on the recognition that funding, policy, and support for child care are first and foremost a provincial responsibility. However, child care access and availability can also be enhanced by actions at both the federal and local levels of government. The following summarizes key roles and responsibilities of the various levels of government with respect to child care.

PROVINCIAL GOVERNMENT

Provincial ministries have the following responsibilities for child care services:

Ministry of Children and Family Development (MCFD)

- Child care policy including the Early Learning Framework
- Child care funding [Child Care Operating Funding]
- Fee subsidies
- Early childhood registry
- Capital funds

Ministry of Health

- Child care legislation
- Licensing and monitoring [completed by regional health authorities]

Ministry of Education

- Co-developed the Early Learning Framework with MCFD
- StrongStart BC

Recent initiatives taken by the Province include: ¹¹

- Child Care B.C. Caring for Kids, Lifting Up Families [2018]: a 10-year plan to move toward a universal child care system that included immediate child care fee reductions, investments in more child care spaces, and increases to Early Childhood Educator wages (among other initiatives)
- \$1.3 Billion dedicated to improving child care over three years
- 2018 expansion and increased funding towards Aboriginal Head Start programs throughout the province
- The revised Ministry of Education's Early Learning Framework [2019]: expands the definition of early years from 0-6 to 0-8, overlapping with the early elementary years, supporting alignment across early learning environments towards smoother transitions for children moving from early years programs to elementary school

¹¹ From the EDI BC 2019 Provincial Report

GOVERNMENT ROLES AND RESPONSIBILITIES

FEDERAL GOVERNMENT¹²

Provides child care for First Nations, Inuit and Métis children and families, families serving in the Canadian military, and some newcomers to Canada enrolled in language programs.

The Federal government also administers:

- Maternity and parental benefits through Employment Insurance
- Funds for the Multilateral Early Learning and Child Care Framework, and the Indigenous Early Learning and Child Care Framework

Recent initiatives taken by the Federal Government include:

- 2019 extension of parental leave to 18 months and an acknowledgment of the importance of paternal leave;
- Increased investments to support and create more high-quality, affordable child care across the country through the Multilateral Early Learning and Child Care Framework [2017] and Indigenous Early Learning and Child Care Framework agreements [2018]

LOCAL GOVERNMENT

While the Province is responsible for the child care mandate in BC, there are ways that local governments can positively impact accessible, affordable, quality child care:

- Ensure bylaws and long range plans [e.g. OCPs, zoning bylaws] are up to date and provide appropriate opportunities to establish child care facilities throughout the community
- Partner with other levels of government, school districts, health authorities, and community non-profit organizations to improve access to child care
- Support affordability through Community Amenity Contributions toward child care spaces
- Utilize municipal facilities for child care services
- Provide permissive property tax exemptions for non-profit societies operating child cares¹³
- Ensure approval processes are transparent and pose minimal barriers for those seeking to establish, renovate, or expand facilities
- Monitor the supply of child care spaces and other community development targets



¹² <https://www.childcarecanada.org/sites/default/files/ECEC-in-Canada-2016.pdf>

¹³ <https://www2.gov.bc.ca/gov/content/governments/local-governments/finance/requisition-taxation/tax-exemptions/permissive-tax-exemptions>

“Throwing money at spaces isn’t going to solve the problem. The problem has taken so long to get where it is. They need to look at the systemic pieces, not just what is just on the top. Not just the bright shiny objects.”

Child care provider

The five key recommendations are as follows:

5.1 ENDORSE THE TARGETS FOR CHILD CARE SPACES

While the targets identified in the Sunshine Coast Child Care Action Plan are ambitious, they represent a level of child care services for the community that will ensure that all families that want child care will be able to access it.

The recommended targets for child care spaces by 2029 are:

- An additional 900 spaces for licensed before- and after-school care for children 6-12 years old
- An additional 380 full-time licensed day care spaces for children 0 up to 3 years old
- An additional 180 full time licensed day care spaces for children 3-5 years old

Local action to support this recommendation:

- Endorse the recommended targets for the creation of child care spaces.
- Continue to monitor the creation of child care spaces and identify if targets are being met.
- Advocate to the Province for resources to create child care spaces.
- Identify potential sites for child care, with consideration such as nearby parks and other community amenities.

5.2 ADVOCATE FOR A UNIVERSAL CHILD CARE SYSTEM

“At this point parents are so desperate they will take anything but their preference is regulated child care, in home or group centre.”

Community care worker

In order to achieve the targets set out in this report, all levels of government will have to work together. Most importantly, the provincial and federal governments will have to continue to dedicate resources to establish a universal child care system that will provide affordable, accessible and quality child care for all families that need it. Improved and ongoing support for child care through provincial and federal governments could:

- Create an equitable learning environment for all families, especially economically disadvantaged families such as single parents, Indigenous families, new immigrants, and otherwise under-served families.
- Improve long term outcomes of all children throughout their school years so that they can succeed as they mature and enter the work force.
- Ensure more proactive supports for current and future child care operators so that child care providers continue to provide the best quality care possible.
- Ensure that parents can return to or stay at their place of work and contribute to the economic vitality of the region while creating safe and healthy families.

While local and regional governments lack the resources or mandates of senior governments with respect to child care, they are the levels of government closest to the people and have the most acute sense of needs at the local level. As such, local and regional governments can play a key role in advocating on behalf of the community's child care needs, in effect, continuing the process initiated with this Child Care Action Plan.

Local action to support this recommendation:

- Advocate with senior levels of government for universal child care.
- Monitor the creation of child care spaces.

5.3 CONTINUE TO DEVELOP INITIATIVES TO ATTRACT AND MAINTAIN EARLY CHILDHOOD EDUCATION WORKERS

“It is not even that there are not enough spaces. There are not enough staff to provide the support. In our community you can clean homes for \$25/hour. Child care staff are getting just above minimum wage.”

Community care worker

Staffing is a critical issue that will need to be addressed in order for universal child care to become a reality. This is true for throughout the province, and has been identified by the provincial government as an issue. For the Sunshine Coast this has meant that some existing child care facilities are not able to offer the full number of child care spaces their license offers because they are unable to find staff.

The low pay, demanding work, and lack of opportunities to advance are all barriers to people entering the field. The low pay cannot be sustained by many individuals long-term, and is a major contributor to burn-out. Throughout the research phase we were told that providers will leave the field for work that allows better work/personal-life balance.

To improve the opportunities in the ECE field some things to be addressed include:

- Wages and benefits in keeping with the workload
- Funding toward free and/or subsidized training
- Funded practicums
- Recognizing other training equivalencies
- Paid training days
- Mentorships programs

The Province has begun to address staffing issues with: funding a wage increase; bursaries for education, which were very well subscribed to; and exploring alternative models of education delivery. While these have been seen as a good start, they will need to be expanded upon in order to address the significant gap between supply and demand of trained ECE personnel.

Local action to support this recommendation:

- Advocate with higher levels of government for enhanced funding and supports for ECE training and staff.
- Explore opportunities to create affordable housing for ECEs and other child care staff.

5.4 CREATE A STREAMLINED PROCESS FOR CHILD CARE IN BC

“The structure is missing. There is no path through – it is all over the place.”

Parent

The current system for child care is disjointed, fragmented and, on the whole, failing to meet demand. A streamlined process for administering and overseeing child care in BC is desperately needed, and would be integral to the design of a universal child care system. Currently there are a variety of licensed [regulated] forms of child care, as well as a number of unregulated forms that are all eligible for funding. However, the funding model differs between types of child care, with some eligible for more subsidies and others for less. However, given the current lack of child care spaces parents have very little control of what type of child care their children can access, and what subsidies they will be eligible for.

Additionally, the government continues to administer a means test for subsidies for families. This results in families not being certain if they will be eligible and able to afford child care. For example, during the research we interviewed one parent who was staying at home to look after his children because affordable, full time child care could not be secured. When he tried to apply for a subsidy he was told he was ineligible because he was not looking for work. However, he couldn't look for work because he needed to stay at home to care for his children as he couldn't find affordable child care.

Child care providers are also affected by the complexity of the system. Providers are required to work with three provincial ministries, as well as local governments for zoning and bylaw requirements. Some of the providers interviewed for this project described completion of ministry paper work as another part-time job on top of running a child care facility.

Sharon Gregson, one of the strongest advocates for affordable and accessible child care in BC, recently stressed the importance of streamlining the administration of child care.¹⁴ She suggested that BC, like a number of other provinces, administer child care solely through the Ministry of Education. She writes, “Education is the only ministry that delivers a universal public system for children. It has the capacity to develop and democratically govern the childcare services that B.C. needs.”

The Province of BC has recently updated its ‘Early Learning Framework.’ The update expands the early learning years from 0-5 years to 0-8 years. This new approach recognizes the importance of skills and competencies gained from birth to grade three. By doing this, the Province is making the connection between early years learning and the formal education system. Given this context, Gregson’s rationale for a streamlined system administered through the Ministry of Education makes even more sense.

“I am happy that the new early learning framework is 0-8 years, and holds early childhood educators up on par with teachers in our public school system.”

Child care provider

¹⁴ https://thetyee.ca/Opinion/2020/01/08/BC-Childcare-Investments-Time-To-Double-Down/?utm_source=daily&utm_medium=email&utm_campaign=090120

Again, while the bulk of responsibility for this recommendation sits at the provincial level, there are steps that can be taken locally to improve the situation.

Local action to support this recommendation:

- Streamline and clarify requirements for opening, renovating and expanding child care facilities in communities. Create a guide to help child care providers navigate the process.
- Work proactively with applicants for new child care facilities.

5.5 CREATE A JOINT CHILD CARE (JCC) COUNCIL FOR THE SUNSHINE COAST

To help with advancing the recommendations from this report – particularly those involving local action – it is proposed that a formalized ongoing Joint Child Care Council (JCC) be established. To oversee the Sunshine Coast Child Care Action Plan, a Steering Committee was formed with representatives from local governments, social services, health care, education and local businesses. The Steering Committee proved highly effective in its role in supporting the Action Plan, and has endorsed the idea of evolving into the JCC.

Based on the members of the Steering Committee, the JCC would include representatives from:

- The District of Sechelt
- The Town of Gibsons
- The Sunshine Coast Regional District
- Vancouver Coastal Health (VCH)
- Sunshine Coast Community Services (SCCS)
- School District #46
- Capilano University, Early Childhood Education program
- Local Businesses

An invitation to join the JCC could be extended to shisháhl Nation, the Early Years Collective, other members of the business community, and other stakeholders as identified by the JCC.

The JCC would act as the oversight body for child care in the region generally, and would specifically focus on monitoring and coordinating the recommendations from this report. Following are specific actions that can be taken at a local level, with engagement and oversight by the members of the JCC.

“The travel distance and how we are spread out on the coast is a challenge for many families. Parents wish to have access to day care in their own communities. We do well in the school district with community schools – it would be nice to see daycare linked to the schools.”

Community care worker

RECOMMENDED LOCAL ACTIONS TO BE OVERSEEN BY THE JCC

IMMEDIATE ACTIONS

TIME FRAME	ACTION	RESPONSIBILITY
Immediate	Endorse the targets for new child care spaces as identified in the Sunshine Coast Child Care Action Plan	JCC as a whole Local governments
On-going	Monitor the development of new child care spaces, working from the baseline data of this report	JCC as a whole
	Advocate with higher levels of government for universal child care, ECEs, and a streamlined provincial process to administer child care	JCC as a whole, each member in their respective role
Immediate and on-going	Explore opportunities to pursue grants and other appropriate support to help address child care needs	JCC as a whole, each member in their respective role
Immediate and on-going	For providers, clarify the process requirements for opening, renovating and expanding child care facilities in communities. Create a guide to help providers navigate the process	Local governments VCH SCCS SD #46
Immediate and on-going	Work proactively with applicants for new child care facilities	Local governments VCH SCCS
Immediate and on-going	Identify potential sites for child care facilities, with consideration of nearby parks and other community amenities	JCC as a whole, each member in their respective role
Immediate and on-going	Collaborate on applications for new child care facilities	Local governments School District Early Years Collective Local Businesses

RECOMMENDATIONS

SHORT TERM ACTIONS

TIME FRAME	ACTION	RESPONSIBILITY
Short-term (1-3 years)	Explore options to include policies and provisions in the OCP to support child care as a priority for the community, possibly including long range targets and other related goals	Local governments shísháhl Nation
Short-term (1-3 years)	Review zoning bylaws to ensure sufficient opportunities exist for establishing child care facilities where they are needed – close to home, work and key destinations [hospital, schools]	Local governments
Short-term (1-3 years)	Ensure that municipal business licensing for child care is consistent and streamlined	Local governments
Short-term (1-3 years)	Identify child care facilities as an amenity to be funded through community amenity contributions [CACs]	Local governments Development community
Short-term (1-3 years)	Where facilities for child care cannot be provided as part of a new development, explore creating a Child Care Development Reserve Fund from funds secured through CACs	Local governments Development community

RECOMMENDATIONS

MEDIUM TO LONG TERM ACTIONS

TIME FRAME	ACTION	RESPONSIBILITY
Medium to Long-term (4-10 years)	Ensure all new public facilities to include a child care site [e.g. hospitals, government offices, recreation facilities, schools]	JCC as a whole
Medium to Long-term (4-10 years)	Explore opportunities to create affordable housing for ECEs and other child care staff	Local governments Development community
Medium to Long-term (4-10 years)	Encourage all communities to offer permissive tax exemptions for non-profit child care services	Local governments
Medium to Long-term (4-10 years)	Work with the business community and non-profits to explore alternative ways to expand quality child care services throughout the Sunshine Coast, e.g. child care facilities at places of work, sponsorship of a bursary for ECE training	JCC as a whole

BACKGROUND TO THE CHILD CARE ACTION PLAN

6

In 2018 the Provincial Government of British Columbia made a commitment to affordable, accessible, and quality child care by announcing additional funding of \$1.3 billion over three years for child care initiatives.¹⁵ Funding was directed toward increased subsidies to parents, \$10/day pilot child care programs, and the launch of Child Care Action Plans for 70 communities across British Columbia.

The Child Care Action Plans are intended to evaluate the current and future child care needs for communities in BC, and to make recommendations for increased child care capacity for the next 10 years. A key area of interest for the Province is examining the needs of more under-served families including single parent families, new immigrants, Indigenous families and non-English speaking families. Provincial funding for Child Care Action Plans was made available to local governments and administered through the Union of BC Municipalities.

“I’m proud of myself that I made it happen, figured out how to go back to work. But it took a lot of sacrifices on the family. Mentally it is very difficult as a mother going through all that.”

Parent

The District of Sechelt, Town of Gibsons and Sunshine Coast Regional District partnered and were successful in securing a grant for the Sunshine Coast. The Sunshine Coast Child Plan Action Plan was launched in July 2019 and completed in January 2020. The project was led by a Steering Committee with representatives from local and regional governments, School District #46, Vancouver Coastal Health, the Sunshine Coast Credit Union, Sunshine Coast Community Services, and Capilano University (Early Childhood Education program)

Based on 2016 Statistics Canada data and an inventory of current child care spaces, the research for this project identified that approximately 17% of children 0-12 along the Sunshine Coast have access to licensed child care. For children 0-3 that number drops to 9%. On average, approximately four out of five families on the Sunshine Coast are unable to access licensed child care – including group day care, family day care, and before- and after-school care¹⁶ [see Appendix D for definitions of child care].

¹⁵ https://www.bcbudget.gov.bc.ca/2018/childcare/2018_Child_Care_BC.pdf

¹⁶ Although we recognize the benefits of preschool, given that it only offers 2-3 hours of child care a day we have not included it in the calculations for licensed child care. It was also not identified as a priority in our community consultation.

BACKGROUND TO THE CHILD CARE ACTION PLAN

The implications of this deficit are far-reaching from both a social and economic perspective. From a social perspective, access to quality child care provides numerous benefits for children [e.g. socialization and communication skills, enhanced school readiness] and their families [e.g. a more stable, stress-free home environment]. From an economic perspective, quality child care helps parents participate in the work force [a particular benefit to single parents and low income families], reduces economic marginalization, and provides multiplier effects for the overall economy. In short, child care is a key contributor to a community's overall quality of life, and shortfalls adversely affect community well-being.

The key component of the Action Plan is to identify the gaps in the supply of child care and identify targets for new child care spaces;¹⁷ however, the findings have much larger implications than the need for spaces. While there is no question that child care spaces are needed on the Sunshine Coast, other issues came to light such as the need for more trained staff, the challenges of navigating the child care system, and the opportunity for an oversight body to ensure a coordinated approach to planning for child care on the Sunshine Coast.

“I would say that we are in the crisis stage. My role is to help families navigate support services but it is hard. Daycares don't have the capacity – they are short staffed and their staff are not necessarily trained for providing the services that are needed.”

Community care worker



¹⁷ The completed UBCM Excel spreadsheet is provided as an addendum to this final report.

Work on the Child Care Action Plan was divided into three phases over six months. While the items are identified as discrete phases, they often overlapped and intersected throughout the project:

- 1) Research and Data Collection
- 2) Community Consultation
- 3) Analysis and Drafting Final Report

7.1 RESEARCH AND DATA COLLECTION

The research and data collection for this project started with a review of the UBCM Excel spreadsheet that provided data on licensed child care providers in the region, including location of child care, number of children permitted, and type of license [e.g. group care, family, multi-age]. This data was compared against information from Vancouver Coastal Health Authority Community Care Licensing, Sunshine Coast Childcare Resource and Referral, Sechelt and Gibsons business licensing, and local knowledge. The final list of existing child care facilities, types of services, and number of spaces is considered accurate for the fall of 2019, while recognizing the dynamic nature of the industry – new spaces opening while other existing spaces close.

Demographic information for the region was compiled using recent Statistics Canada data, as well as P.E.O.P.L.E. Projections [BC Stats]¹⁸, School enrollment data, and local government long range plans. This data was considered along with existing and projected child care needs for the region. Local government long range plans were also reviewed for relevant policy [see Appendix E].

Finally, the research for this project was enhanced by recent work completed elsewhere in the province, most notably the 2017 – 2022 Richmond Child Care Needs Assessment and Strategy [City of Richmond].¹⁹ Richmond's strategy provides excellent background to child care in Canada, best practices, research, and initiatives of comparable communities.

7.1.2 Mapping Data and Statistics

As a visual tool to represent child care needs we created GIS mapping. The existing inventory of child care providers was mapped in relation to Statistics Canada Census data [2016].²⁰ The GIS mapping separates child care needs of children aged 0 up to 3, 3-5 and 6-12 and compares the census data to existing locations of day care facilities before- and after-school care. We also mapped vulnerable populations through a composite index of Low Income, 30% of more on rent, Indigenous and visible minorities. The goal of the mapping is to identify where throughout the study area, there may be locations of specific concern [see 9.0 Mapping].

¹⁸ <https://www2.gov.bc.ca/gov/content/data/statistics/people-population-community/population/population-estimates>

¹⁹ https://www.richmond.ca/_shared/assets/2017-2022_Richmond_Child_Care_Needs_Assessment_and_Strategy48036.pdf

²⁰ <https://www.statcan.gc.ca/eng/start>

7.2 COMMUNITY CONSULTATION

Community Consultation took place over three months, from August to November 2019. The community consultation included:

- SWOT Analysis with the Steering Committee
- Survey and focus groups for parents and guardians
- Survey and follow up consultation with child care providers
- Interviews with key stakeholders
- Consultation with the Sunshine Coast Early Years Collective
- Ongoing feedback and direction from the Steering Committee

7.2.1 Survey for Parents and Guardians

A survey for parents and guardians was developed and distributed through child care providers, local service organizations and social media. The response to the survey was positive: 440 complete responses, or 1.5% of the overall population of the Sunshine Coast. The response rate is more impressive when looked at by relevant age categories, i.e. the ages when most people have children.

Table 4: Survey respondents by age

Age Category	Survey Respondents	Sunshine Coast Residents by Age	Respondents as % of Age Range
15-24	3	5870	<1%
25-29	26	1010	3%
30-34	99	1215	8%
35-39	134	1395	10%
40-44	61	1495	4%
45-49	33	1775	2%

Based on the overall response rate, the value of the information from the surveys can be considered a solid basis for drawing conclusions. [See Appendix A: Parents/Guardians Survey Summary.]

7.2.2 Focus Group for Parents and Guardians

Two focus groups were held for parents and guardians of children aged 0-12. The participants were clients of a social service organization as well as survey respondents. Although we tried to hold a third focus group, we were unable to secure child care. In place of the third session we elicited written and oral feedback from a few of the parents.

7.2.3 Survey for Child Care Providers

A survey was developed for child care providers and emailed to the list of providers identified during the Research phase of the project. From the 29 facilities who were contacted, a total of 18 providers responded [see Appendix B: Child Care Providers Survey Summary].

7.2.4 Follow up with Child Care Providers

While a follow up focus group with child care providers wasn't possible, an email inviting more in-depth responses was sent to the 12 providers who indicated interest in further discussion. Four of the providers contacted offered additional information on staffing, subsidies, and ideas on 'quality' child care. We also conducted one in-person interview with a provider who wanted to discuss their challenges of opening a second facility along the Sunshine Coast.

7.2.5 Interviews with Key Stakeholders

A total of 17 key stakeholders were interviewed, representing service organizations and child care representatives from the region [see Appendix C: List of Stakeholders Interviewed and Interview Questions].

7.2.6 Consultation with the Steering Committee and the Sunshine Coast Early Years Collective

Throughout the project, meetings were held with the Steering Committee – either in-person or remotely – to ensure that the project stayed on track. At the mid-point of the project, we gave a presentation to and sought feedback from the Steering Committees, as well as the Sunshine Coast Early Years Collective. The goal was to ensure that the needs and current realities of the communities were being reflected accurately and with as much community input as possible, given the quick turnaround of the project and required scope of work.

“The biggest thing I’ve noticed is that the complexities of the family are making our jobs more demanding. More is being expected and there is no more funding. The schools are experiencing more children with complex needs. These families need support.”

Community care worker

7.3 ANALYSIS AND DRAFTING FINAL REPORT

After completing the first two phases [research/data collection and community consultation], we did a comprehensive review and analysis of the information obtained in order to draft the final report. This process included consultation with the Steering Committee who reviewed and provided direction on a draft version of the report.

PUBLIC CONSULTATION SUMMARY

Table 2: Survey respondents by community

Location	Survey Respondents by Location	Sunshine Coast Population by %
Gibsons	26%	17%
Sechelt	38%	38%
shisháhl Nation	1%	—
Electoral Area A	5%	10%
Electoral Area B	15%	10%
Electoral Area D	10%	13%
Electoral Area E	3%	14%
Electoral Area F	2%	8%
Other	1%	—

21% OF SURVEY RESPONDENTS ARE PLANNING TO HAVE A CHILD IN THE NEXT 2 YEARS. OF THESE, 64% WILL BE LOOKING FOR PAID CHILD CARE AFTER PARENTAL LEAVE.

14% OF SURVEY RESPONDENTS NEED CHILD CARE THAT OFFERS SERVICES FOR CHILDREN WITH EXTRA SUPPORT NEEDS.

48% OF SURVEY RESPONDENTS WHO HAVE PAID CHILD CARE ARE STILL LOOKING FOR LICENSED CHILD CARE

84% OF SURVEY RESPONDENTS COULD NOT FIND CHILD CARE WHEN THEY NEEDED IT.

83% OF CHILDREN IN THE SUNSHINE COAST DO NOT HAVE ACCESS TO LICENSED CHILD CARE

88% OF CHILDREN AGED 0-3 DO NOT HAVE ACCESS TO LICENSED CHILD CARE

92% OF SCHOOL AGED CHILDREN DO NOT HAVE ACCESS TO LICENSED BEFORE- AND AFTER-SCHOOL CARE

When survey respondents couldn't find child care:

50%
relied on family and friends for care

36%
worked an adjusted schedule

32%
delayed their return to work

THE TOP PRIORITIES FOR THE SURVEYED PARENTS WERE:

#1 AFFORDABLE CHILD CARE OPTIONS

#2 CHILD CARE SUBSIDIES FOR ALL FORMS OF CHILD CARE

#3 LONGER AND MORE FLEXIBLE HOURS

#4 STRUCTURED EARLY CHILDHOOD EDUCATION AND PROGRAMMING

"I work as a nurse with young families. I hear stories all the time of people struggling; people putting their kids in care that they are not comfortable with; seeing grandparents burning out."

Parent

The BC Provincial Government has recognized that, "currently, B.C. does not have a coordinated child care system. Child care providers operate independently and have to navigate their way through a range of provincial and municipal rules, an insufficient workforce, and rising costs."²¹ The result of this is a child care system that has no predictability or security for parents.

Most of the findings of this study should not be new to anyone working in the field of child care, or for parents looking for child care. That said, preparation of this Child Care Action Plan has provided an important opportunity to confirm understanding and lay the foundations for local and provincial governments, and others, to address child care issues in the community.

The lack of affordable, accessible and quality child care has the strongest impact on women, who tend to take on the responsibility for child care. Given the lack of child care spaces and services, women with children return to the workforce and at a much lower rate in BC than in places, such as Quebec, that have a publicly supported child care system.²²

Other than Quebec, Canada as a whole is lacking in child care planning and funding. A 2012 study by TD Bank found that Canada ranks last among European and Anglo-speaking countries in terms of public funding for child care, falling behind both the US and the UK.²³ The impact of this shortage is always felt hardest by the most vulnerable populations. This study showed that in unpredictable and poorly funded child care systems, low income earners are hit the hardest: in such a system, 70% of children under six years old from affluent families will participate in out of home care whereas less than 40% of children of age from poor families will.

DEFINING 'QUALITY'

While there is no one definition of quality child care, from the interviews and focus groups there was general consensus that a quality child care system: ensures that a range of appropriate care options are available to families (e.g. group, family, multi-age); child care services provide supportive, engaging and stimulating environments for all children in care; and that the operations are accountable to an oversight body.²⁴

²¹ https://www.bcbudget.gov.bc.ca/2018/childcare/2018_Child_Care_BC.pdf

²² <https://www.oxfam.ca/publication/who-cares/>

²³ https://www.td.com/document/PDF/economics/special/di1112_EarlyChildhoodEducation.pdf

²⁴ Some research in this field includes: https://www.childcarecanada.org/sites/default/files/ECECO8_Frontmatter.pdf; http://openresearch.ocadu.ca/id/eprint/1978/1/Savigny_Meghan_2017_MDES_SFI_MRP.pdf; <https://www.childcarecanada.org/sites/default/files/ECEC-2014-full-document-revised-10-03-16.pdf>

KEY FINDINGS FROM THE RESEARCH ARE FOLLOWING:

8.1 ACCESSIBILITY CRISIS

“I’m looking at moving to Vancouver Island or anywhere where there is available child care.”

Parent

Throughout the community consultation, child care on the Sunshine Coast was continually referred to as a ‘crisis’. This was identified by local government representatives who were finding it hard to attract and retain staff due to the lack of child care; by parents who were frustrated with being unable to find any child care, let alone quality, affordable options; and by child care providers themselves who saw potential for a better system, but without the means to implement it.

While ideas varied on how to improve child care on the Sunshine Coast, the stakeholders agreed that the issues are complex and a multi-pronged approach is needed to address the interlocking layers of child care services and needs. In other words, simply creating more spaces for child care won’t solve the child care ‘crisis’ of the Sunshine Coast.

The mapping included in this Child Care Action Plan shows where child care facilities are in relation to populations of children. The maps highlight that there is clear lack of services for children aged 0-3 and for before- and after-school care. As well, the mapping indicates that Sechelt is under-served as well as some of the more rural communities. (see 9.0 Mapping).

When there is a gap between available, licensed child care and child care needs, families will rely on informal child care (i.e. unpaid families and/or friends), unlicensed child care, or paid help (e.g. hire a nanny). However, one of the most common outcomes is that one of the parents does not return to work full-time, and it is generally women who stay home (but this is, of course, not always the case).

In the research phase of the project, both of the parent/guardian focus groups discussed the difficulties in accessing child care. Both focus groups had parents who were unable to stay at their job or return to work due to the lack of child care, as well as parents who had to work modified schedules.

Discussion in the focus groups highlighted the amount of energy expended by parents working through an uncoordinated multi-tiered system to secure child care. Parents also discussed their willingness to settle for any available child care because they did not have the option to wait until something better became available. In particular, under-served families were made more vulnerable through the system as their economic status often meant having to take whatever they could find in the way of child care in order to be able to return to work.

While there is need for all forms of child care on the Sunshine Coast, the greatest need is for Infants/Toddler care (ages 0-3 years) and before- and after-school care.

Age & Type of Child Care	Number of Child Care Spaces	Total number of Children	% of children with access to licensed child care
0-3 years, full-time day care	62	580	11% of children
3-5 years, full time day care	294	665	44% of children
Before- and After-School Care	157	1720	9% of children
All licensed care (excluding preschool)	513	2965	17% of children

8.2 STAFFING

“Early Childhood Education (ECE) jobs are high skill, hard work, and they are not given the support to do the work, get training, and may not have benefits. The pay is not enough for the demands of the job.”

Child care provider

Through the surveys and interviews, child care providers stated that they are not able to provide the services needed in the community because they can't find qualified staff. Some of the most pressing concerns of child care providers are:

- Hiring and keeping staff with an Early Childhood Educator's certificate – a 900 hour program
- Hiring and keeping staff with an ECE certificate and Infant/Toddler specialization – an additional 2 semesters of training
- Hiring and keeping staff with an ECE certificate and Extra Support Needs specialization – an additional 2 semesters of training
- Finding substitute ECE-certified staff to cover shifts as needed, and to provide staffing in case of an emergency or unforeseen event

Many of the child care providers that were contacted for this project indicated they were unable to expand their services given the lack of available staff. Several providers also said they operated below their maximum licensed capacity as they were unable to find trained staff to meet licensing requirements. This was identified as a common concern throughout the Sunshine Coast.

Some of the main reasons that staff are so difficult to find include:

- Low wages – ECEs make less than many other jobs that require less training
- Demanding work schedule – staff can work a 10 hour shift without a break
- Unaffordability of housing – housing prices have risen dramatically in the last five years, and affordable housing is difficult to find and retain
- Lack of acknowledgment of the value of the child care field – Early childhood education supports the healthy development of children through the crucial 0-5 years; however, the importance of this role is often grossly undervalued and overlooked

8.3 AFFORDABILITY

Affordability was identified as one of the key issues affecting parents seeking child care. The following two scenarios illustrate the economic challenges facing families on the Sunshine Coast.

Scenarios which assume no subsidies for child care:*

Benchmark housing prices in
Sunshine Coast²⁵



Single detached: \$602,000



Attached (median for
townhouse/condo combined):
\$445,000



- Median after tax family income [2016]:²⁶ \$68,728
- Family buys a single detached house at price of \$602,000
- Family makes 20% down payment on home \$120,000
- Family gets 25 year mortgage for principal of \$480,000 at a 5 year fixed rate @2.59%
- Family makes monthly mortgage payment of \$2,171
- Family has one child in group infant care @ \$950/month
- Family also has one child in group 3-5 year care @ \$800/month
- Family's gross monthly housing (mortgage) and child care costs are \$3,921 or 68% of after tax monthly family income.



- Median income of a renter on the Sunshine Coast: \$34,894*
- Average monthly rent and utilities for single parent family on the Sunshine Coast: \$1,151²⁷
- Gross monthly housing (rent) and child care cost for a 1 child family (\$900) are approximately \$1,876 or 64% of monthly income.

Each family would have less than 37% of their monthly income to spend on food, clothing, transportation, health care, and other daily expenses.

*child care subsidies are available for families earning less than \$111,000/year. The families in these scenarios would be eligible for a subsidy, but would not know how much they would receive until child care spaces had been secured and they could apply for a subsidy.

²⁵ Real Estate Board of Greater Vancouver: <https://www.rebgv.org/market-watch/MLS-HPI-home-price-comparison.html>; BC Real Estate Statistics: <http://www.garylittle.ca/stats.html>

²⁶ <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?B1=All&Code1=5929&Code2=59&Data=Count&Geo1=CD&Geo2=PR&Lang=E&SearchPR=01&SearchText=Sunshine+Coast&SearchType=Begin&TABID=1>

²⁷ Sunshine Coast's Vital Signs 2017

“I have been doing this for 30 years. A lot of daycares used to take on children with extra needs for the experience and because they were good at it. In the last few years it has changed from ‘we love to do this’ to ‘we are under a lot of pressure and this is hard.’”

Community care worker

8.4 CHILDREN WITH EXTRA SUPPORT NEEDS

From the parent/guardian survey results, approximately 14% of respondents identified their child as having extra support needs. The most common type of support needed was for behavioral/emotional issues, followed by developmental and then speech.

Most child care providers (85%) who responded to the survey are able to help children with extra support for behavioral/emotional issues. They are able to do this most often by working with the Sunshine Coast Community Services to secure extra support care funding.

However, the survey did not measure the instances of when a child is asked to leave a facility when staff at the facility are unable to provide adequate support for a child with specific needs. This may be due to staffing shortages, limited training, or overall work demands. The result is that those most in need of child care and child supports are not able to access what they need, which leads to further instability for children with extra support needs, and who are already at-risk and vulnerable members of the community.

8.5 INDIGENOUS FAMILIES

“The shísháhl Nation daycare is an excellent example of supporting child care so that families have access. I would love to see the SCRD, Gibsons and Sechelt follow that example. It is time. Young families have so many pressures right now. It would be nice if going back to work is not one of the pressures.”

Community care worker

The shísháhl Nation has a day care facility on Nation lands. In the fall of 2019, the situation at that day care was similar to others - it had a greater capacity for licensed spaces than it could offer due to limited staffing, i.e. they needed more staff to make all their licensed spaces available. The mem7iman Child Development Centre had a wait list of 20 shísháhl Nation families seeking child care, and 50 non-Nation families.

Subsequently, the Tribal Chief and Council passed a resolution to fund all the child care spaces, with no fees required for shísháhl Nation families. They have also funded wage increases for staff, and as a result the day care was able to hire three additional staff. The initiatives of the Band have created a model of how government can support child care for the families of their community.

However, one important component was missing from this child care education centre: the option of a HeadStart program, the federally funded child development program offered throughout Canada. Funding for this program was cut and has not been reinstated, with no clear direction as to why. HeadStart programs are widely acknowledged as a positive service for Indigenous families with children under 6 years old and would be a welcome addition to the child care facility on Nation lands.

8.6 UNDER-SERVED FAMILIES

“Right now there are a lot of inequities in terms of access to child care given the high cost and limited availability. This inequality exacerbates a lot of underlying social issues and determinants of health. If we can increase the capacity of child care, we can improve social capacity – and improve health and well being of families. It’s a domino effect.”

Community care worker

17% of residents of the Sunshine Coast are identified as Low-Income.²⁸

22% of children 0-5 are living in low income situations.

Throughout the province of BC there is a rise of inequity between economic classes, with a growing number of families finding it challenging to make ends meet due to the rise in housing costs and the static nature of wages. In the greater Metro Vancouver region (which, for the Real Estate Board, includes the Sunshine Coast) housing prices have risen 300% in the last 10 years while income has only risen about 10%.²⁹ Added to this are increased costs for food, due in part to climate change and unpredictable weather patterns, as well as transportation costs with the rising costs of fuel.

This rising disparity has had an impact on the well-being of young people. Based on 2016 statistics, 22% of children aged 0-5 on the Sunshine Coast are living in low income situations, up from 16% in 2011.³⁰ As well, the region has seen a rise in children who are more ‘at risk’ as per the data collected for the Early Development Instrument (EDI). The EDI for the province is collected every three years.

The factors measured in the EDI define the quality of the environments in which children are living and growing, influencing their development and readiness to learn as they enter school for the first time.

²⁸ <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?B1=All&Code1=59296&Code2=596&Data=Count&Geo1=CD6&Geo2=PR&Lang=E&SearchPR=016&SearchText=Sunshine+Coast&SearchType=Begins&TABID=1>

²⁹ Greater Vancouver Real Estate Board quoted in <https://globalnews.ca/news/2531266/one-chart-shows-how-unprecedented-vancouvers-real-estate-situation-is/>; Statistics Canada Income Comparison 2001 - 2016

³⁰ The 2011 census long form was not mandatory, so the statistical validity of this information may not be consistent. However, as a marker of change, it does provide a general direction of economic stressors on the Sunshine Coast.

“People turn down employment because they can’t secure child care.”

Community care worker

The EDI measurement for the Province as a whole shows that the EDI vulnerability has increased from 32.2% to 33.4%. This means only 66.6% of BC children arrive at kindergarten meeting all of the developmental benchmarks that they need to thrive both now and throughout their school years. One third of all children are entering kindergarten behind where they ideally would be in at least one aspect of their development: social, emotional, language, cognitive development, communications skills, or physical health and well-being.³¹ The numbers for the Sunshine Coast match those of the province as a whole.

Within the focus groups and through the survey we were able to hear from under-served families living on the Sunshine Coast. While concerns from these families were common to all families, some issues were more pressing. Specifically, families who are less economically advantaged felt that they don’t have the option to wait for a licensed child care space to become available as they needed to return to work as soon as possible. They felt they needed to take whatever was available in terms of child care options.

Some of the under-served families also identified transportation as a key concern. With so few child care spaces available, and especially in the more rural communities, families needed to find a way to travel to and from services. Unfortunately, public transportation is very limited and did not address their needs. The lack of transportation options also added to their stresses related to child care.

Given the costs of child care, the challenge of finding licensed spaces, and the difficulty in ensuring transportation to child care, children who have less opportunities to begin with due to economic or other factors are often being left behind in the opportunity for child care. As a result, they are more likely to enter kindergarten with fewer skills and developmental capacity than children from families who face fewer barriers to accessing child care.



³¹ EDI Wave 7 Provincial Report 2019

The following maps represent the relationship of families with children 12 and under to licensed child care within a 20 minute drive. The mapping is divided into the three age groups, the same three that licensed child care is divided into. It has been created using Statistics Canada demographic data for the Sunshine Coast [2016] and the list of licensed child care providers which was compiled for this project.

The age groups for group licensed child care are:

- birth to three years old
- three to five years old
- six to 12 years old.

In-home licensed child care is allowed to have up to eight children from a range of age groups, with limits on the number of younger children. The mapping reflects these facilities as well.

The requirements for licensing differ for these three age categories. For children from birth to three years old, one ECE is required for every four children in a group care setting. That is why the availability is shown to be so low on the first map, as indicated by the large areas of red. It is generally cost-prohibitive for child care providers to offer Infant/Toddler care [0-3] given the ratio of staff to children.

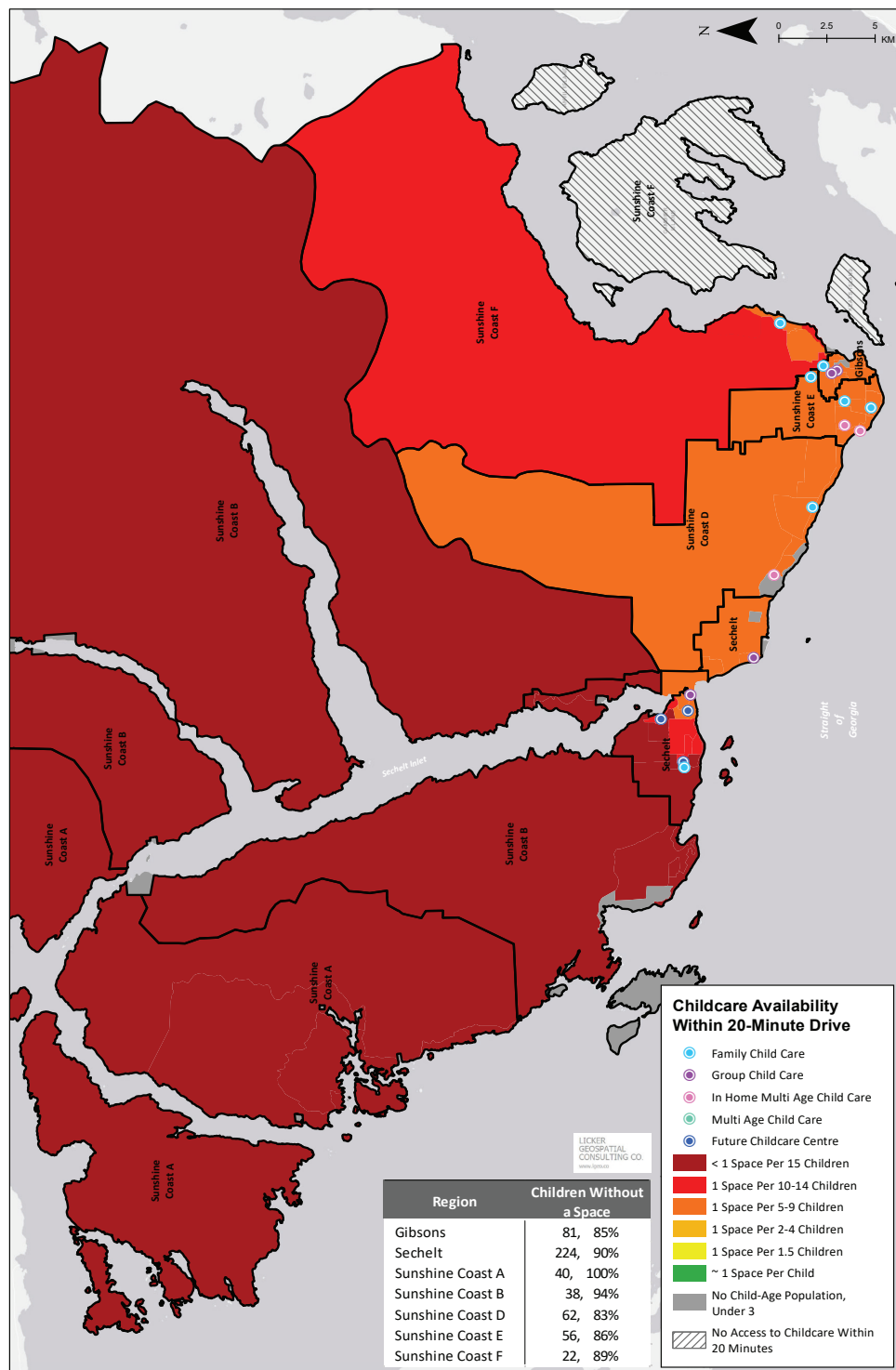
The second map shows the areas where more socio-economically marginalized children 0 to three years old live, in relation to their access to licensed child care. The map shows a composite of four factors: low income families, families spending a high percentage of their income on housing, visible minorities and Indigenous families. The area identified as in highest need of accessible, affordable and quality child care is central Sechelt, which is also the most densely populated area of the Sunshine Coast.

The third map shows the access to licensed child care for children three to five years old. The licensing requirements for this population is one ECE for every eight children. Given the higher ratio of staff to children, there are more licensed child care spaces offered for this population. The mapping shows this with more of the area being yellow, indicating one space for every 1.5 children

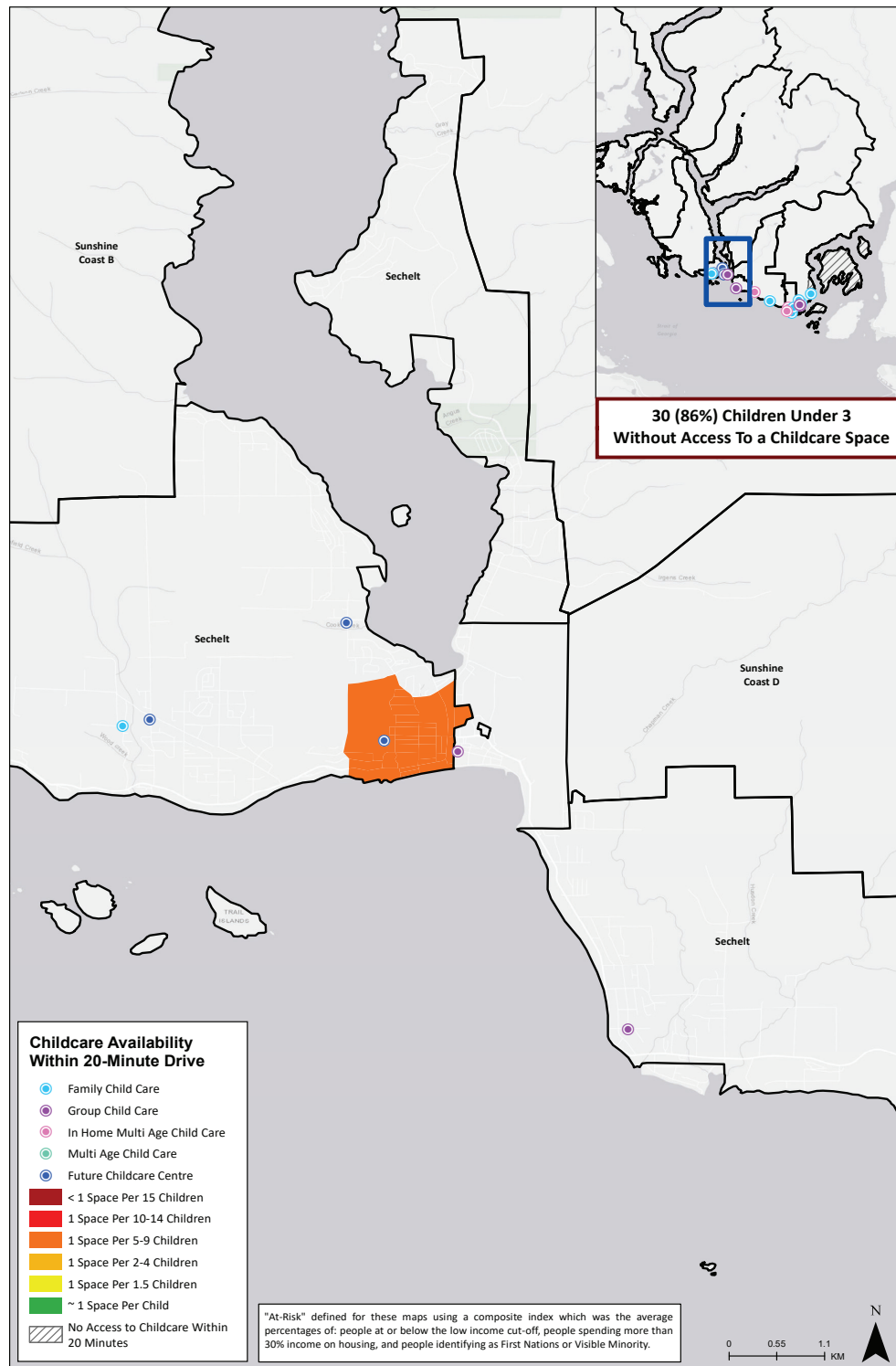
The fourth map shows access for more marginalized families with children three to five years old, similar to the second map. The ratio of licensed child care within a 20 minute drive for this age group is higher than for younger children.

The fifth map shows access to licensed before- and after-school care for children six to 12 years old. This map shows the generalized ratio of space to children, and does not show the hours each facility is open, or features such as meals programs. The sixth map shows the ratio of licensed child care to more marginalized families with children 6-12 years old. As the mapping indicates, before- and after-school care is not readily available on the Sunshine Coast.

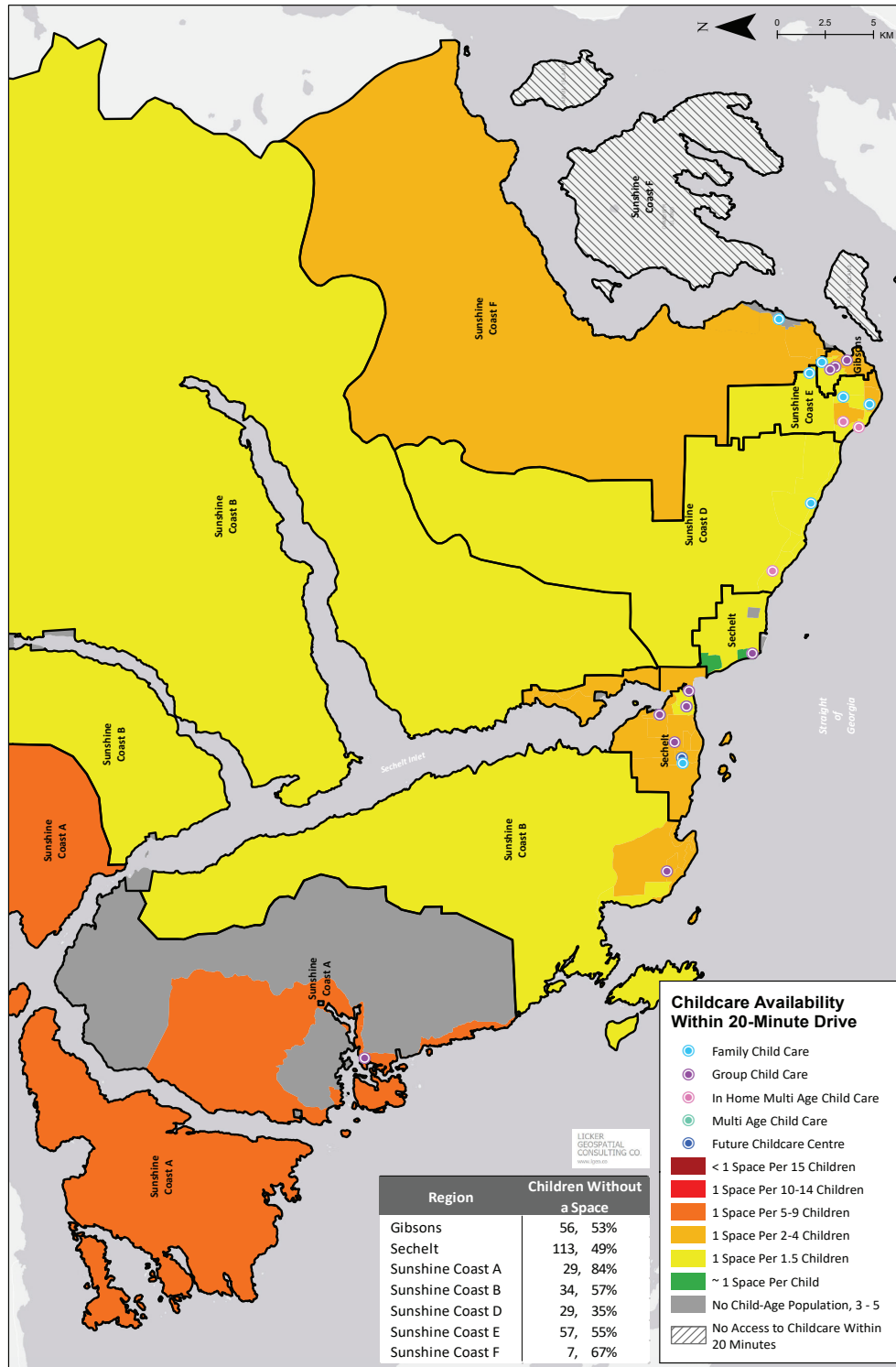
ACCESS TO LICENSED CHILD CARE FOR CHILDREN 0 TO 3 YEARS OLD



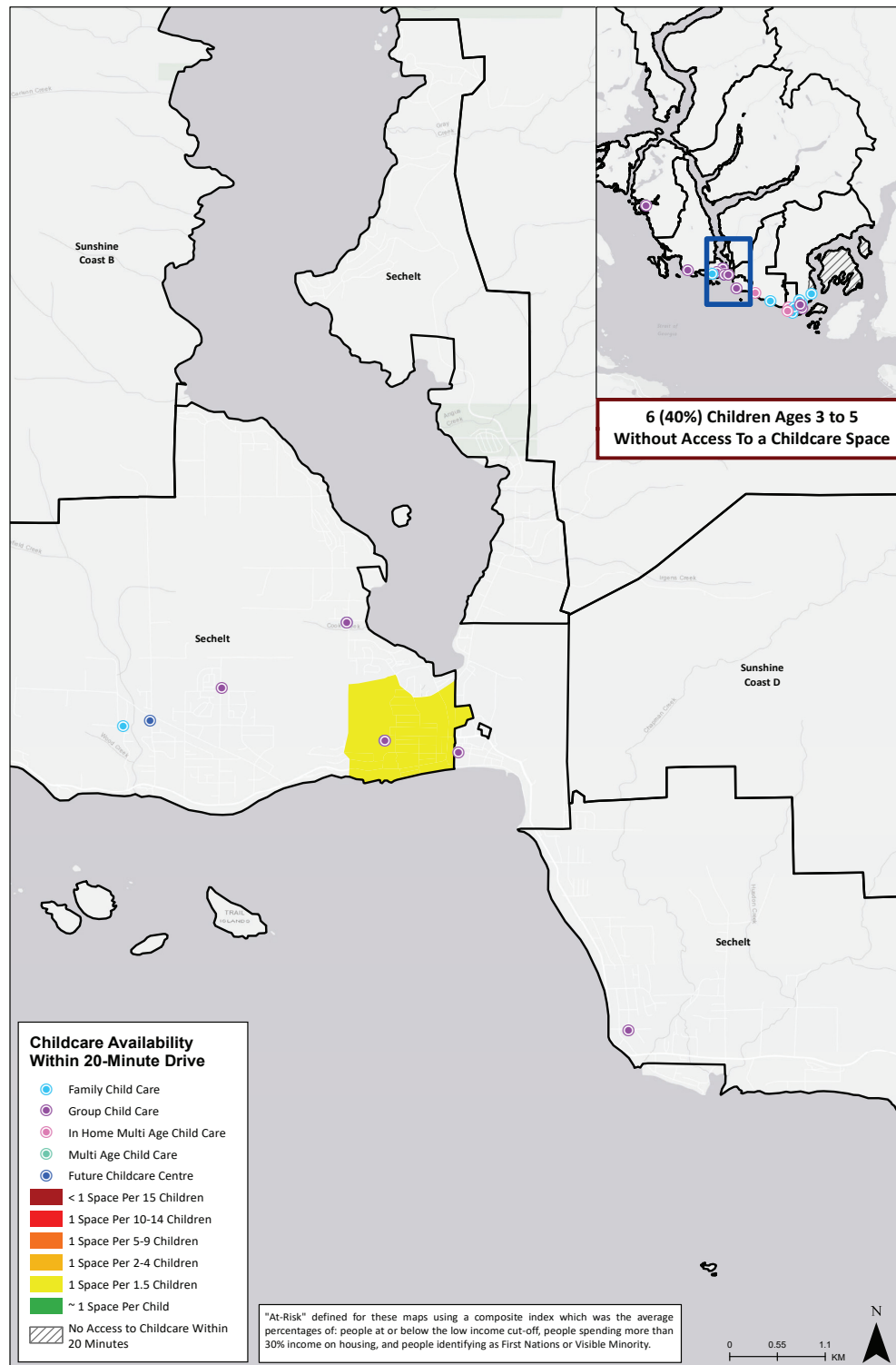
CHILD CARE NEED FOR MORE MARGINALIZED CHILDREN 0 TO 3 YEARS OLD



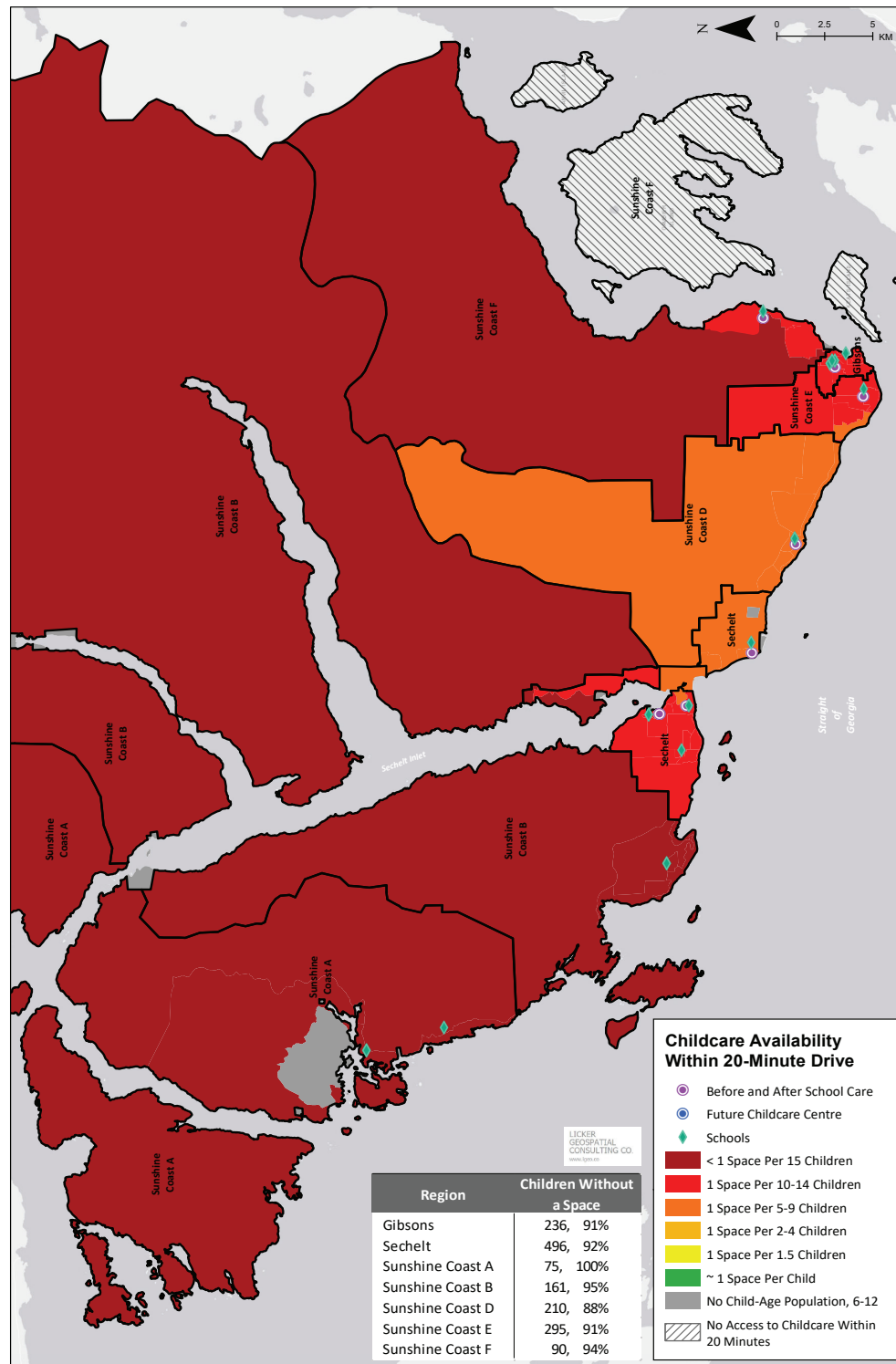
ACCESS TO LICENSED CHILD CARE FOR CHILDREN 3 TO 5 YEARS OLD



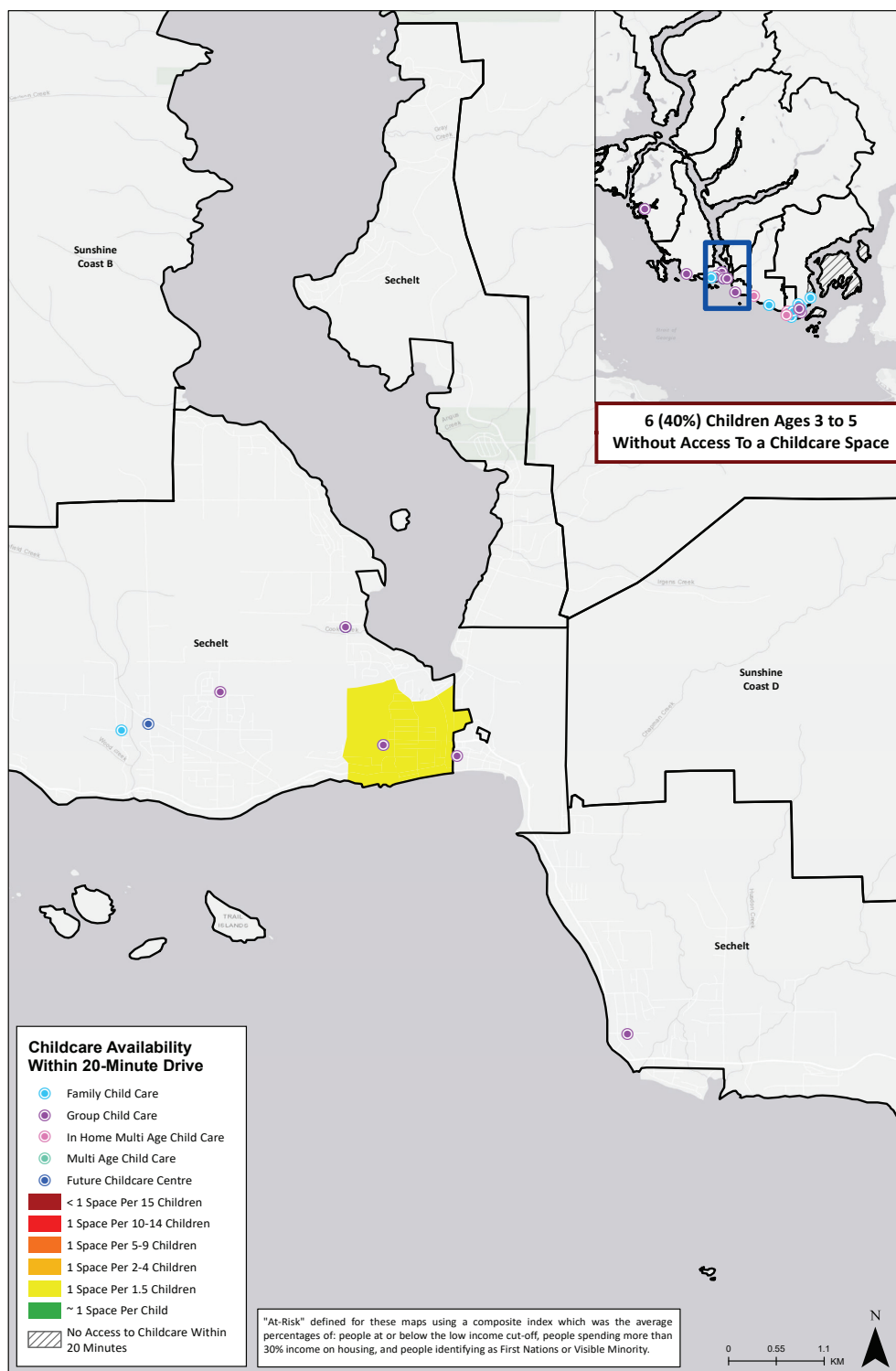
CHILD CARE NEED FOR MORE MARGINALIZED CHILDREN 3 TO 5 YEARS OLD



ACCESS TO LICENSED CHILD CARE FOR CHILDREN 6 TO 12 YEARS OLD



CHILD CARE NEED FOR MORE MARGINALIZED CHILDREN 6 TO 12 YEARS OLD

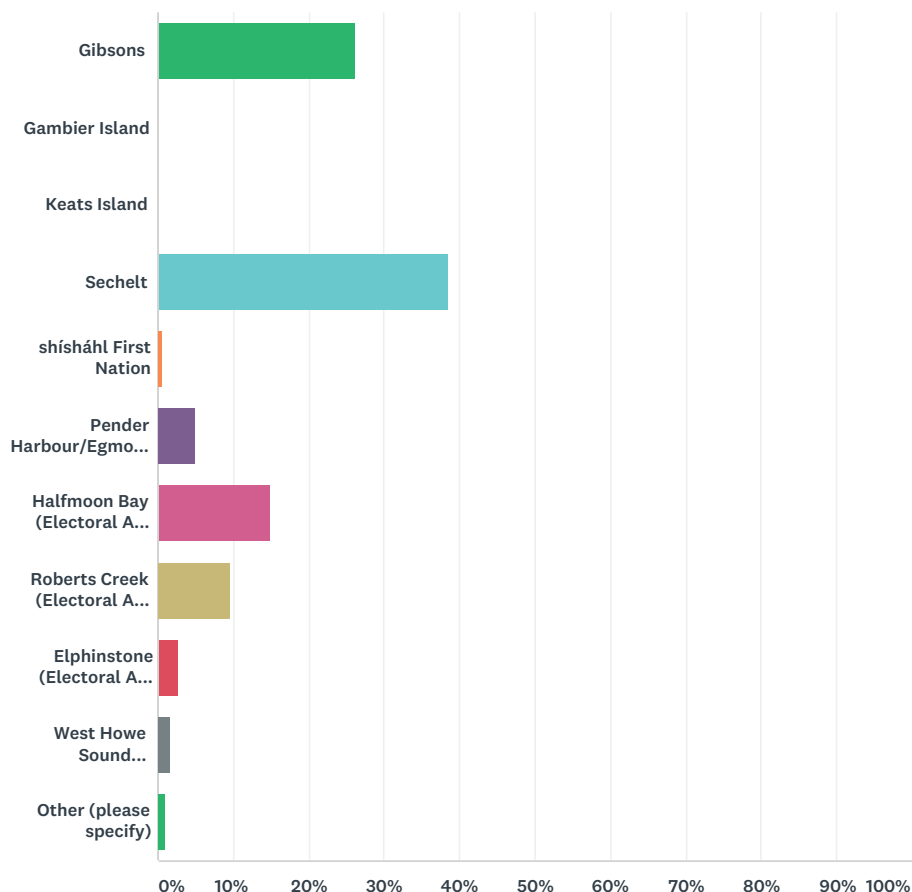


Following is a summary of
the community responses
to the survey for parents
and guardians

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q1 Where in the Sunshine Coast do you live?

Answered: 440 Skipped: 0



ANSWER CHOICES	RESPONSES	
Gibsons	26.14%	115
Gambier Island	0.00%	0
Keats Island	0.00%	0
Sechelt	38.41%	169
shísháhl First Nation	0.68%	3
Pender Harbour/Egmont/Madeira Park (Electoral Area A)	5.00%	22
Halfmoon Bay (Electoral Area B)	14.77%	65
Roberts Creek (Electoral Area D)	9.55%	42

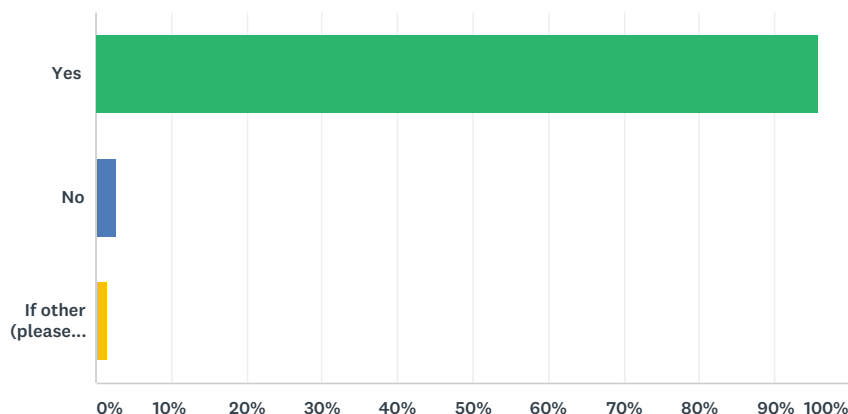
Sunshine Coast Child Care Survey for Parents and Guardians of Children

Elphinstone (Electoral Area E)	2.73%	12
West Howe Sound (Electoral Area F)	1.59%	7
Other (please specify)	1.14%	5
TOTAL		440

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q2 Do you have a child(ren) under 12 years of age living with you some or all of the time?*

Answered: 438 Skipped: 2

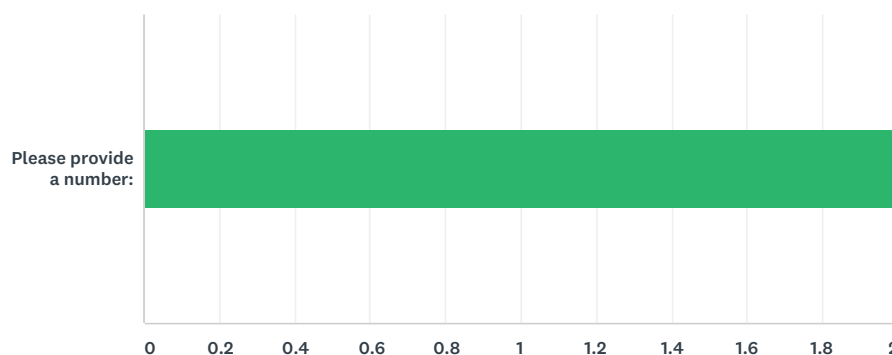


ANSWER CHOICES	RESPONSES	
Yes	95.89%	420
No	2.74%	12
If other (please specify)	1.37%	6
TOTAL		438

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q3 How many children are in your care/supervision?

Answered: 402 Skipped: 38

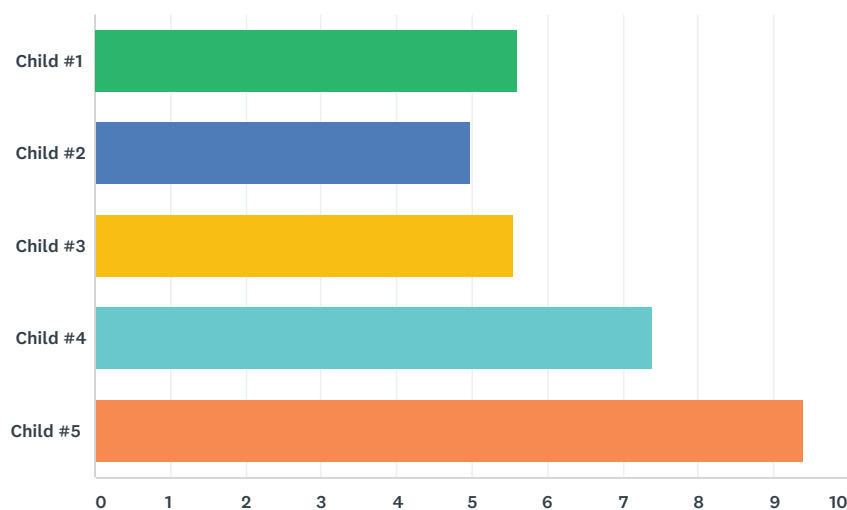


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
Please provide a number:	2	798	402
Total Respondents: 402			

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q4 What are the ages of the children in your care/supervision? (Please provide ages)

Answered: 399 Skipped: 41

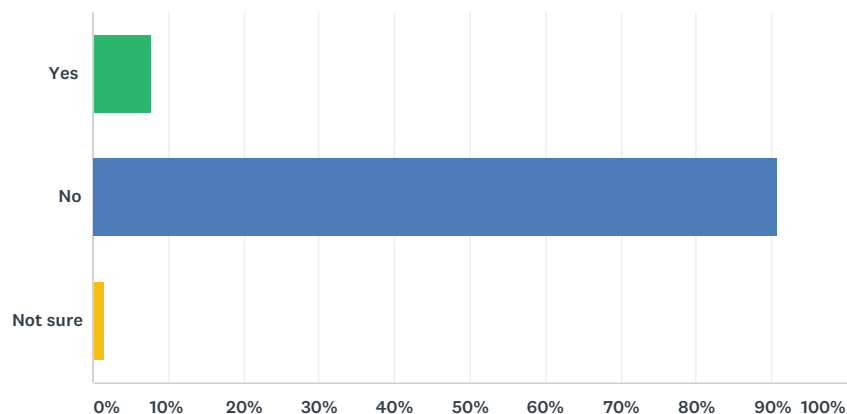


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
Child #1	6	2,233	399
Child #2	5	1,314	264
Child #3	6	310	56
Child #4	7	96	13
Child #5	9	47	5
Total Respondents: 399			

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q5 Are any of your children Indigenous (First Nations / Métis / Inuit)?

Answered: 402 Skipped: 38

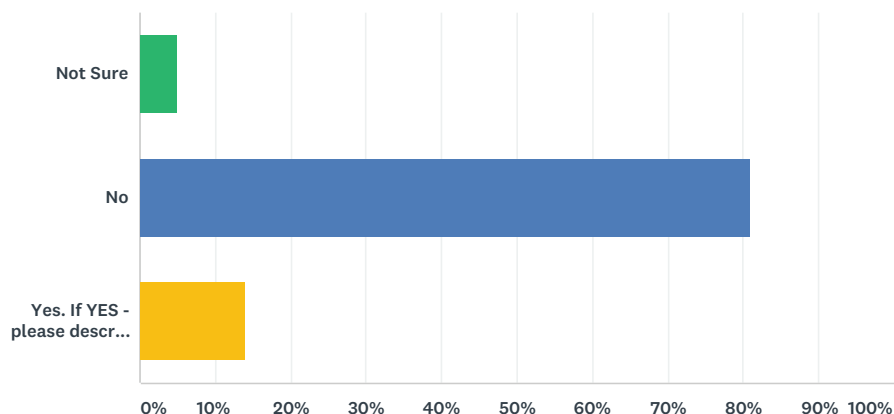


ANSWER CHOICES	RESPONSES	
Yes	7.71%	31
No	90.80%	365
Not sure	1.49%	6
TOTAL		402

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q6 Do any of your children have extra support needs (such as: different physical, emotional or developmental abilities)?

Answered: 404 Skipped: 36

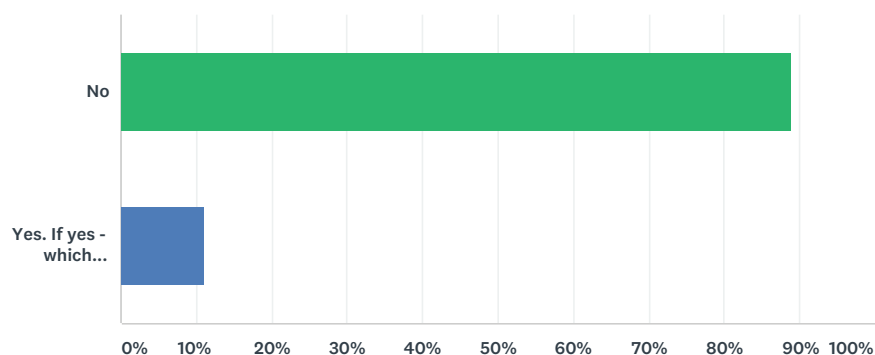


ANSWER CHOICES	RESPONSES	
Not Sure	4.95%	20
No	80.94%	327
Yes. If YES - please describe their needs.	14.11%	57
TOTAL		404

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q7 Do any of your children speak languages other than English as a first language?

Answered: 398 Skipped: 42

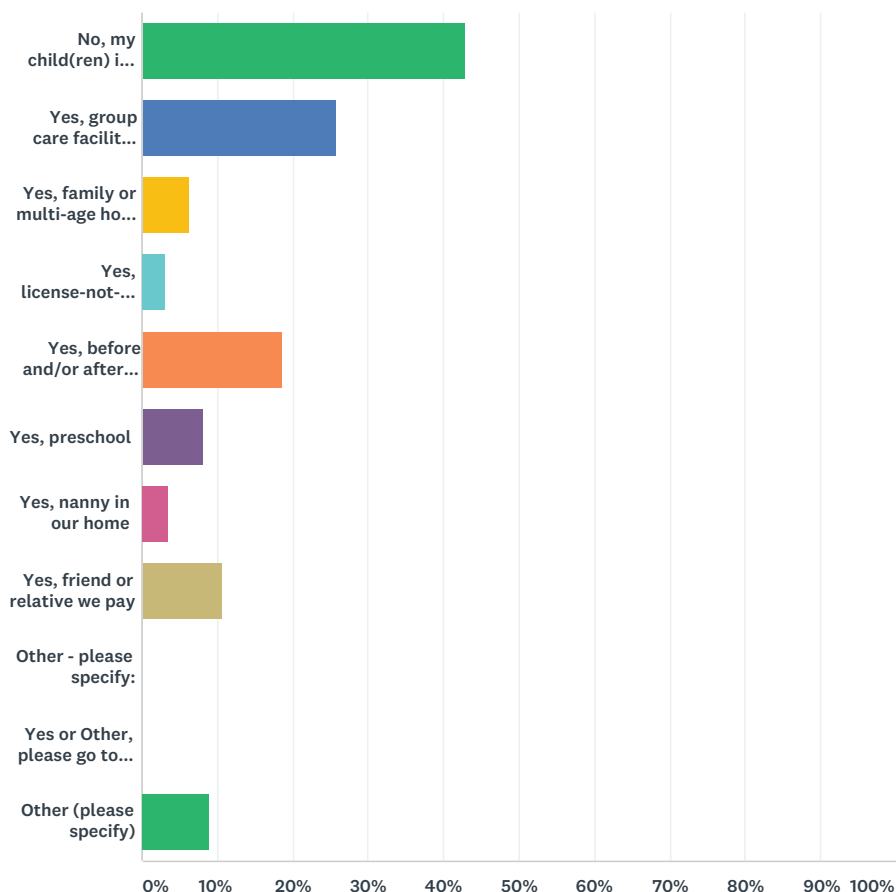


ANSWER CHOICES	RESPONSES	
No	88.94%	354
Yes. If yes - which languages? (Please tell us below)	11.06%	44
TOTAL		398

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q8 Is your child(ren) regularly in paid child care for some days each week? (please select all that apply)*

Answered: 404 Skipped: 36



ANSWER CHOICES	RESPONSES	
No, my child(ren) is not in regular paid child care	42.82%	173
Yes, group care facility (up to 12 infants and toddlers and/or 25 children age 3-5)	25.74%	104
Yes, family or multi-age home care (Up to 8 children, in care provider's home)	6.19%	25
Yes, license-not-required care (Up to 2 children, or a sibling group, in care provider's home)	3.22%	13
Yes, before and/or after school care	18.56%	75
Yes, preschool	8.17%	33
Yes, nanny in our home	3.47%	14
Yes, friend or relative we pay	10.64%	43
Other - please specify:	0.00%	0

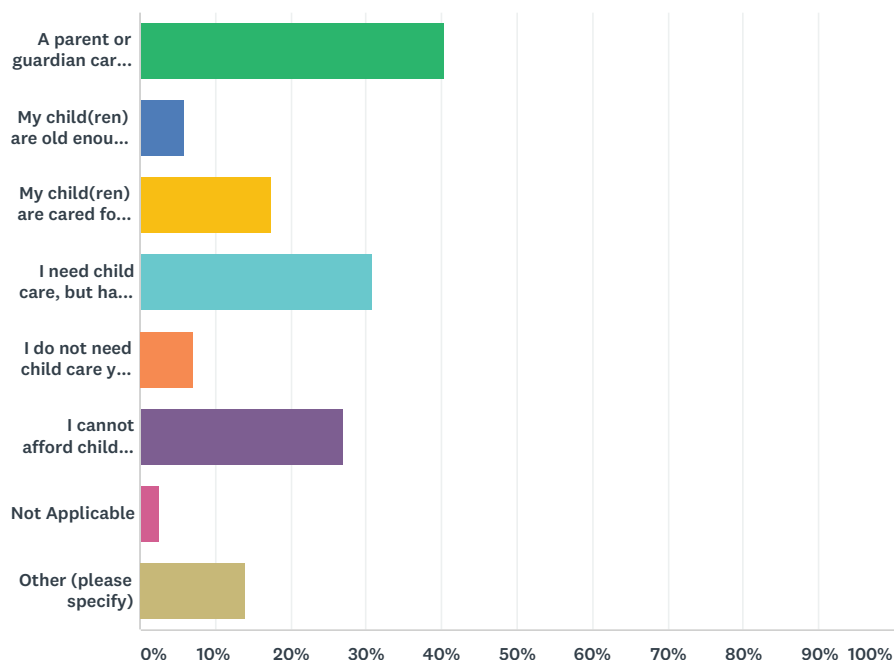
Sunshine Coast Child Care Survey for Parents and Guardians of Children

Yes or Other, please go to Question #10	0.00%	0
Other (please specify)	8.91%	36
Total Respondents: 404		

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q9 Why are your child(ren) NOT in paid child care? (Please select all that apply)*

Answered: 156 Skipped: 284

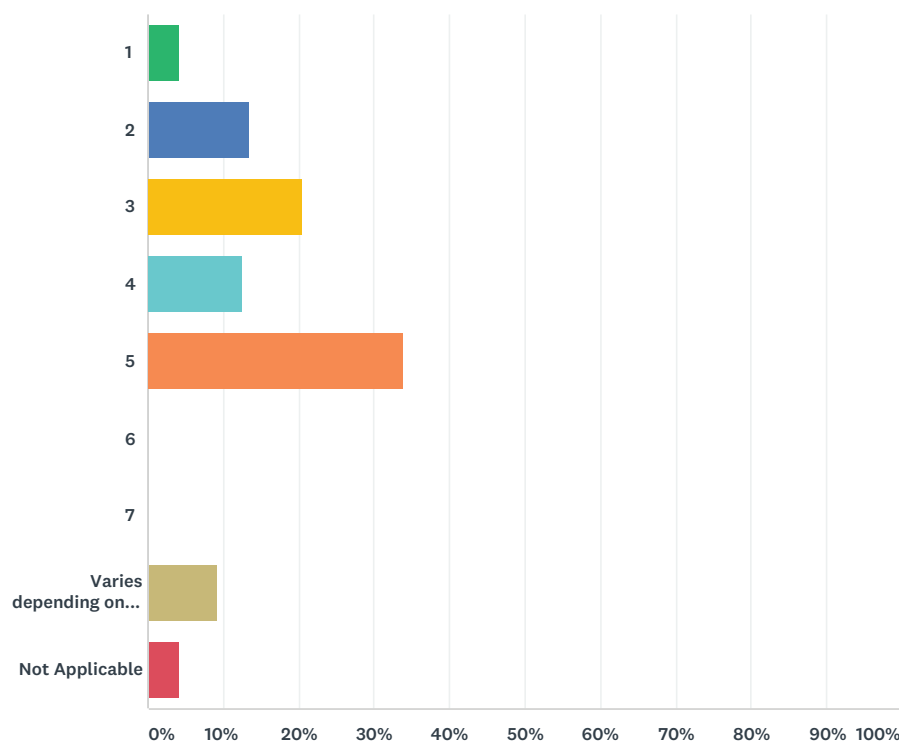


ANSWER CHOICES	RESPONSES	
A parent or guardian cares for my child(ren) at home	40.38%	63
My child(ren) are old enough to be at home alone unsupervised	5.77%	9
My child(ren) are cared for by family or friends at no cost	17.31%	27
I need child care, but have not been able to find it yet	30.77%	48
I do not need child care yet, but am on the waitlist for child care	7.05%	11
I cannot afford child care	26.92%	42
Not Applicable	2.56%	4
Other (please specify)	14.10%	22
Total Respondents: 156		

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q10 How many days a week are your child(ren) in paid child care?

Answered: 239 Skipped: 201

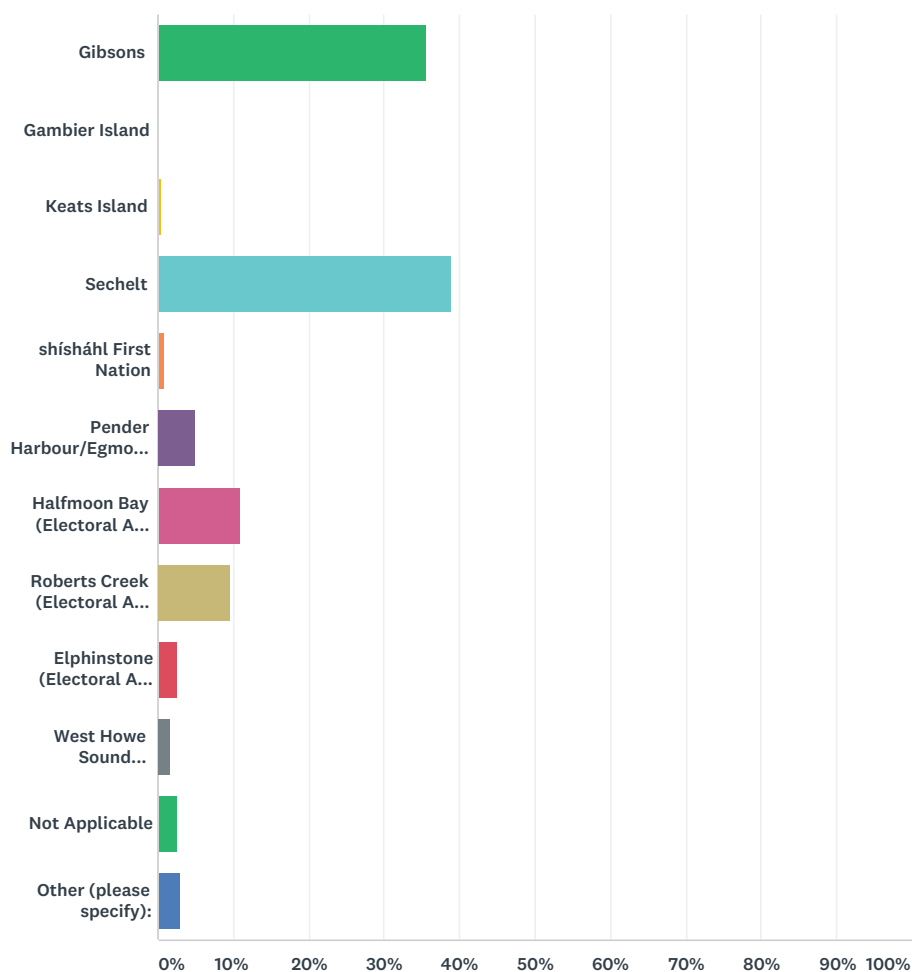


ANSWER CHOICES	RESPONSES	
1	4.18%	10
2	13.39%	32
3	20.50%	49
4	12.55%	30
5	33.89%	81
6	0.00%	0
7	0.00%	0
Varies depending on my schedule (please tell us more below)	9.21%	22
Not Applicable	4.18%	10
TOTAL		239

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q11 Where is your child care located? (Please select all that apply)

Answered: 239 Skipped: 201



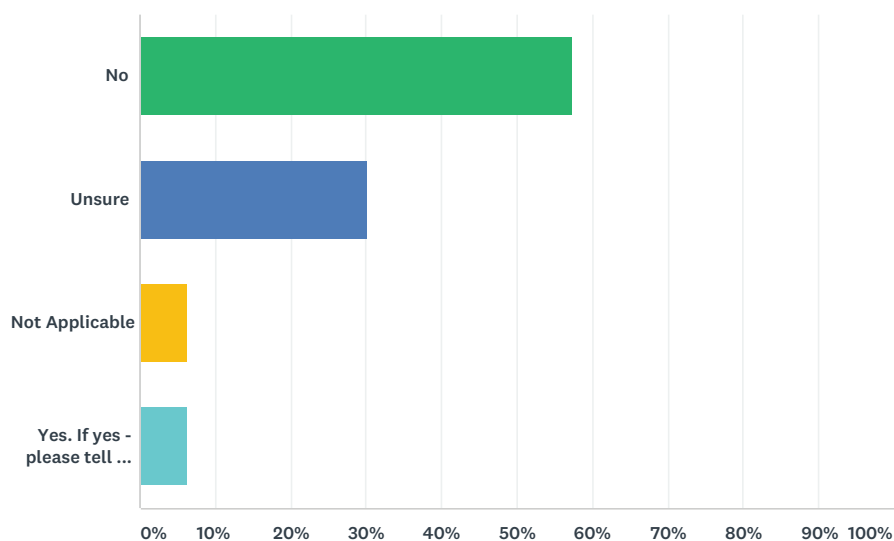
ANSWER CHOICES	RESPONSES	
Gibsons	35.56%	85
Gambier Island	0.00%	0
Keats Island	0.42%	1
Sechelt	38.91%	93
shisháhl First Nation	0.84%	2
Pender Harbour/Egmont/Madeira Park (Electoral Area A)	5.02%	12
Halfmoon Bay (Electoral Area B)	10.88%	26
Roberts Creek (Electoral Area D)	9.62%	23

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Elphinstone (Electoral Area E)	2.51%	6
West Howe Sound (Electoral Area F)	1.67%	4
Not Applicable	2.51%	6
Other (please specify):	2.93%	7
Total Respondents: 239		

Q12 Does your child care provide service in a language in addition to or other than English?

Answered: 239 Skipped: 201

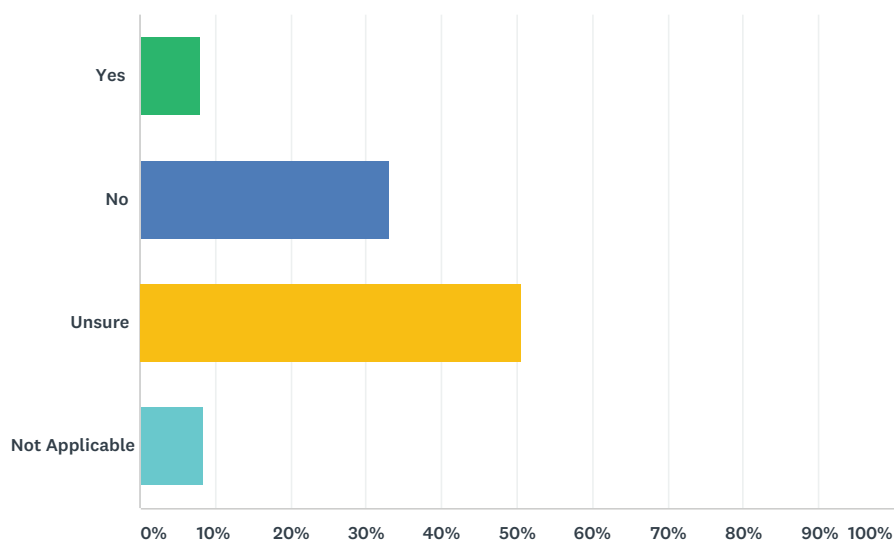


ANSWER CHOICES	RESPONSES	
No	57.32%	137
Unsure	30.13%	72
Not Applicable	6.28%	15
Yes. If yes - please tell us which languages:	6.28%	15
TOTAL		239

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q13 Does your child care provide an Indigenous worldview, or Indigenous content in the care and education they provide?

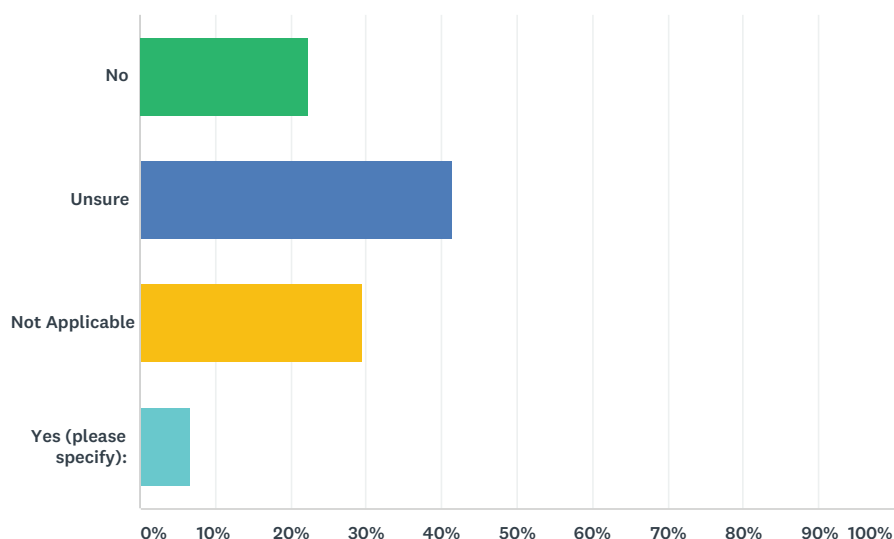
Answered: 239 Skipped: 201



ANSWER CHOICES		RESPONSES	
Yes		7.95%	19
No		33.05%	79
Unsure		50.63%	121
Not Applicable		8.37%	20
TOTAL			239

Q14 Does your child care provide any additional support or accommodation for your child(ren) with extra support needs (such as: different physical, emotional or developmental abilities)?

Answered: 237 Skipped: 203

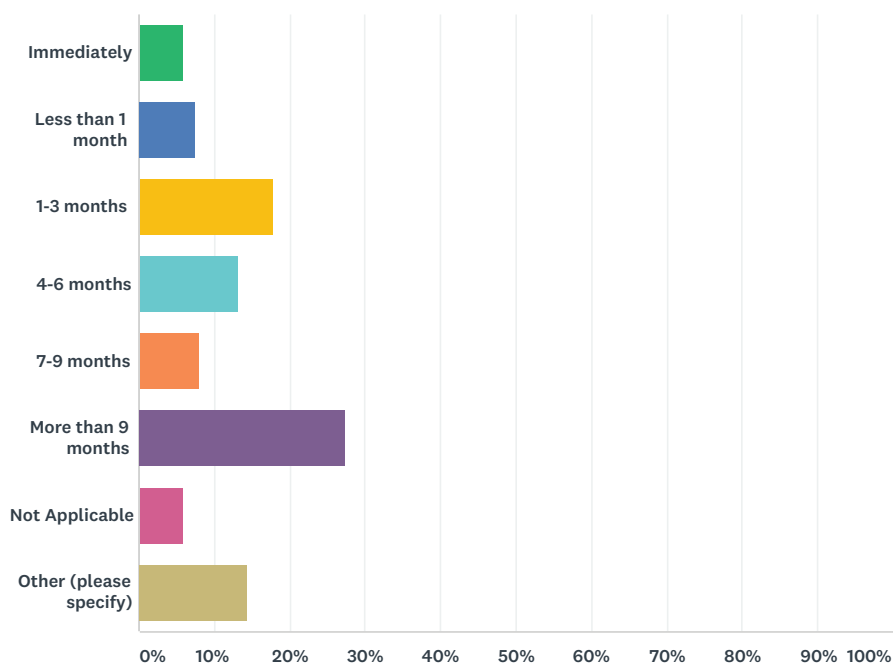


ANSWER CHOICES	RESPONSES	
No	22.36%	53
Unsure	41.35%	98
Not Applicable	29.54%	70
Yes (please specify):	6.75%	16
TOTAL		237

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q15 How long did it take you to find child care when you needed it?

Answered: 237 Skipped: 203

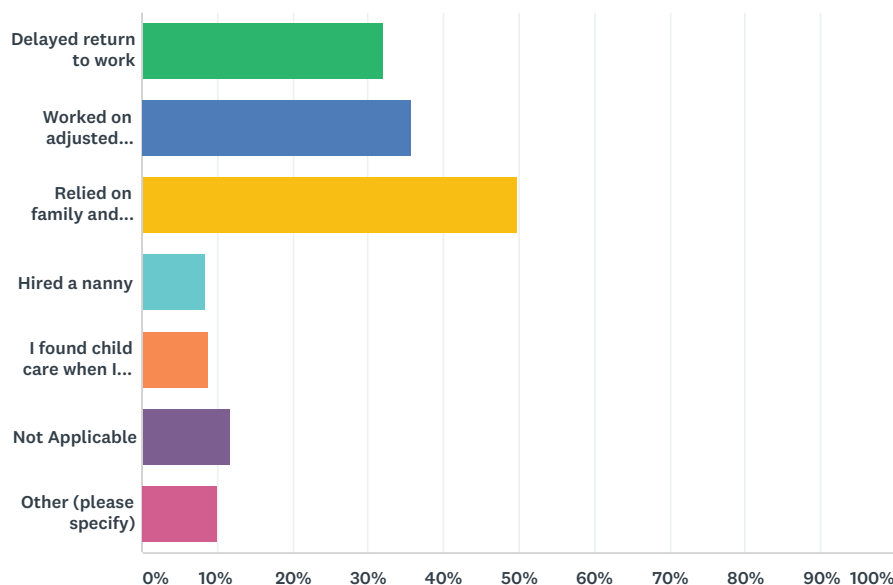


ANSWER CHOICES	RESPONSES	
Immediately	5.91%	14
Less than 1 month	7.59%	18
1-3 months	17.72%	42
4-6 months	13.08%	31
7-9 months	8.02%	19
More than 9 months	27.43%	65
Not Applicable	5.91%	14
Other (please specify)	14.35%	34
TOTAL		237

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q16 If you could not afford or access child care when you needed it, what did you do? (Please select all that apply)

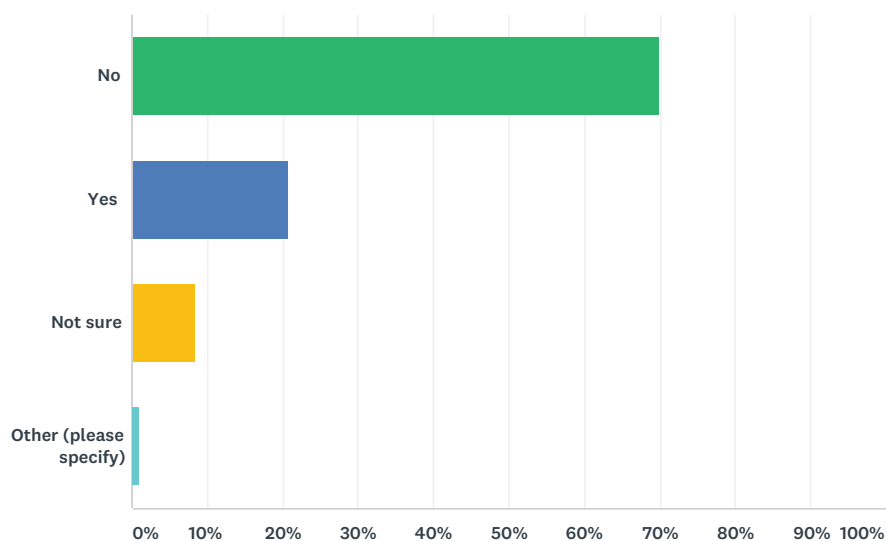
Answered: 237 Skipped: 203



ANSWER CHOICES	RESPONSES	
Delayed return to work	32.07%	76
Worked on adjusted schedule	35.86%	85
Relied on family and friends for unpaid care	49.79%	118
Hired a nanny	8.44%	20
I found child care when I needed it	8.86%	21
Not Applicable	11.81%	28
Other (please specify)	10.13%	24
Total Respondents: 237		

Q17 Are you or your partner pregnant or planning to have children in the next two years?*

Answered: 404 Skipped: 36

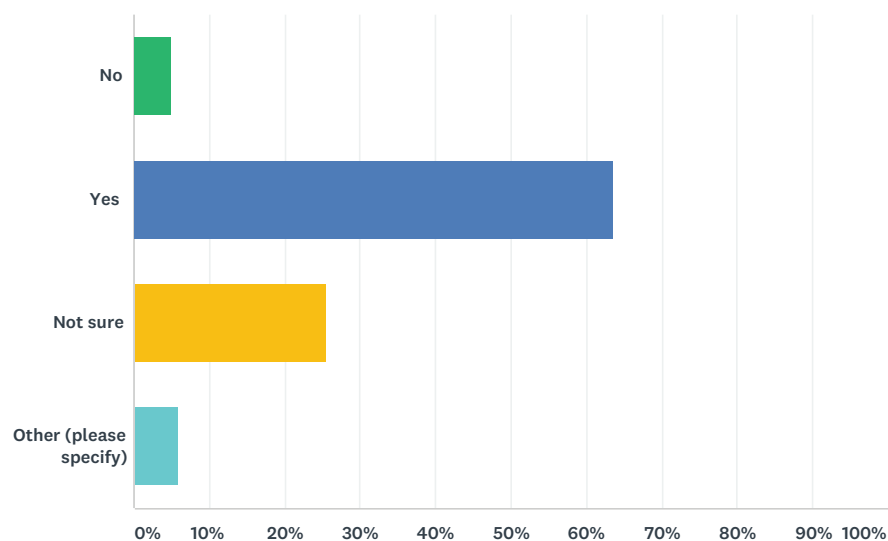


ANSWER CHOICES	RESPONSES	
No	69.80%	282
Yes	20.79%	84
Not sure	8.42%	34
Other (please specify)	0.99%	4
TOTAL		404

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q18 After your child is born and your parental leave is completed, do you intend to put your child in paid child care?

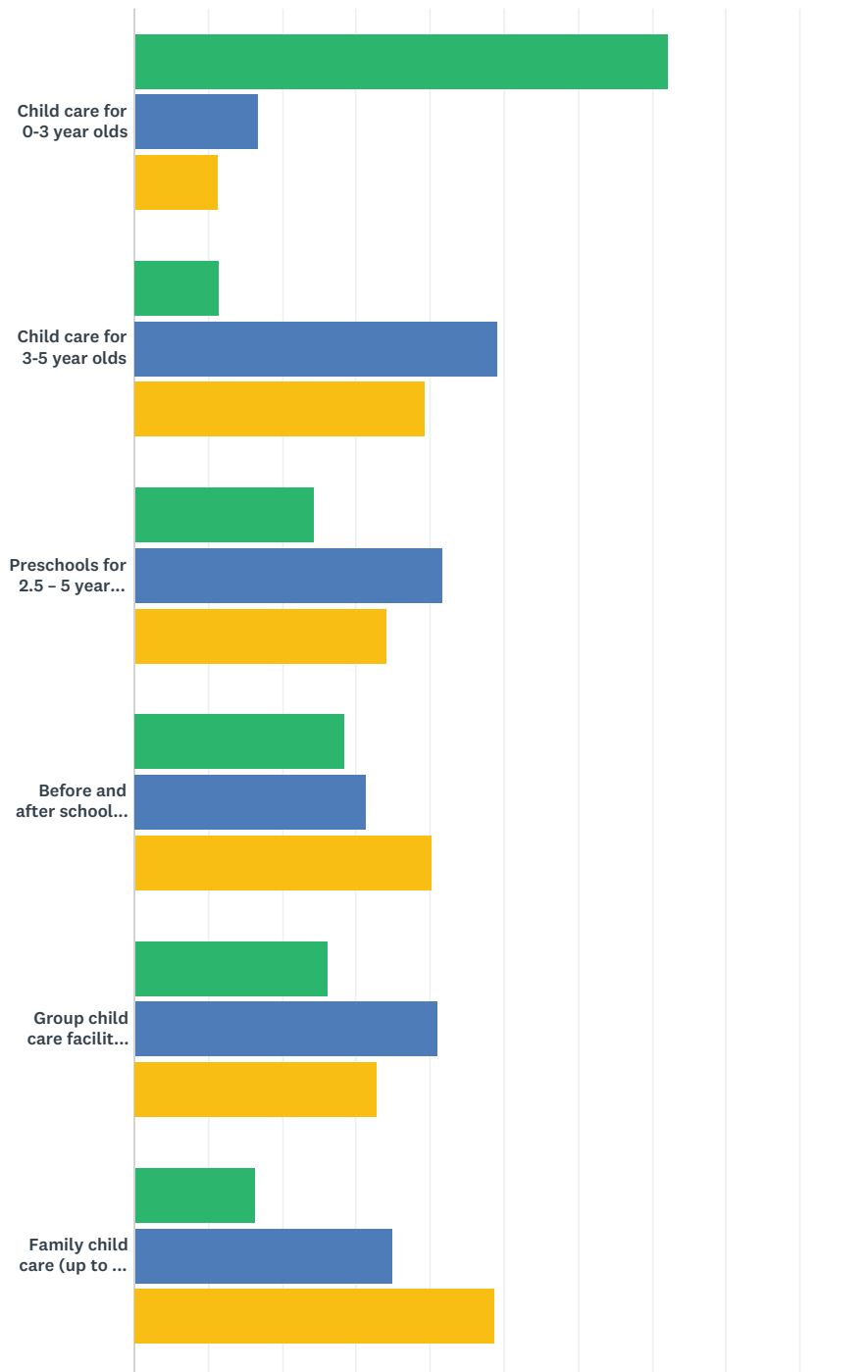
Answered: 121 Skipped: 319



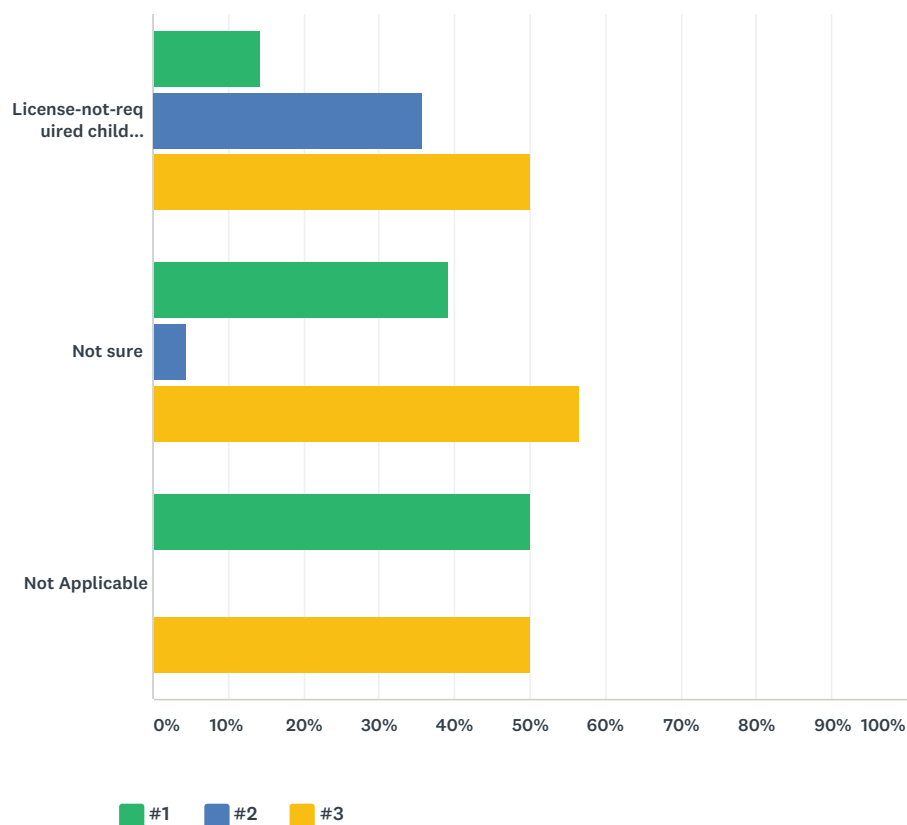
ANSWER CHOICES	RESPONSES	
No	4.96%	6
Yes	63.64%	77
Not sure	25.62%	31
Other (please specify)	5.79%	7
TOTAL		121

Q19 What do you think are the types of child care facilities most needed for the Sunshine Coast? (Please rank your top three priorities)

Answered: 390 Skipped: 50



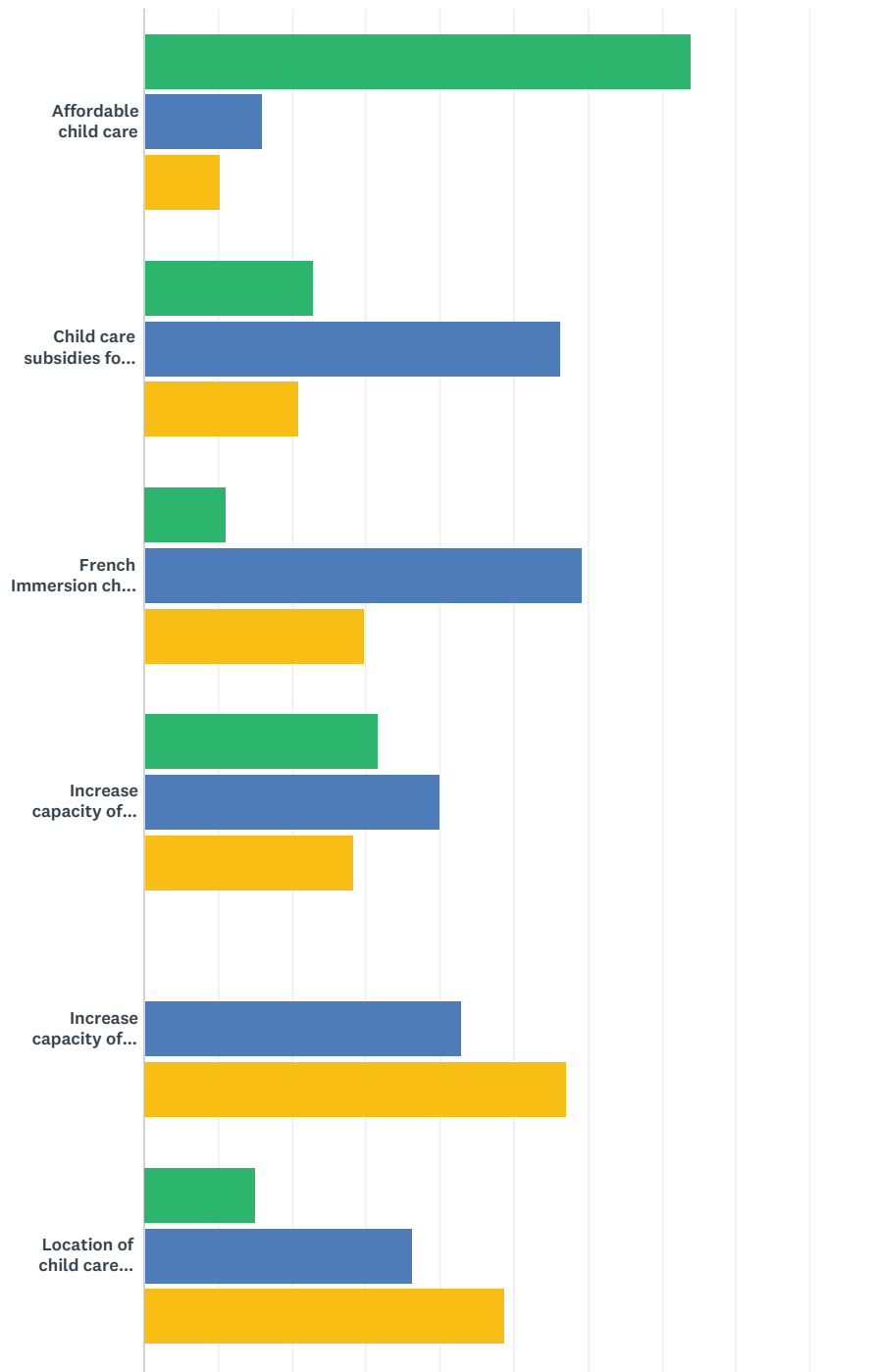
Sunshine Coast Child Care Survey for Parents and Guardians of Children



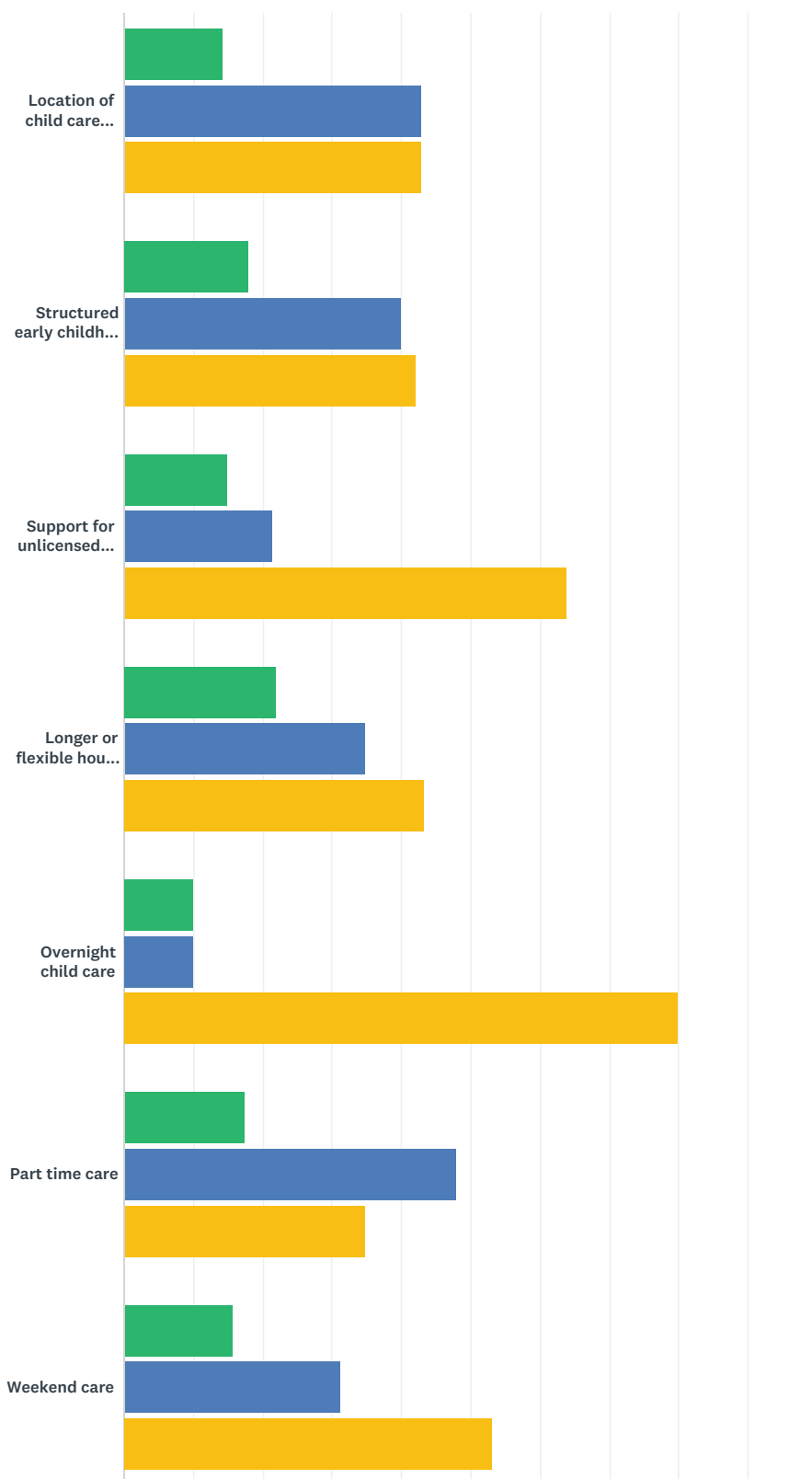
	#1	#2	#3	TOTAL	WEIGHTED AVERAGE
Child care for 0-3 year olds	72.10% 199	16.67% 46	11.23% 31	276	1.39
Child care for 3-5 year olds	11.52% 22	49.21% 94	39.27% 75	191	2.28
Preschools for 2.5 – 5 year olds	24.22% 39	41.61% 67	34.16% 55	161	2.10
Before and after school care	28.51% 71	31.33% 78	40.16% 100	249	2.12
Group child care facilities (up to 12 children aged 0-3 and/or up to 25 children 3-5)	26.12% 35	41.04% 55	32.84% 44	134	2.07
Family child care (up to 7 children, in care provider's home)	16.28% 7	34.88% 15	48.84% 21	43	2.33
License-not-required child care (up to 2 children or a sibling group, in provider's home)	14.29% 2	35.71% 5	50.00% 7	14	2.36
Not sure	39.13% 9	4.35% 1	56.52% 13	23	2.17
Not Applicable	50.00% 1	0.00% 0	50.00% 1	2	2.00

**Q20 What features of child care would you like to see more available?
(Please rank your top three priorities):**

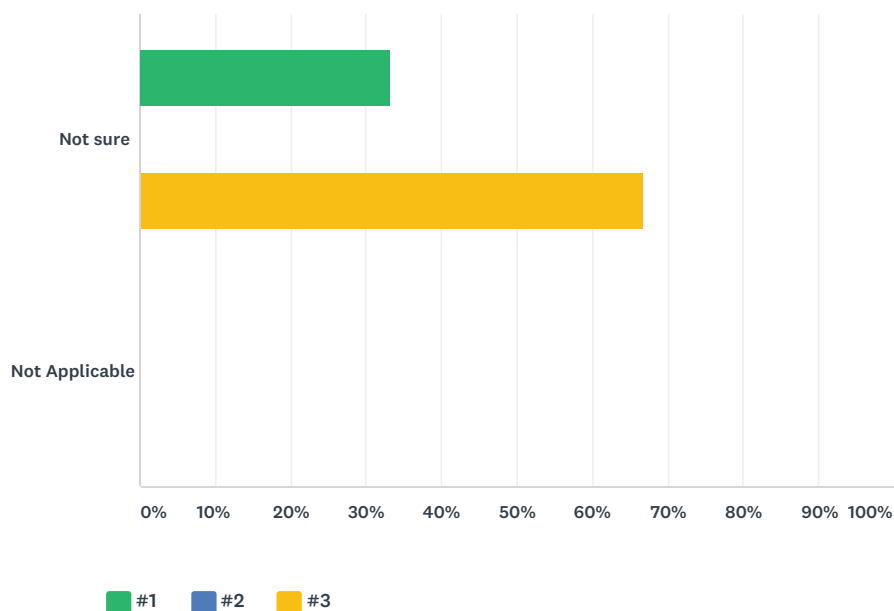
Answered: 383 Skipped: 57



Sunshine Coast Child Care Survey for Parents and Guardians of Children



Sunshine Coast Child Care Survey for Parents and Guardians of Children

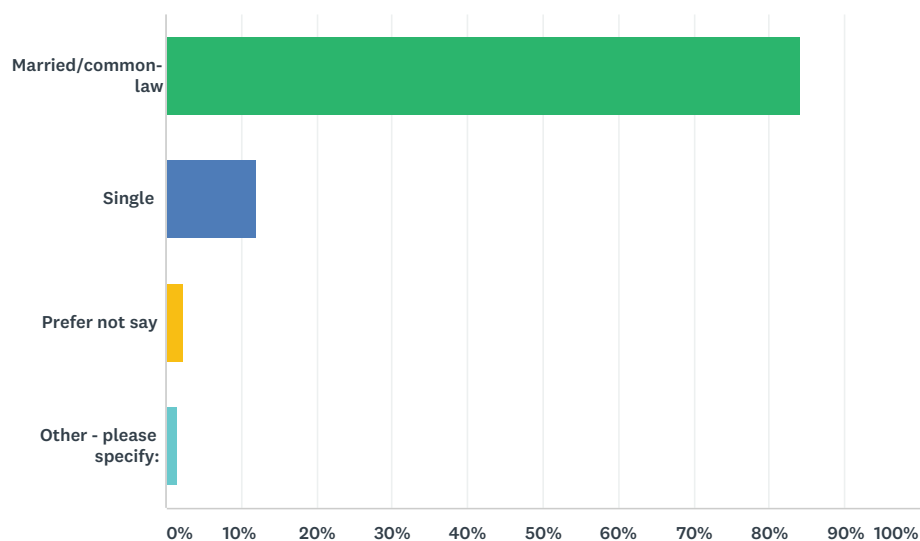


	#1	#2	#3	TOTAL	WEIGHTED AVERAGE
Affordable child care	73.87% 229	15.81% 49	10.32% 32	310	1.36
Child care subsidies for all forms of child care	22.78% 36	56.33% 89	20.89% 33	158	1.98
French Immersion child care	11.11% 3	59.26% 16	29.63% 8	27	2.19
Increase capacity of child care providers to meet the requirements of children with extra support needs (such as ...)	31.67% 19	40.00% 24	28.33% 17	60	1.97
Increase capacity of child care providers to teach using Indigenous worldviews	0.00% 0	42.86% 9	57.14% 12	21	2.57
Location of child care closer to home	15.00% 12	36.25% 29	48.75% 39	80	2.34
Location of child care closer to work	14.29% 2	42.86% 6	42.86% 6	14	2.29
Structured early childhood education and programming	18.00% 18	40.00% 40	42.00% 42	100	2.24
Support for unlicensed child care providers to become licensed	14.89% 7	21.28% 10	63.83% 30	47	2.49
Longer or flexible hours of care	21.99% 31	34.75% 49	43.26% 61	141	2.21
Overnight child care	10.00% 1	10.00% 1	80.00% 8	10	2.70
Part time care	17.39% 12	47.83% 33	34.78% 24	69	2.17
Weekend care	15.63% 5	31.25% 10	53.13% 17	32	2.38
Not sure	33.33% 5	0.00% 0	66.67% 10	15	2.33

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q22 You are:

Answered: 385 Skipped: 55

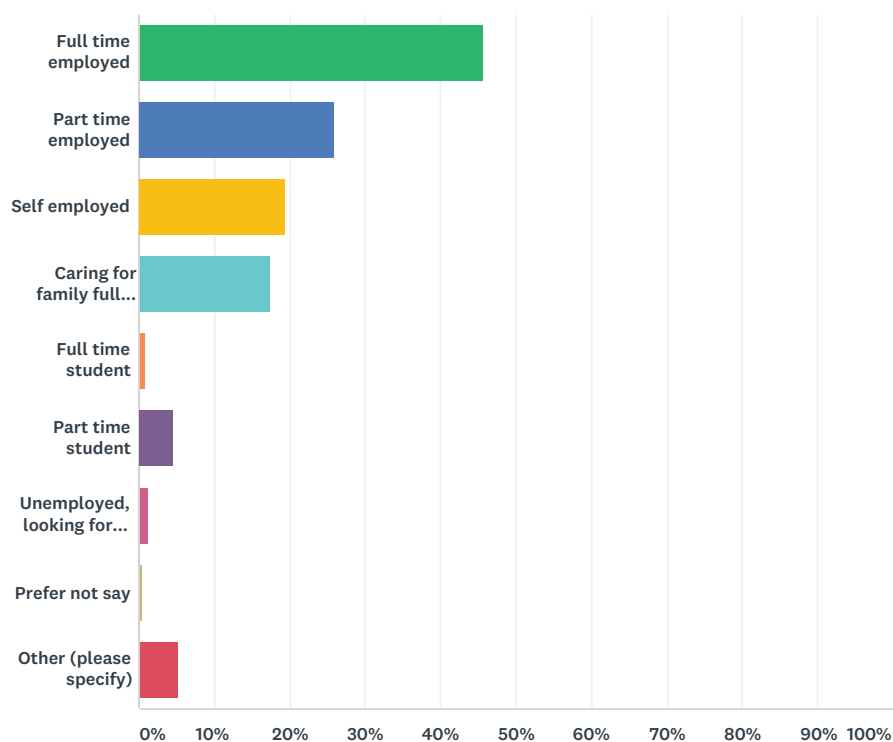


ANSWER CHOICES	RESPONSES	
Married/common-law	84.16%	324
Single	11.95%	46
Prefer not say	2.34%	9
Other - please specify:	1.56%	6
TOTAL		385

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q23 You are: (Please select all that apply)

Answered: 386 Skipped: 54

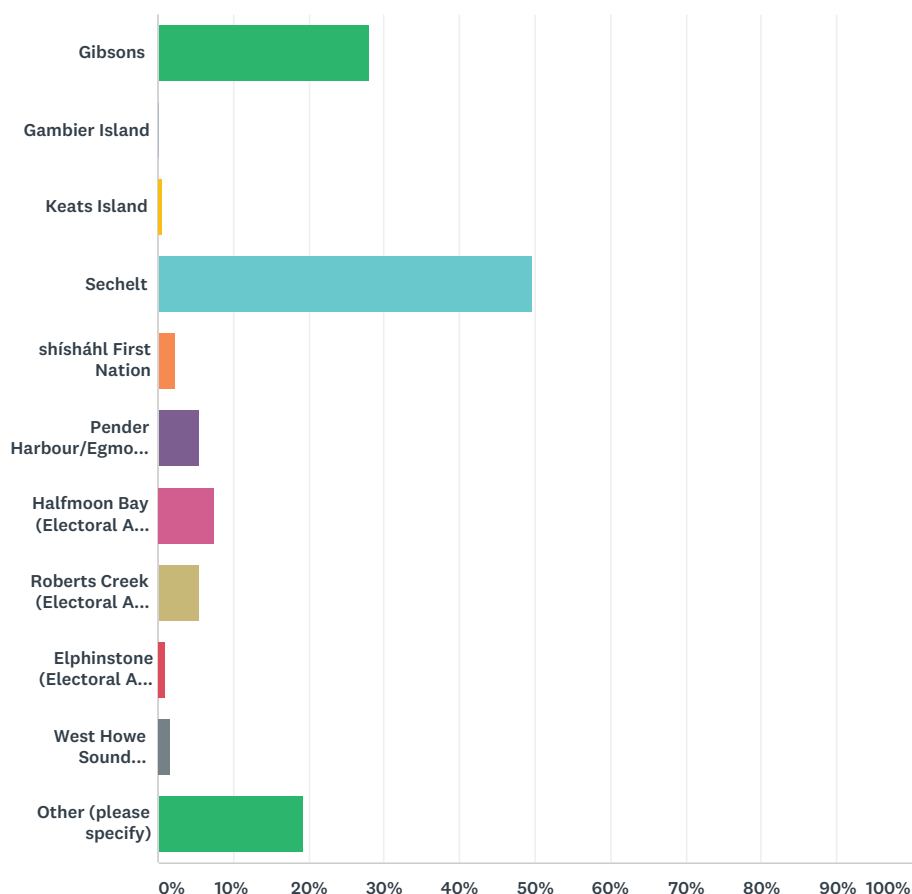


ANSWER CHOICES	RESPONSES	
Full time employed	45.60%	176
Part time employed	25.91%	100
Self employed	19.43%	75
Caring for family full time	17.36%	67
Full time student	0.78%	3
Part time student	4.66%	18
Unemployed, looking for work	1.30%	5
Prefer not say	0.52%	2
Other (please specify)	5.18%	20
Total Respondents: 386		

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q24 Where do you work or go to school? (Please choose all that apply)

Answered: 363 Skipped: 77



ANSWER CHOICES	RESPONSES	
Gibsons	28.10%	102
Gambier Island	0.28%	1
Keats Island	0.55%	2
Sechelt	49.59%	180
shísháhl First Nation	2.20%	8
Pender Harbour/Egmont/Madeira Park (Electoral Area A)	5.51%	20
Halfmoon Bay (Electoral Area B)	7.44%	27
Roberts Creek (Electoral Area D)	5.51%	20
Elphinstone (Electoral Area E)	1.10%	4
West Howe Sound (Electoral Area F)	1.65%	6

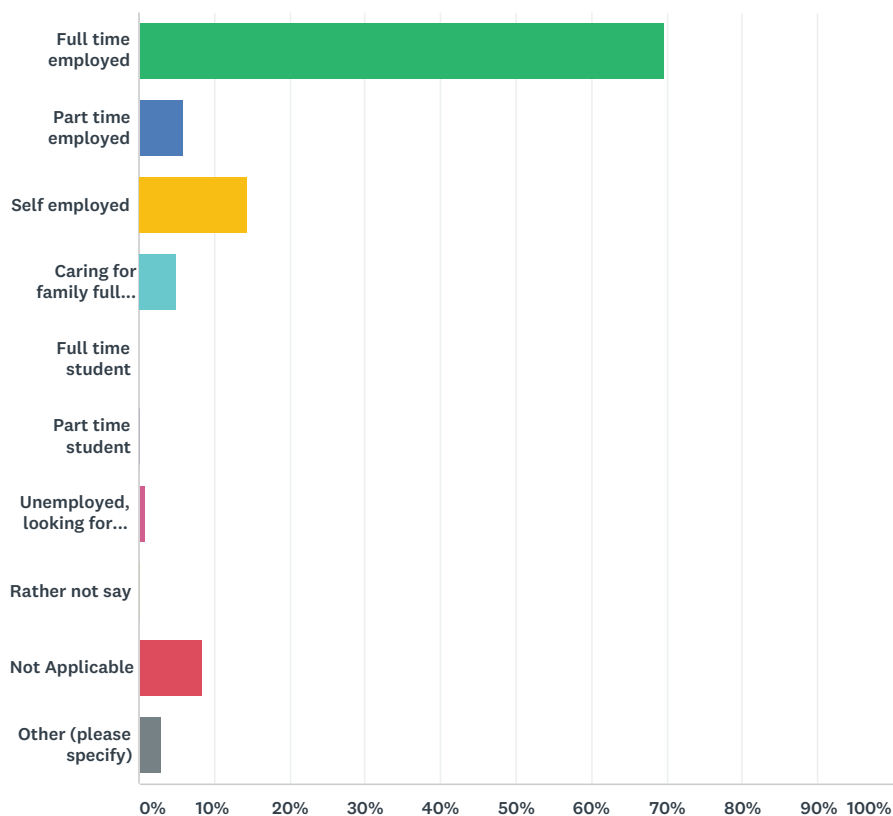
Sunshine Coast Child Care Survey for Parents and Guardians of Children

Other (please specify)	19.28%	70
Total Respondents: 363		

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q25 IF you have a partner/spouse or share child rearing responsibilities with another person, are they... (please choose all that apply)

Answered: 372 Skipped: 68



ANSWER CHOICES	RESPONSES	
Full time employed	69.62%	259
Part time employed	5.91%	22
Self employed	14.52%	54
Caring for family full time	5.11%	19
Full time student	0.00%	0
Part time student	0.27%	1
Unemployed, looking for work	0.81%	3
Rather not say	0.27%	1
Not Applicable	8.33%	31
Other (please specify)	2.96%	11

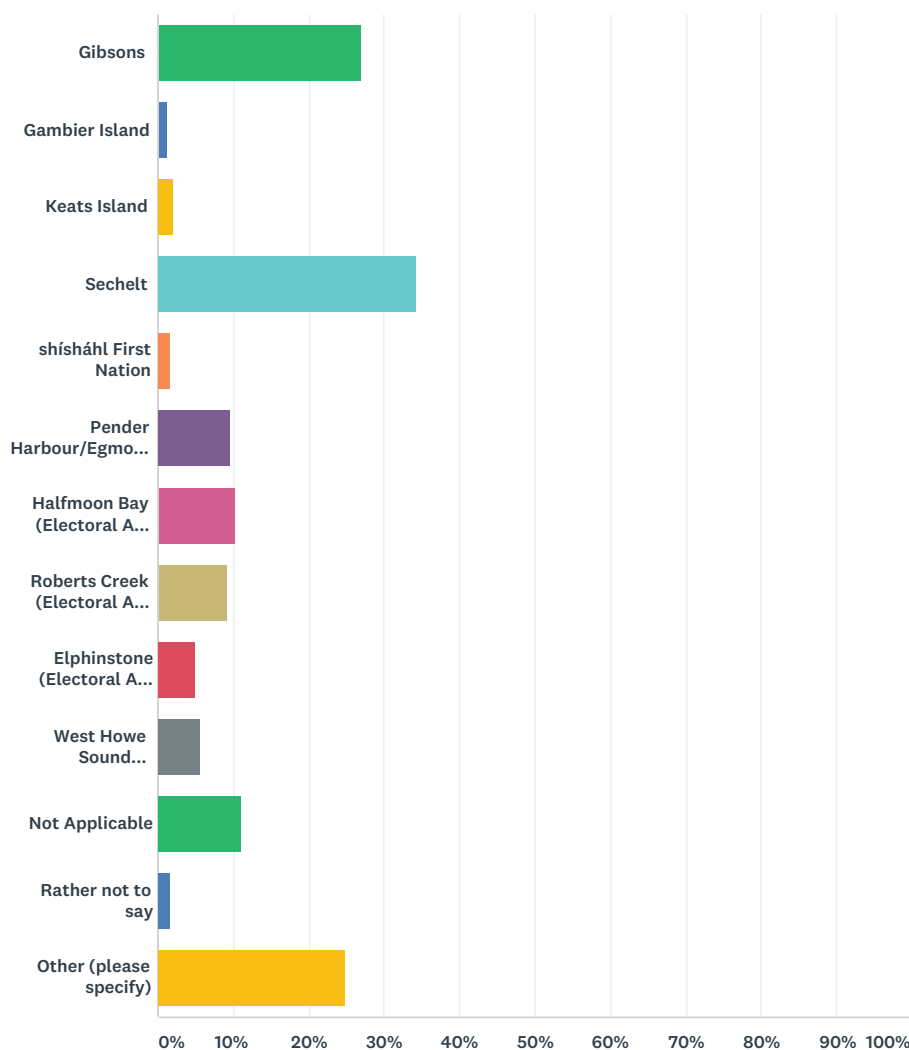
Sunshine Coast Child Care Survey for Parents and Guardians of Children

Total Respondents: 372

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q26 Where do they work or go to school? (please choose all that apply)

Answered: 371 Skipped: 69



ANSWER CHOICES	RESPONSES	
Gibsons	26.95%	100
Gambier Island	1.35%	5
Keats Island	2.16%	8
Sechelt	34.23%	127
shísháhl First Nation	1.62%	6
Pender Harbour/Egmont/Madeira Park (Electoral Area A)	9.70%	36

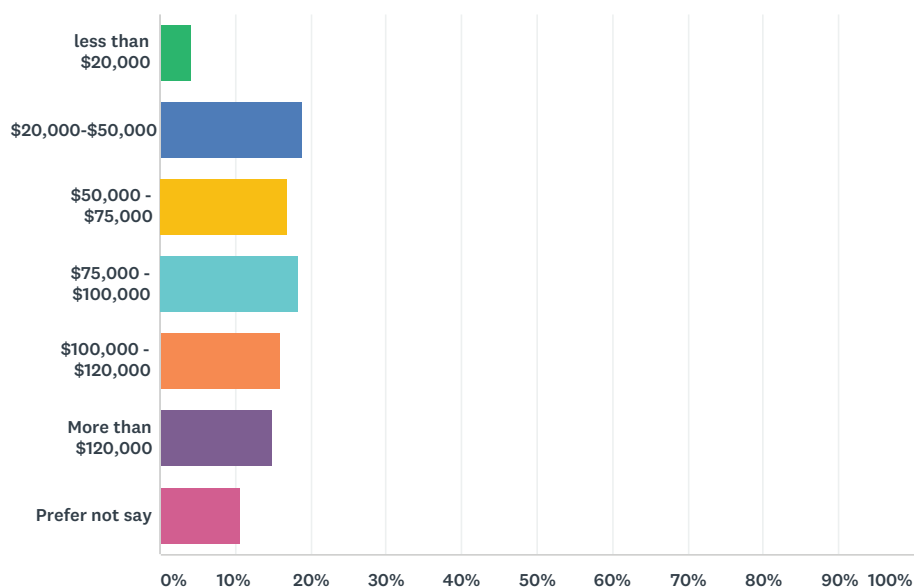
Sunshine Coast Child Care Survey for Parents and Guardians of Children

Halfmoon Bay (Electoral Area B)	10.24%	38
Roberts Creek (Electoral Area D)	9.16%	34
Elphinstone (Electoral Area E)	5.12%	19
West Howe Sound (Electoral Area F)	5.66%	21
Not Applicable	11.05%	41
Rather not to say	1.62%	6
Other (please specify)	24.80%	92
Total Respondents: 371		

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q28 Your household income level is:

Answered: 382 Skipped: 58

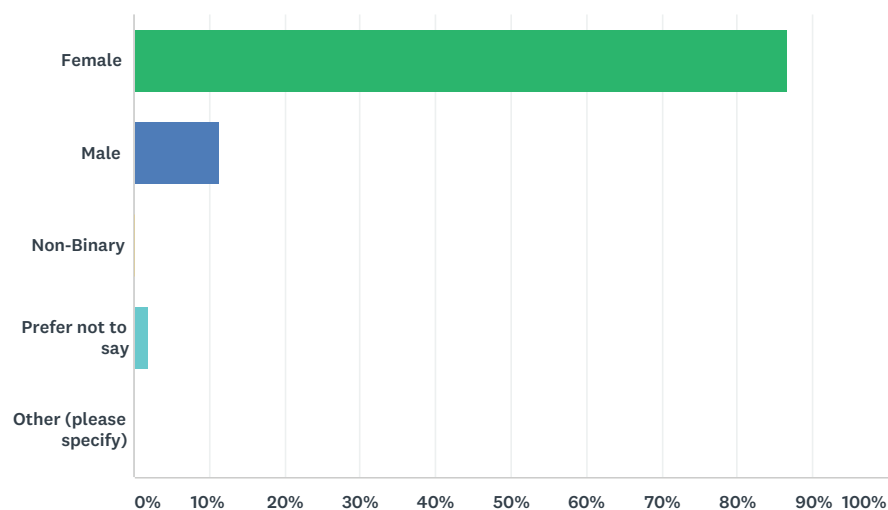


ANSWER CHOICES	RESPONSES	
less than \$20,000	4.19%	16
\$20,000-\$50,000	18.85%	72
\$50,000 - \$75,000	17.02%	65
\$75,000 - \$100,000	18.32%	70
\$100,000 - \$120,000	15.97%	61
More than \$120,000	14.92%	57
Prefer not say	10.73%	41
TOTAL		382

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q29 You identify as:

Answered: 381 Skipped: 59

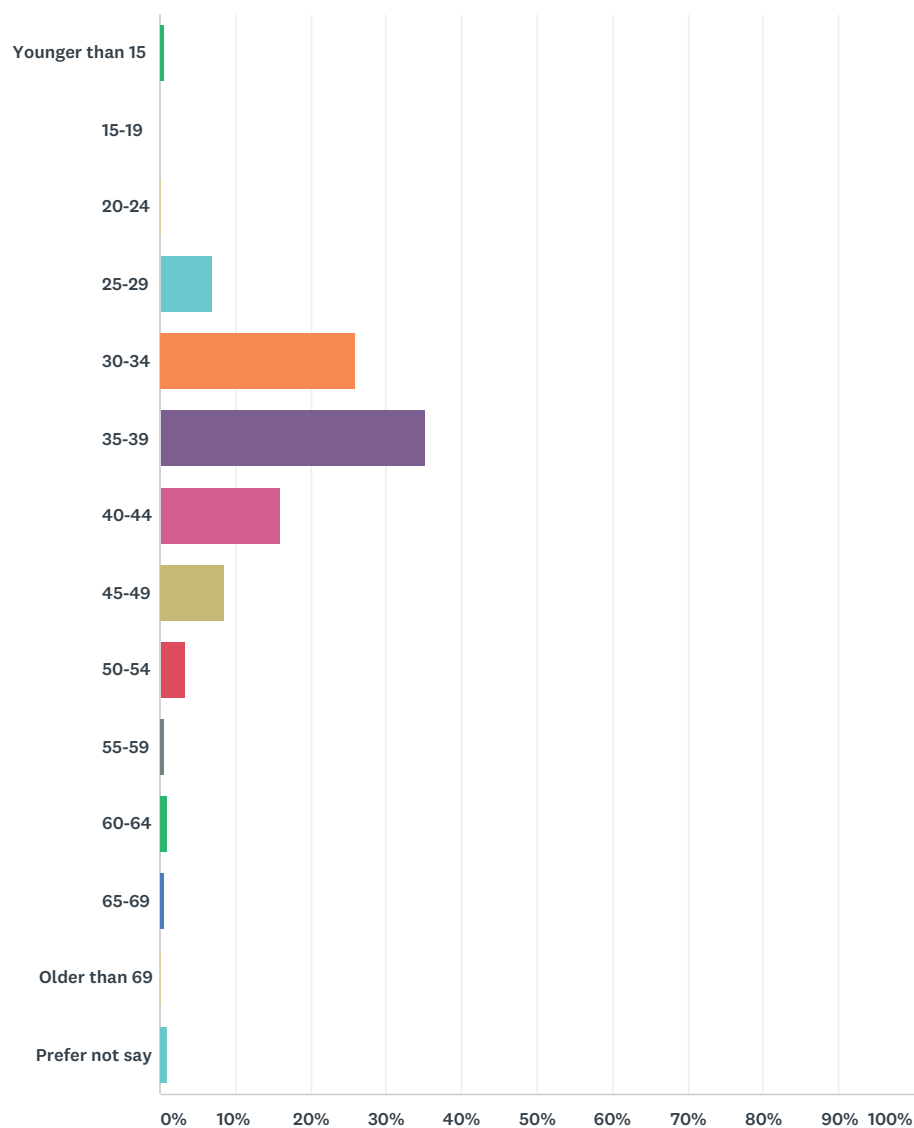


ANSWER CHOICES	RESPONSES	
Female	86.61%	330
Male	11.29%	43
Non-Binary	0.26%	1
Prefer not to say	1.84%	7
Other (please specify)	0.00%	0
TOTAL		381

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q30 Your age is:

Answered: 382 Skipped: 58



ANSWER CHOICES	RESPONSES	
Younger than 15	0.52%	2
15-19	0.00%	0
20-24	0.26%	1
25-29	6.81%	26
30-34	25.92%	99

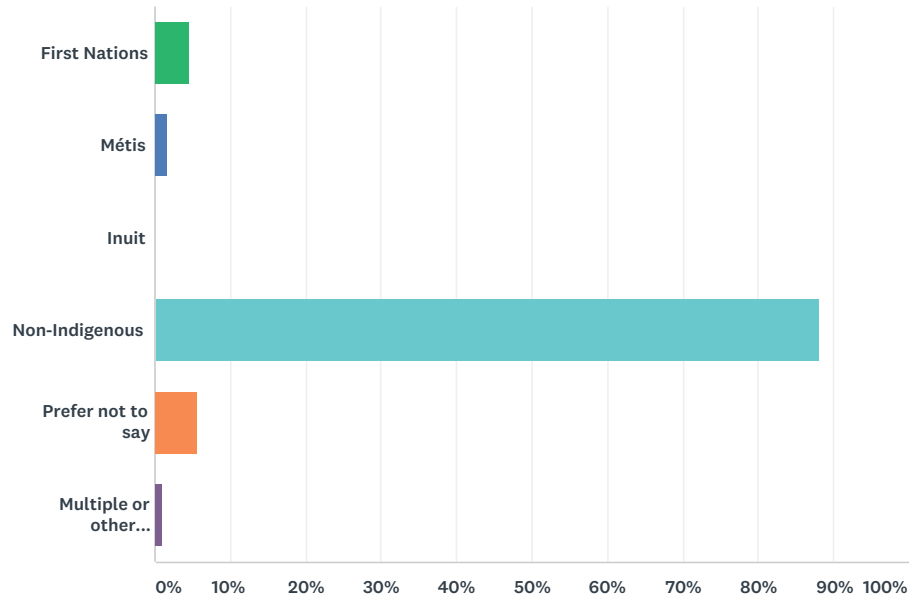
Sunshine Coast Child Care Survey for Parents and Guardians of Children

35-39	35.08%	134
40-44	15.97%	61
45-49	8.64%	33
50-54	3.40%	13
55-59	0.52%	2
60-64	1.05%	4
65-69	0.52%	2
Older than 69	0.26%	1
Prefer not say	1.05%	4
TOTAL		382

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q31 Are you Indigenous (First Nations, Métis, or Inuit - please select all that apply)?

Answered: 304 Skipped: 136

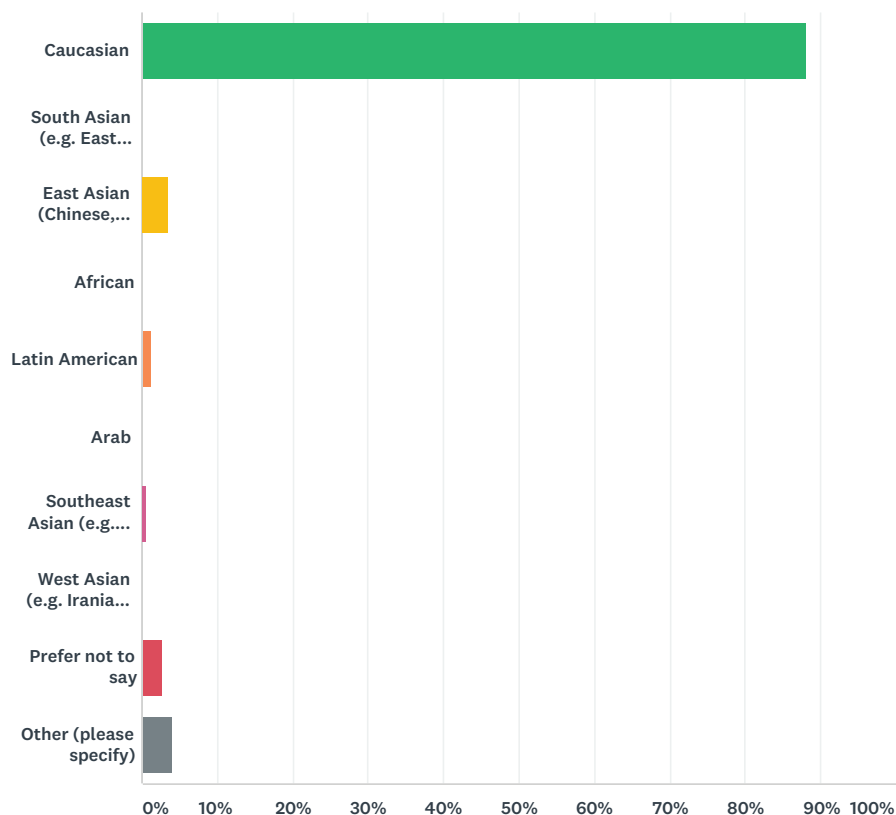


ANSWER CHOICES	RESPONSES	
First Nations	4.61%	14
Métis	1.64%	5
Inuit	0.00%	0
Non-Indigenous	88.16%	268
Prefer not to say	5.59%	17
Multiple or other Indigenous identities (please specify)	0.99%	3
Total Respondents: 304		

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q32 Do you identify as... (please select all that apply)

Answered: 376 Skipped: 64

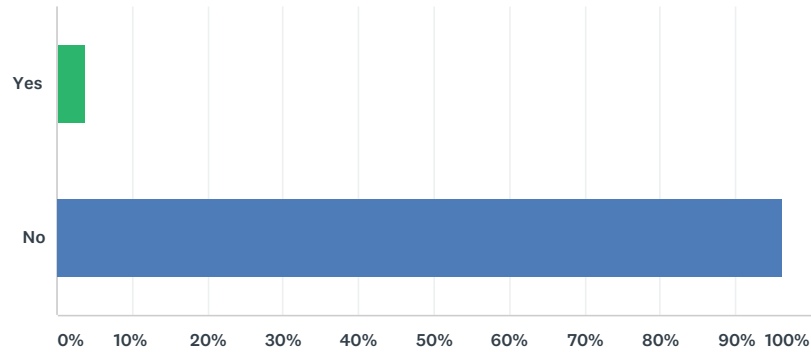


ANSWER CHOICES	RESPONSES	
Caucasian	88.03%	331
South Asian (e.g. East Indian, Pakistani, Sri Lankan, etc.)	0.00%	0
East Asian (Chinese, Japanese, Korean)	3.46%	13
African	0.00%	0
Latin American	1.33%	5
Arab	0.00%	0
Southeast Asian (e.g. Vietnamese, Cambodian, Laotian, Thai, Filipino)	0.53%	2
West Asian (e.g. Iranian, Afghan, etc.)	0.00%	0
Prefer not to say	2.66%	10
Other (please specify)	3.99%	15
TOTAL		376

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q33 Did you move to Canada within the last 5 years?

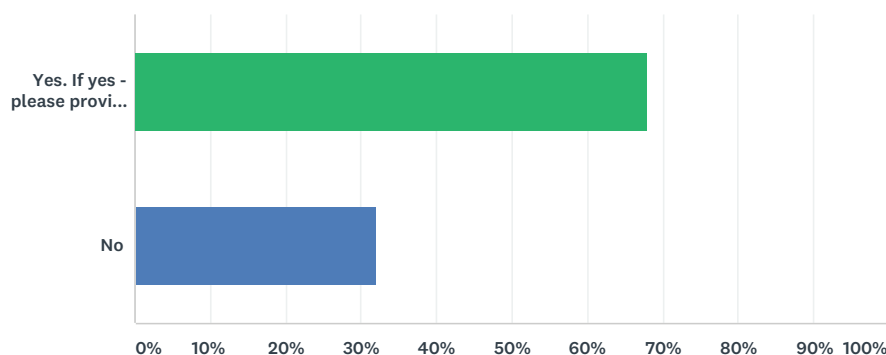
Answered: 378 Skipped: 62



ANSWER CHOICES		RESPONSES	
Yes		3.70%	14
No		96.30%	364
TOTAL			378

Q34 Would you be interested in being entered for a prize draw?

Answered: 374 Skipped: 66

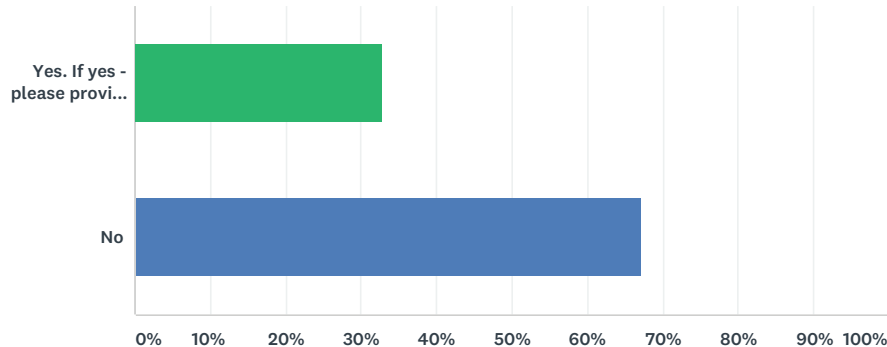


ANSWER CHOICES		RESPONSES	
Yes. If yes - please provide your contact information below.		67.91%	254
No		32.09%	120
TOTAL			374

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q35 We will be conducting focus groups in late September/early October and will try to include as many community members as possible. Would you be interested in taking part in a workshop to discuss child care needs in the Sunshine Coast, and opportunities for improvement?

Answered: 365 Skipped: 75



ANSWER CHOICES	RESPONSES	
Yes. If yes - please provide your contact information below.	32.88%	120
No	67.12%	245
TOTAL		365

Sunshine Coast Child Care Survey for Parents and Guardians of Children

Q36 Please provide your contact information:

Answered: 274 Skipped: 166

ANSWER CHOICES	RESPONSES	
Name	100.00%	274
E-mail	98.91%	271
Phone	93.80%	257

Following is a summary of
the responses from child
care providers

Survey for Childcare Providers - Sunshine Coast BC

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, August 16, 2019 8:29:03 AM
Last Modified: Friday, August 16, 2019 8:34:13 AM
Time Spent: 00:05:10

Page 1

Q1 Name of your childcare facility:

Q2 Where is your childcare facility located? (If you have more than one location, check all that apply): **Sechelt**

Q3 Your child care facility provides (check all that apply): **Licensed Group Multi-age child care,**
Other (please specify):
overnight care

Q4 What are the ages and number of children that your license or regulation allows you to provide care for (please list number of spaces): Child care for 2.5 - 5 years old **7**

Q5 Is your child care?: **Commercial business**

Q6 If you currently have a waitlist, how many names are on your waitlist of people looking for child care (please list numbers waiting): Child care of 2.5 - 5 years old **20**
Before and after school child **80**
care for school age students
(5-12 years)

Q7 Are you able to provide the maximum CAPACITY of child care spaces that your license or regulations allow? **No (if so - please tell us why below)**,
No. If no, why not? (please tell us below):
not enough staff

Survey for Childcare Providers - Sunshine Coast BC

Q8 Are you able to provide the maximum HOURS of child care that your license or regulations allow?

No (If so - please tell us why below) ,

No. If no, why not? (please tell us below):
not enough staff

Q9 Do you have enough staff with Early Childhood Education (ECE) training to offer your full amount of child care services?

No (If no, please tell us why below) ,

No. If no, why not? (please tell us below):
don't know - not available

Q10 In terms of your schedule, are you able to provide:

Respondent skipped this question

Q11 Are you able to provide the following services (check all those that apply):

Extra support child care - such as support for different physical, emotional or developmental abilities. (Please list below)

,
Please tell us about other languages used, extra support or other services you provide::
behavioural issues

Q12 If you could improve the process for setting up your child care, what would you recommend (Prioritize your TOP 3):

Faster licensing time

Priority #3

Information on the income opportunities of the different types of child care

Priority #2

More funding to pay or train staff

Priority #1

Q13 If you could improve the support for operating your child care, what would you recommend (Prioritize your TOP 3):

Additional support for substitute child care workers (such as a service that could provide this)

#1 Priority

Additional support for navigating subsidy process

#2 Priority

Additional support for funding opportunities

#3 Priority

Survey for Childcare Providers - Sunshine Coast BC

Q14 The Provincial Government would like to fund the creation of new child care spaces throughout the province. Based on your experience, what should they prioritize (prioritize your TOP 3):

Infant/toddler child care (0-3 years)	#2 Priority
Child care for 3-5 year olds	#1 Priority
Preschool	#3 Priority

Q15 Where do you think more child care spaces are most needed for the Sunshine Coast (prioritize your TOP 3):

Respondent skipped this question

Q16 Is there anything else you would like to share with us at this time?

Respondent skipped this question

Q17 Finally - we will be conducting focus groups in late September/early October and will try to include as many child care providers as possible. Everything you say on this survey, or in the focus groups will be kept confidential and anonymous. Would you be interested in taking part in a workshop to discuss child care needs along the Sunshine Coast and opportunities for improvements? If YES, please provide your name and contact information below.

YES

Survey for Childcare Providers - Sunshine Coast BC

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, August 20, 2019 9:20:49 AM
Last Modified: Tuesday, August 20, 2019 9:23:25 AM
Time Spent: 00:02:36

Page 1

Q1 Name of your childcare facility:

Q2 Where is your childcare facility located? (If you have more than one location, check all that apply): **Keats Island**

Q3 Your child care facility provides (check all that apply): **Licensed Family (home based) child care**

Q4 What are the ages and number of children that your license or regulation allows you to provide care for (please list number of spaces): **Child care for 2.5 - 5 years old 7**

Q5 Is your child care?: **Non-profit**

Q6 If you currently have a waitlist, how many names are on your waitlist of people looking for child care (please list numbers waiting): **Child care of 2.5 - 5 years old 20**

Q7 Are you able to provide the maximum CAPACITY of child care spaces that your license or regulations allow? **No. If no, why not? (please tell us below):
No staff**

Q8 Are you able to provide the maximum HOURS of child care that your license or regulations allow? **No. If no, why not? (please tell us below):
no staff**

Q9 Do you have enough staff with Early Childhood Education (ECE) training to offer your full amount of child care services? **No. If no, why not? (please tell us below):
don't know**

Q10 In terms of your schedule, are you able to provide: **Respondent skipped this question**

Survey for Childcare Providers - Sunshine Coast BC

Q11 Are you able to provide the following services (check all those that apply):

Respondent skipped this question

Q12 If you could improve the process for setting up your child care, what would you recommend (Prioritize your TOP 3):

Respondent skipped this question

Q13 If you could improve the support for operating your child care, what would you recommend (Prioritize your TOP 3):

Respondent skipped this question

Q14 The Provincial Government would like to fund the creation of new child care spaces throughout the province. Based on your experience, what should they prioritize (prioritize your TOP 3):

Not Sure

#1 Priority

Q15 Where do you think more child care spaces are most needed for the Sunshine Coast (prioritize your TOP 3):

Not Sure

#1 Priority

Q16 Is there anything else you would like to share with us at this time?

Respondent skipped this question

Q17 Finally - we will be conducting focus groups in late September/early October and will try to include as many child care providers as possible. Everything you say on this survey, or in the focus groups will be kept confidential and anonymous. Would you be interested in taking part in a workshop to discuss child care needs along the Sunshine Coast and opportunities for improvements? If YES, please provide your name and contact information below.

NO

Survey for Childcare Providers - Sunshine Coast BC

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, August 28, 2019 5:59:17 PM
Last Modified: Wednesday, August 28, 2019 7:36:10 PM
Time Spent: 01:36:52

Page 1

Q1 Name of your childcare facility:

Q2 Where is your childcare facility located? (If you have more than one location, check all that apply): **Roberts Creek (Electoral Area D)**

Q3 Your child care facility provides (check all that apply): **Licensed Family (home based) child care**

Q4 What are the ages and number of children that your license or regulation allows you to provide care for (please list number of spaces):
Other **7**

Q5 Is your child care?:
Other (please specify):
Sole proprietor

Q6 If you currently have a waitlist, how many names are on your waitlist of people looking for child care (please list numbers waiting):
Child care for 0-3 year olds **5**
Child care of 2.5 - 5 years old **2**

Q7 Are you able to provide the maximum CAPACITY of child care spaces that your license or regulations allow? **Yes**

Q8 Are you able to provide the maximum HOURS of child care that your license or regulations allow? **Yes**

Q9 Do you have enough staff with Early Childhood Education (ECE) training to offer your full amount of child care services? **Yes**

Q10 In terms of your schedule, are you able to provide: **Respondent skipped this question**

Survey for Childcare Providers - Sunshine Coast BC

Q11 Are you able to provide the following services (check all those that apply):

Child care with an indigenous world view,

Extra support child care - such as support for different physical, emotional or developmental abilities. (Please list below)

,

Please tell us about other languages used, extra support or other services you provide::

No child is turned away for varied abilities

Q12 If you could improve the process for setting up your child care, what would you recommend (Prioritize your TOP 3):

Faster licensing time

Priority #2

More information on government requirements

Priority #1

Not sure

Priority #3

Q13 If you could improve the support for operating your child care, what would you recommend (Prioritize your TOP 3):

Additional support for substitute child care workers (such as a service that could provide this)

#1 Priority

Additional support for funding opportunities

#2 Priority

Additional support for children with behavioural challenges

#3 Priority

Q14 The Provincial Government would like to fund the creation of new child care spaces throughout the province. Based on your experience, what should they prioritize (prioritize your TOP 3):

Infant/toddler child care (0-3 years)

#1 Priority

Child care for 3-5 year olds

#2 Priority

Larger child care subsidies for families

#3 Priority

Q15 Where do you think more child care spaces are most needed for the Sunshine Coast (prioritize your TOP 3):

Gibsons

#1 Priority

Sechelt

#2 Priority

Roberts Creek (Electoral Area D)

#3 Priority

Q16 Is there anything else you would like to share with us at this time?

Respondent skipped this question

Survey for Childcare Providers - Sunshine Coast BC

Q17 Finally - we will be conducting focus groups in late September/early October and will try to include as many child care providers as possible. Everything you say on this survey, or in the focus groups will be kept confidential and anonymous. Would you be interested in taking part in a workshop to discuss child care needs along the Sunshine Coast and opportunities for improvements? If YES, please provide your name and contact information below.

YES

Survey for Childcare Providers - Sunshine Coast BC

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, August 28, 2019 7:56:09 PM
Last Modified: Wednesday, August 28, 2019 8:07:44 PM
Time Spent: 00:11:35

Page 1

Q1 Name of your childcare facility:

Q2 Where is your childcare facility located? (If you have more than one location, check all that apply):

Sechelt,
shisháhl First
Nation

Q3 Your child care facility provides (check all that apply):

Licensed Group Child Care (0 - 36 months) ,
Licensed Group Child Care (30 months to school age)

Q4 What are the ages and number of children that your license or regulation allows you to provide care for (please list number of spaces):

Child care for 0-3 year olds 24
Child care for 2.5 - 5 years old 48

Q5 Is your child care?:

Other (please specify):
Indigenous government

Q6 If you currently have a waitlist, how many names are on your waitlist of people looking for child care (please list numbers waiting):

Child care for 0-3 year olds 62
Child care of 2.5 - 5 years old 41

Q7 Are you able to provide the maximum CAPACITY of child care spaces that your license or regulations allow?

No. If no, why not? (please tell us below):
Cant find licenced teachers

Q8 Are you able to provide the maximum HOURS of child care that your license or regulations allow?

No. If no, why not? (please tell us below):
Cant find licenced teachers

Survey for Childcare Providers - Sunshine Coast BC

Q9 Do you have enough staff with Early Childhood Education (ECE) training to offer your full amount of child care services?

No. If no, why not? (please tell us below):

There arent enough that live on the coast and cost of living is high to recruit people from off coast

Q10 In terms of your schedule, are you able to provide:

Respondent skipped this question

Q11 Are you able to provide the following services (check all those that apply):

Child care with an indigenous world view,

Extra support child care - such as support for different physical, emotional or developmental abilities. (Please list below)

,

Please tell us about other languages used, extra support or other services you provide::

Ascd support workers.

Q12 If you could improve the process for setting up your child care, what would you recommend (Prioritize your TOP 3):

Not sure

Priority #1

Q13 If you could improve the support for operating your child care, what would you recommend (Prioritize your TOP 3):

Additional support for substitute child care workers (such as a service that could provide this)

#2 Priority

Additional support for professional development opportunities

#3 Priority

Additional support for funding opportunities

#1 Priority

Q14 The Provincial Government would like to fund the creation of new child care spaces throughout the province. Based on your experience, what should they prioritize (prioritize your TOP 3):

Infant/toddler child care (0-3 years)

#2 Priority

Child care for 3-5 year olds

#3 Priority

Funding to train and place staff at child care facilities on the Sunshine Coast

#1 Priority

Q15 Where do you think more child care spaces are most needed for the Sunshine Coast (prioritize your TOP 3):

Gibsons

#2 Priority

Sechelt

#1 Priority

shísháhl First Nation

#3 Priority

Survey for Childcare Providers - Sunshine Coast BC

Q16 Is there anything else you would like to share with us at this time?

There is no point in building more facilities and "creating spaces" if we cant even staff the ones we have. The coast needs to look at the affordability of living here. Its time to get serious about affordable housing. People cant afford to live here and its only getting worse. We need to be able to attract teachers and to do that they need somewhere to live.

Q17 Finally - we will be conducting focus groups in late September/early October and will try to include as many child care providers as possible. Everything you say on this survey, or in the focus groups will be kept confidential and anonymous. Would you be interested in taking part in a workshop to discuss child care needs along the Sunshine Coast and opportunities for improvements? If YES, please provide your name and contact information below.

YES

Survey for Childcare Providers - Sunshine Coast BC

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 29, 2019 10:09:12 AM
Last Modified: Thursday, August 29, 2019 11:21:28 AM
Time Spent: 01:12:15

Page 1

Q1 Name of your childcare facility:

Q2 Where is your childcare facility located? (If you have more than one location, check all that apply): **Sechelt**

Q3 Your child care facility provides (check all that apply): **Licensed Group Child Care (30 months to school age)**

Q4 What are the ages and number of children that your license or regulation allows you to provide care for (please list number of spaces): **Child care for 2.5 - 5 years old 20**

Q5 Is your child care?: **Non-profit**

Q6 If you currently have a waitlist, how many names are on your waitlist of people looking for child care (please list numbers waiting): **Child care for 0-3 year olds 25**
Child care of 2.5 - 5 years old 40

Q7 Are you able to provide the maximum CAPACITY of child care spaces that your license or regulations allow? **Yes**

Q8 Are you able to provide the maximum HOURS of child care that your license or regulations allow? **Yes**

Q9 Do you have enough staff with Early Childhood Education (ECE) training to offer your full amount of child care services? **No. If no, why not? (please tell us below):**
 We have enough staff to provide childcare at this moment, but I have a full ECE staff member that will be going on maternity leave next year and will have to reduce our numbers by 4 children if we don't find a replacement staff member.

Survey for Childcare Providers - Sunshine Coast BC

Q10 In terms of your schedule, are you able to provide: **Respondent skipped this question**

Q11 Are you able to provide the following services (check all those that apply): **Child care with an indigenous world view**

Q12 If you could improve the process for setting up your child care, what would you recommend (Prioritize your TOP 3):

More funding to pay or train staff	Priority #3
More money for child care subsidies	Priority #2
Other (please specify):	More funding for upgrading outdoor play space. We would like to make our playground wheel chair accessible and a play ground that includes ply spaces for ALL children.

Q13 If you could improve the support for operating your child care, what would you recommend (Prioritize your TOP 3):

Additional support for funding opportunities	#3 Priority
Additional support for children with behavioural challenges	#2 Priority
Additional support for children with extra support needs	#1 Priority

Q14 The Provincial Government would like to fund the creation of new child care spaces throughout the province. Based on your experience, what should they prioritize (prioritize your TOP 3):

Infant/toddler child care (0-3 years)	#3 Priority
Child care for 3-5 year olds	#2 Priority
Funding to train and place staff at child care facilities on the Sunshine Coast	#1 Priority

Q15 Where do you think more child care spaces are most needed for the Sunshine Coast (prioritize your TOP 3):

Sechelt	#3 Priority
Pender Harbour/Egmont/Madeira Park (Electoral Area A)	#2 Priority
Halfmoon Bay (Electoral Area B)	#1 Priority

Q16 Is there anything else you would like to share with us at this time?

The importance of funding for upgrading outdoor play spaces. We have pee gravel on our playground and we would like to remove it and have the rubber matting so that children with mobility difficulties can be included on all areas of the playground.

Survey for Childcare Providers - Sunshine Coast BC

Q17 Finally - we will be conducting focus groups in late September/early October and will try to include as many child care providers as possible. Everything you say on this survey, or in the focus groups will be kept confidential and anonymous. Would you be interested in taking part in a workshop to discuss child care needs along the Sunshine Coast and opportunities for improvements? If YES, please provide your name and contact information below.

YES

Survey for Childcare Providers - Sunshine Coast BC

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 29, 2019 8:02:21 PM
Last Modified: Thursday, August 29, 2019 8:13:12 PM
Time Spent: 00:10:50

Page 1

Q1 Name of your childcare facility:

Q2 Where is your childcare facility located? (If you have more than one location, check all that apply): **Sechelt**

Q3 Your child care facility provides (check all that apply): **Licensed Group Multi-age child care, Licensed Group Child Care (30 months to school age), School Age Care (Before or after school)**

Q4 What are the ages and number of children that your license or regulation allows you to provide care for (please list number of spaces):
Child care for 0-3 year olds **2**
Child care for 2.5 - 5 years old **20**
Before and/or after school child care for school age students (5-12 years) **18**

Q5 Is your child care?: **Commercial business**

Q6 If you currently have a waitlist, how many names are on your waitlist of people looking for child care (please list numbers waiting):
Child care for 0-3 year olds **20**
Child care of 2.5 - 5 years old **20**
Before and after school child care for school age students (5-12 years) **10**

Q7 Are you able to provide the maximum CAPACITY of child care spaces that your license or regulations allow? No. If no, why not? (please tell us below):
Lack of ECE in our community

Q8 Are you able to provide the maximum HOURS of child care that your license or regulations allow? **Yes**

Survey for Childcare Providers - Sunshine Coast BC

Q9 Do you have enough staff with Early Childhood Education (ECE) training to offer your full amount of child care services?

No. If no, why not? (please tell us below):

We closed spaces last year due to staff shortages

Q10 In terms of your schedule, are you able to provide:

Respondent skipped this question

Q11 Are you able to provide the following services (check all those that apply):

**Child care with an indigenous world view,
Extra support child care - such as support for different physical, emotional or developmental abilities. (Please list below)**

,

Please tell us about other languages used, extra support or other services you provide::

On staff behavioral interventionist, support from speech therapist.

Q12 If you could improve the process for setting up your child care, what would you recommend (Prioritize your TOP 3):

More funding to pay or train staff

Priority #1

More information on funding opportunities

Priority #2

Not sure

Priority #3

Other (please specify):

Funding for playground structures for private centres.

Q13 If you could improve the support for operating your child care, what would you recommend (Prioritize your TOP 3):

Additional support for professional development opportunities

#1 Priority

Additional support for children with behavioural challenges

#2 Priority

Additional support for children with extra support needs

#3 Priority

Q14 The Provincial Government would like to fund the creation of new child care spaces throughout the province. Based on your experience, what should they prioritize (prioritize your TOP 3):

Infant/toddler child care (0-3 years)

#3 Priority

Child care for 3-5 year olds

#2 Priority

Funding to train and place staff at child care facilities on the Sunshine Coast

#1 Priority

Q15 Where do you think more child care spaces are most needed for the Sunshine Coast (prioritize your TOP 3):

Sechelt

#1 Priority

Survey for Childcare Providers - Sunshine Coast BC

Q16 Is there anything else you would like to share with us at this time?

Respondent skipped this question

Q17 Finally - we will be conducting focus groups in late September/early October and will try to include as many child care providers as possible. Everything you say on this survey, or in the focus groups will be kept confidential and anonymous. Would you be interested in taking part in a workshop to discuss child care needs along the Sunshine Coast and opportunities for improvements? If YES, please provide your name and contact information below.

YES

Survey for Childcare Providers - Sunshine Coast BC

#7

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, August 30, 2019 6:32:11 AM
Last Modified: Friday, August 30, 2019 6:37:47 AM
Time Spent: 00:05:36

Page 1

Q1 Name of your childcare facility:

Q2 Where is your childcare facility located? (If you have more than one location, check all that apply): **Gibsons**

Q3 Your child care facility provides (check all that apply): **Licensed Group Child Care (30 months to school age)**

Q4 What are the ages and number of children that your license or regulation allows you to provide care for (please list number of spaces): **Child care for 2.5 - 5 years old 10**

Q5 Is your child care?: **Non-profit**

Q6 If you currently have a waitlist, how many names are on your waitlist of people looking for child care (please list numbers waiting):
Child care for 0-3 year olds **0**
Child care of 2.5 - 5 years old **2**

Q7 Are you able to provide the maximum CAPACITY of child care spaces that your license or regulations allow? **Yes**

Q8 Are you able to provide the maximum HOURS of child care that your license or regulations allow? **Yes**

Q9 Do you have enough staff with Early Childhood Education (ECE) training to offer your full amount of child care services? **Not sure**

Q10 In terms of your schedule, are you able to provide: **Extended hours – before 6am or after 7pm**

Survey for Childcare Providers - Sunshine Coast BC

Q11 Are you able to provide the following services (check all those that apply):

Respondent skipped this question

Q12 If you could improve the process for setting up your child care, what would you recommend (Prioritize your TOP 3):

Information on the income opportunities of the different types of child care	Priority #3
More information on government requirements	Priority #2
More money for child care subsidies	Priority #1

Q13 If you could improve the support for operating your child care, what would you recommend (Prioritize your TOP 3):

Additional support for funding opportunities	#2 Priority
Additional support for children with extra support needs	#1 Priority

Q14 The Provincial Government would like to fund the creation of new child care spaces throughout the province. Based on your experience, what should they prioritize (prioritize your TOP 3):

Infant/toddler child care (0-3 years)	#1 Priority
Funding to train and place staff at child care facilities on the Sunshine Coast	#2 Priority
Facilitating partnerships between child care operations and other child care services	#3 Priority

Q15 Where do you think more child care spaces are most needed for the Sunshine Coast (prioritize your TOP 3):

Gibsons	#2 Priority
Sechelt	#1 Priority
West Howe Sound (Electoral Area F)	#3 Priority

Q16 Is there anything else you would like to share with us at this time?

Respondent skipped this question

Q17 Finally - we will be conducting focus groups in late September/early October and will try to include as many child care providers as possible. Everything you say on this survey, or in the focus groups will be kept confidential and anonymous. Would you be interested in taking part in a workshop to discuss child care needs along the Sunshine Coast and opportunities for improvements? If YES, please provide your name and contact information below.

YES

Survey for Childcare Providers - Sunshine Coast BC

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, August 30, 2019 11:13:29 AM
Last Modified: Friday, August 30, 2019 11:18:32 AM
Time Spent: 00:05:03

Page 1

Q1 Name of your childcare facility:

Q2 Where is your childcare facility located? (If you have more than one location, check all that apply): **Gibsons**

Q3 Your child care facility provides (check all that apply): **School Age Care (Before or after school)**

Q4 What are the ages and number of children that your license or regulation allows you to provide care for (please list number of spaces): Before and/or after school **20**
child care for school age
students (5-12 years)

Q5 Is your child care?: **Public sector (e.g. at a recreation center, elementary school)**

Q6 If you currently have a waitlist, how many names are on your waitlist of people looking for child care (please list numbers waiting): Before and after school child **2**
care for school age students
(5-12 years)

Q7 Are you able to provide the maximum CAPACITY of child care spaces that your license or regulations allow? **Yes**

Q8 Are you able to provide the maximum HOURS of child care that your license or regulations allow? **Yes**

Q9 Do you have enough staff with Early Childhood Education (ECE) training to offer your full amount of child care services? **Yes**

Survey for Childcare Providers - Sunshine Coast BC

Q10 In terms of your schedule, are you able to provide: If you provide care during Statutory holidays or other schedules - please specify::
Provid days

Q11 Are you able to provide the following services (check all those that apply): **Extra support child care - such as support for different physical, emotional or developmental abilities. (Please list below)**

Q12 If you could improve the process for setting up your child care, what would you recommend (Prioritize your TOP 3):

Direct support on how to set up a child care	Priority #3
Information on the income opportunities of the different types of child care	Priority #2
Not sure	Priority #1
Other (please specify):	Higher pay

Q13 If you could improve the support for operating your child care, what would you recommend (Prioritize your TOP 3):

Additional support for children with behavioural challenges	#1 Priority
Additional support for children with extra support needs	#2 Priority

Q14 The Provincial Government would like to fund the creation of new child care spaces throughout the province. Based on your experience, what should they prioritize (prioritize your TOP 3):

Infant/toddler child care (0-3 years)	#2 Priority
Out of school child care (before and after school care)	#1 Priority
Funding to train and place staff at child care facilities on the Sunshine Coast	#3 Priority

Q15 Where do you think more child care spaces are most needed for the Sunshine Coast (prioritize your TOP 3):

Gibsons	#1 Priority
Halfmoon Bay (Electoral Area B)	#3 Priority
Roberts Creek (Electoral Area D)	#2 Priority

Q16 Is there anything else you would like to share with us at this time? **Respondent skipped this question**

Survey for Childcare Providers - Sunshine Coast BC

Q17 Finally - we will be conducting focus groups in late September/early October and will try to include as many child care providers as possible. Everything you say on this survey, or in the focus groups will be kept confidential and anonymous. Would you be interested in taking part in a workshop to discuss child care needs along the Sunshine Coast and opportunities for improvements? If YES, please provide your name and contact information below.

NO

Survey for Childcare Providers - Sunshine Coast BC

#9

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, August 30, 2019 10:52:42 AM
Last Modified: Friday, August 30, 2019 11:23:47 AM
Time Spent: 00:31:05

Page 1

Q1 Name of your childcare facility:

Q2 Where is your childcare facility located? (If you have more than one location, check all that apply): **Gibsons**

Q3 Your child care facility provides (check all that apply): **Licensed Group Multi-age child care,**
Licensed Group Child Care (0 - 36 months),
Licensed Group Child Care (30 months to school age)

Q4 What are the ages and number of children that your license or regulation allows you to provide care for (please list number of spaces):
Child care for 0-3 year olds **5**
Child care for 2.5 - 5 years old **27**

Q5 Is your child care?: **Commercial business**

Q6 If you currently have a waitlist, how many names are on your waitlist of people looking for child care (please list numbers waiting):
Child care for 0-3 year olds **10**
Child care of 2.5 - 5 years old **6**

Q7 Are you able to provide the maximum CAPACITY of child care spaces that your license or regulations allow? **Yes,**
No. If no, why not? (please tell us below):
We have trouble finding staff to work Monday and Friday

Q8 Are you able to provide the maximum HOURS of child care that your license or regulations allow? **Yes**

Survey for Childcare Providers - Sunshine Coast BC

Q9 Do you have enough staff with Early Childhood Education (ECE) training to offer your full amount of child care services?

No. If no, why not? (please tell us below):

Not all teachers want full time.

Q10 In terms of your schedule, are you able to provide:

Respondent skipped this question

Q11 Are you able to provide the following services (check all those that apply):

Extra support child care - such as support for different physical, emotional or developmental abilities. (Please list below)

,

Please tell us about other languages used, extra support or other services you provide::

Yes. We currently support an autistic child and a Downes Syndrome with help from Supportive Development as well as a child with speech and language delay.

Q12 If you could improve the process for setting up your child care, what would you recommend (Prioritize your TOP 3):

More funding to pay or train staff

Priority #1

More money for child care subsidies

Priority #2

Other (please specify):

i

Q13 If you could improve the support for operating your child care, what would you recommend (Prioritize your TOP 3):

Additional support for substitute child care workers (such as a service that could provide this)

#3 Priority

Q14 The Provincial Government would like to fund the creation of new child care spaces throughout the province. Based on your experience, what should they prioritize (prioritize your TOP 3):

Infant/toddler child care (0-3 years)

#1 Priority

Child care for 3-5 year olds

#2 Priority

Funding to train and place staff at child care facilities on the Sunshine Coast

#3 Priority

Q15 Where do you think more child care spaces are most needed for the Sunshine Coast (prioritize your TOP 3):

Gibsons

#2 Priority

Sechelt

#1 Priority

Survey for Childcare Providers - Sunshine Coast BC

Q16 Is there anything else you would like to share with us at this time?

We have opted in to the government programs to assist our families. We pay our staff the highest wages on the coast and our lease (currently 5270.00 per month) rises every year. We invested 97000.00 to open in 2017. The government now controls our rate increases which has left us unable to reduce our debt in a meaningful way. Increased funding will assist us in staying open and viable. There also needs to be more appropriate zoning to allow centres. If we could find a spot in or close to Sechelt we would open a second centre. We have daily calls from desperate families.

Q17 Finally - we will be conducting focus groups in late September/early October and will try to include as many child care providers as possible. Everything you say on this survey, or in the focus groups will be kept confidential and anonymous. Would you be interested in taking part in a workshop to discuss child care needs along the Sunshine Coast and opportunities for improvements? If YES, please provide your name and contact information below.

YES

Survey for Childcare Providers - Sunshine Coast BC

#10

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 03, 2019 1:52:24 PM
Last Modified: Tuesday, September 03, 2019 2:14:49 PM
Time Spent: 00:22:25

Page 1

Q1 Name of your childcare facility:

Q2 Where is your childcare facility located? (If you have more than one location, check all that apply): **Halfmoon Bay (Electoral Area B)**

Q3 Your child care facility provides (check all that apply): **Licensed Group Child Care (30 months to school age)**

Q4 What are the ages and number of children that your license or regulation allows you to provide care for (please list number of spaces):

Child care for 0-3 year olds	0
Child care for 2.5 - 5 years old	20
Before and/or after school	0
child care for school age students (5-12 years)	
Preschool for 30 months to school age (5-12 years)	0
Other	0

Q5 Is your child care?: **Non-profit**

Q6 If you currently have a waitlist, how many names are on your waitlist of people looking for child care (please list numbers waiting):

Child care for 0-3 year olds	0
Child care of 2.5 - 5 years old	25
Before and after school child care for school age students (5-12 years)	0
Preschool for 30 months to school age (5-12 years)	0
Total (if unsure of ages)	0

Q7 Are you able to provide the maximum CAPACITY of child care spaces that your license or regulations allow?

No. If no, why not? (please tell us below):

not enough qualified staff to allow us to open up to full capacity

Survey for Childcare Providers - Sunshine Coast BC

Q8 Are you able to provide the maximum HOURS of child care that your license or regulations allow?

**Not
sure**

Q9 Do you have enough staff with Early Childhood Education (ECE) training to offer your full amount of child care services?

No. If no, why not? (please tell us below):

We need additional supported childcare staffing for three children (and two additional children on our waitlist), ECEs and ECEAs to meet the basic needs of the centre and then open up to meet the actual needs of the community

Q10 In terms of your schedule, are you able to provide:

Respondent skipped this question

Q11 Are you able to provide the following services (check all those that apply):

Extra support child care - such as support for different physical, emotional or developmental abilities. (Please list below)

,

Please tell us about other languages used, extra support or other services you provide::

We work alongside community services, the ministry, supported childcare and Vancouver Coastal Health to provide extra individualized programming for children with extra needs - it's getting harder and harder to do now though as staffing restraints restrict us from being able to take in addition children with higher needs until we can find someone to help support those children

Q12 If you could improve the process for setting up your child care, what would you recommend (Prioritize your TOP 3):

More funding to pay or train staff

Priority #1

More information on funding opportunities

Priority #3

More money for child care subsidies

Priority #2

Survey for Childcare Providers - Sunshine Coast BC

Q13 If you could improve the support for operating your child care, what would you recommend (Prioritize your TOP 3):

Additional support for funding opportunities	#1 Priority
Additional support for children with behavioural challenges	#3 Priority
Additional support for children with extra support needs	#2 Priority
Other (please specify):	We need qualified ECEs to hire, housing they can afford to live in/rent, and CapU to support practicum students into all of the centres on the coast so we all have a chance of hiring from the University student pool and they can experience multiple centres

Q14 The Provincial Government would like to fund the creation of new child care spaces throughout the province. Based on your experience, what should they prioritize (prioritize your TOP 3):

Funding to train and place staff at child care facilities on the Sunshine Coast	#1 Priority
Larger child care subsidies for families	#2 Priority
Facilitating partnerships between child care operations and other child care services	#3 Priority

Q15 Where do you think more child care spaces are most needed for the Sunshine Coast (prioritize your TOP 3):

Gibsons	#3 Priority
Sechelt	#2 Priority
Halfmoon Bay (Electoral Area B)	#1 Priority
Other areas? (please specify)::	and Madeira Park - the whole coast is desperate and in crisis

Q16 Is there anything else you would like to share with us at this time?

We need to be looking at a long term approach for a standardized training (similar to school teachers), loan pardons (similar to critical occupations like nurses) for those of us already in the field, and in general housing issues that impact hiring on the coast as well as the urgent immediate needs to funnel Cap U students through their high quality training to all of the centres on the coast, additional help for increasing wages for non-profits like ours to entice to more rural areas, and larger gaming grants to childcare centres instead of the trend towards smaller ones.

Survey for Childcare Providers - Sunshine Coast BC

Q17 Finally - we will be conducting focus groups in late September/early October and will try to include as many child care providers as possible. Everything you say on this survey, or in the focus groups will be kept confidential and anonymous. Would you be interested in taking part in a workshop to discuss child care needs along the Sunshine Coast and opportunities for improvements? If YES, please provide your name and contact information below.

YES

Survey for Childcare Providers - Sunshine Coast BC

#11

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 03, 2019 2:07:27 PM
Last Modified: Tuesday, September 03, 2019 2:17:27 PM
Time Spent: 00:09:59

Page 1

Q1 Name of your childcare facility:

Q2 Where is your childcare facility located? (If you have more than one location, check all that apply): **Gibsons**

Q3 Your child care facility provides (check all that apply): **Licensed Group Child Care (0 - 36 months)** ,
Licensed Group Child Care (30 months to school age)

Q4 What are the ages and number of children that your license or regulation allows you to provide care for (please list number of spaces):
Child care for 0-3 year olds **8**
Child care for 2.5 - 5 years old **16**

Q5 Is your child care?: **Non-profit**

Q6 If you currently have a waitlist, how many names are on your waitlist of people looking for child care (please list numbers waiting):
Child care for 0-3 year olds **150**
Child care of 2.5 - 5 years old **100**

Q7 Are you able to provide the maximum CAPACITY of child care spaces that your license or regulations allow? **Yes**

Q8 Are you able to provide the maximum HOURS of child care that your license or regulations allow? **Yes**

Q9 Do you have enough staff with Early Childhood Education (ECE) training to offer your full amount of child care services? **Yes**

Q10 In terms of your schedule, are you able to provide: **Respondent skipped this question**

Survey for Childcare Providers - Sunshine Coast BC

Q11 Are you able to provide the following services (check all those that apply):

Extra support child care - such as support for different physical, emotional or developmental abilities. (Please list below)

,

Please tell us about other languages used, extra support or other services you provide::

extra supports

Q12 If you could improve the process for setting up your child care, what would you recommend (Prioritize your TOP 3):

Direct support on how to set up a child care

Priority #3

Information on the income opportunities of the different types of child care

Priority #1

More information on funding opportunities

Priority #2

Q13 If you could improve the support for operating your child care, what would you recommend (Prioritize your TOP 3):

Additional support for professional development opportunities

#3 Priority

Additional support for funding opportunities

#2 Priority

Additional support for children with behavioural challenges

#1 Priority

Q14 The Provincial Government would like to fund the creation of new child care spaces throughout the province. Based on your experience, what should they prioritize (prioritize your TOP 3):

Infant/toddler child care (0-3 years)

#1 Priority

Child care for 3-5 year olds

#3 Priority

Funding to train and place staff at child care facilities on the Sunshine Coast

#2 Priority

Q15 Where do you think more child care spaces are most needed for the Sunshine Coast (prioritize your TOP 3):

Sechelt

#1 Priority

Pender Harbour/Egmont/Madeira Park (Electoral Area A)

#3 Priority

Roberts Creek (Electoral Area D)

#2 Priority

Q16 Is there anything else you would like to share with us at this time?

Respondent skipped this question

Survey for Childcare Providers - Sunshine Coast BC

Q17 Finally - we will be conducting focus groups in late September/early October and will try to include as many child care providers as possible. Everything you say on this survey, or in the focus groups will be kept confidential and anonymous. Would you be interested in taking part in a workshop to discuss child care needs along the Sunshine Coast and opportunities for improvements? If YES, please provide your name and contact information below.

YES

Survey for Childcare Providers - Sunshine Coast BC

#12

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 03, 2019 5:54:02 PM
Last Modified: Tuesday, September 03, 2019 6:02:50 PM
Time Spent: 00:08:48

Page 1

Q1 Name of your childcare facility:

Q2 Where is your childcare facility located? (If you have more than one location, check all that apply): **Gibsons**

Q3 Your child care facility provides (check all that apply): **Licensed Group Multi-age child care**

Q4 What are the ages and number of children that your license or regulation allows you to provide care for (please list number of spaces): **Respondent skipped this question**

Q5 Is your child care?: **Commercial business**

Q6 If you currently have a waitlist, how many names are on your waitlist of people looking for child care (please list numbers waiting): **Respondent skipped this question**

Q7 Are you able to provide the maximum CAPACITY of child care spaces that your license or regulations allow? **Yes**

Q8 Are you able to provide the maximum HOURS of child care that your license or regulations allow? **Yes**

Q9 Do you have enough staff with Early Childhood Education (ECE) training to offer your full amount of child care services? **No. If no, why not? (please tell us below):**
looking to fill spots of employees that have just resigned, using part-time to fill full time

Q10 In terms of your schedule, are you able to provide: **Respondent skipped this question**

Survey for Childcare Providers - Sunshine Coast BC

Q11 Are you able to provide the following services (check all those that apply):

Extra support child care - such as support for different physical, emotional or developmental abilities. (Please list below)

Q12 If you could improve the process for setting up your child care, what would you recommend (Prioritize your TOP 3):

More funding to pay or train staff **Priority #3**

More information on funding opportunities **Priority #2**

More money for child care subsidies **Priority #1**

Q13 If you could improve the support for operating your child care, what would you recommend (Prioritize your TOP 3):

Additional support for substitute child care workers (such as a service that could provide this) **#3 Priority**

Additional support for children with behavioural challenges **#1 Priority**

Additional support for children with extra support needs **#2 Priority**

Q14 The Provincial Government would like to fund the creation of new child care spaces throughout the province. Based on your experience, what should they prioritize (prioritize your TOP 3):

Infant/toddler child care (0-3 years) **#1 Priority**

Out of school child care (before and after school care) **#3 Priority**

Larger child care subsidies for families **#2 Priority**

Q15 Where do you think more child care spaces are most needed for the Sunshine Coast (prioritize your TOP 3):

Gibsons **#2 Priority**

Sechelt **#1 Priority**

Roberts Creek (Electoral Area D) **#3 Priority**

Q16 Is there anything else you would like to share with us at this time?

Respondent skipped this question

Q17 Finally - we will be conducting focus groups in late September/early October and will try to include as many child care providers as possible. Everything you say on this survey, or in the focus groups will be kept confidential and anonymous. Would you be interested in taking part in a workshop to discuss child care needs along the Sunshine Coast and opportunities for improvements? If YES, please provide your name and contact information below.

YES

Survey for Childcare Providers - Sunshine Coast BC

#13

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, September 04, 2019 12:37:05 PM
Last Modified: Wednesday, September 04, 2019 12:45:36 PM
Time Spent: 00:08:31

Page 1

Q1 Name of your childcare facility:

Q2 Where is your childcare facility located? (If you have more than one location, check all that apply): **Sechelt**

Q3 Your child care facility provides (check all that apply): **Licensed Group Child Care (30 months to school age)**

Q4 What are the ages and number of children that your license or regulation allows you to provide care for (please list number of spaces): **Child care for 2.5 - 5 years old 16**

Q5 Is your child care?: **Non-profit**

Q6 If you currently have a waitlist, how many names are on your waitlist of people looking for child care (please list numbers waiting): **Respondent skipped this question**

Q7 Are you able to provide the maximum CAPACITY of child care spaces that your license or regulations allow? **Yes**

Q8 Are you able to provide the maximum HOURS of child care that your license or regulations allow? **Yes**

Q9 Do you have enough staff with Early Childhood Education (ECE) training to offer your full amount of child care services? **Yes**

Q10 In terms of your schedule, are you able to provide: **Respondent skipped this question**

Survey for Childcare Providers - Sunshine Coast BC

Q11 Are you able to provide the following services (check all those that apply):

Child care in a language other than English (Please list the language below)

,

Please tell us about other languages used, extra support or other services you provide::

French

Q12 If you could improve the process for setting up your child care, what would you recommend (Prioritize your TOP 3):

More funding to pay or train staff

Priority #2

More information on funding opportunities

Priority #3

More money for child care subsidies

Priority #1

Q13 If you could improve the support for operating your child care, what would you recommend (Prioritize your TOP 3):

Additional support for substitute child care workers (such as a service that could provide this)

#1 Priority

Additional support for navigating subsidy process

#2 Priority

Additional support for funding opportunities

#3 Priority

Q14 The Provincial Government would like to fund the creation of new child care spaces throughout the province. Based on your experience, what should they prioritize (prioritize your TOP 3):

Not Sure

#1 Priority

Q15 Where do you think more child care spaces are most needed for the Sunshine Coast (prioritize your TOP 3):

Not Sure

#1 Priority

Q16 Is there anything else you would like to share with us at this time?

Respondent skipped this question

Q17 Finally - we will be conducting focus groups in late September/early October and will try to include as many child care providers as possible. Everything you say on this survey, or in the focus groups will be kept confidential and anonymous. Would you be interested in taking part in a workshop to discuss child care needs along the Sunshine Coast and opportunities for improvements? If YES, please provide your name and contact information below.

NO

Survey for Childcare Providers - Sunshine Coast BC

#14

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, September 04, 2019 11:04:14 AM
Last Modified: Wednesday, September 04, 2019 2:52:41 PM
Time Spent: 03:48:27

Page 1

Q1 Name of your childcare facility:

Q2 Where is your childcare facility located? (If you have more than one location, check all that apply): **Gibsons**

Q3 Your child care facility provides (check all that apply): **Licensed Group Child Care (0 - 36 months)**, **Licensed Group Child Care (30 months to school age)**

Q4 What are the ages and number of children that your license or regulation allows you to provide care for (please list number of spaces):
Child care for 0-3 year olds **12**
Child care for 2.5 - 5 years old **16**

Q5 Is your child care?:
Public sector (e.g. at a recreation center, elementary school),
Non-profit

Q6 If you currently have a waitlist, how many names are on your waitlist of people looking for child care (please list numbers waiting):
Child care for 0-3 year olds **60**
Child care of 2.5 - 5 years old **35**

Q7 Are you able to provide the maximum CAPACITY of child care spaces that your license or regulations allow? **Yes**

Q8 Are you able to provide the maximum HOURS of child care that your license or regulations allow?
No. If no, why not? (please tell us below):
We provide the maximum hours that we choose to operate 8am-5pm

Survey for Childcare Providers - Sunshine Coast BC

Q9 Do you have enough staff with Early Childhood Education (ECE) training to offer your full amount of child care services?

Yes

Q10 In terms of your schedule, are you able to provide:

Respondent skipped this question

Q11 Are you able to provide the following services (check all those that apply):

Extra support child care - such as support for different physical, emotional or developmental abilities. (Please list below)

,

Please tell us about other languages used, extra support or other services you provide::

We accept all children for care. With funding mostly provided by Supported Child Care we provide 1-1 or shared ECE/ECEA support workers for those children whom require it. We also have staff that speak French, Mandarin and Japanese but care is for the most part conducted in English though those languages are used with the some children as needed. We do not at this time have an approach from an indigenous world view. We do look at all the cultures that are a part of our centre and our community.

Q12 If you could improve the process for setting up your child care, what would you recommend (Prioritize your TOP 3):

More funding to pay or train staff

Priority #1

More information on funding opportunities

Priority #2

More information on government requirements

Priority #3

Q13 If you could improve the support for operating your child care, what would you recommend (Prioritize your TOP 3):

Additional support for substitute child care workers (such as a service that could provide this)

#2 Priority

Additional support for professional development opportunities

#3 Priority

Additional support for children with behavioural challenges

#1 Priority

Survey for Childcare Providers - Sunshine Coast BC

Q14 The Provincial Government would like to fund the creation of new child care spaces throughout the province. Based on your experience, what should they prioritize (prioritize your TOP 3):

Infant/toddler child care (0-3 years)

#2 Priority

Child care for 3-5 year olds

#3 Priority

Funding to train and place staff at child care facilities on the Sunshine Coast

#1 Priority

If there are other priorities not listed, please let us know::

Goes along with #1-Higher wages for educators to bring/keep people in the field working in centres.

Q15 Where do you think more child care spaces are most needed for the Sunshine Coast (prioritize your TOP 3):

Gibsons

#1 Priority

Sechelt

#2 Priority

Not Sure

#3 Priority

Q16 Is there anything else you would like to share with us at this time?

There is a huge need for more quality childcare on the sunshine coast.

Q17 Finally - we will be conducting focus groups in late September/early October and will try to include as many child care providers as possible. Everything you say on this survey, or in the focus groups will be kept confidential and anonymous. Would you be interested in taking part in a workshop to discuss child care needs along the Sunshine Coast and opportunities for improvements? If YES, please provide your name and contact information below.

YES

Survey for Childcare Providers - Sunshine Coast BC

#15

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, September 18, 2019 1:54:41 PM
Last Modified: Wednesday, September 18, 2019 2:19:06 PM
Time Spent: 00:24:24

Page 1

Q1 Name of your childcare facility:

Q2 Where is your childcare facility located? (If you have more than one location, check all that apply): **Pender Harbour/Egmont/Madeira Park (Electoral Area A)**

Q3 Your child care facility provides (check all that apply): **Licensed Group Child Care (30 months to school age)**

Q4 What are the ages and number of children that your license or regulation allows you to provide care for (please list number of spaces): **Child care for 2.5 - 5 years old 14**

Q5 Is your child care?: **Non-profit**

Q6 If you currently have a waitlist, how many names are on your waitlist of people looking for child care (please list numbers waiting): **Child care of 2.5 - 5 years old 3**

Q7 Are you able to provide the maximum CAPACITY of child care spaces that your license or regulations allow? **No. If no, why not? (please tell us below):
Currently one staff member working.**

Q8 Are you able to provide the maximum HOURS of child care that your license or regulations allow? **No. If no, why not? (please tell us below):
we need an other staff person to provide more hours for child care.**

Q9 Do you have enough staff with Early Childhood Education (ECE) training to offer your full amount of child care services? **No. If no, why not? (please tell us below):
Need more staff**

Survey for Childcare Providers - Sunshine Coast BC

Q10 In terms of your schedule, are you able to provide: Respondent skipped this question

Q11 Are you able to provide the following services (check all those that apply): Respondent skipped this question

Q12 If you could improve the process for setting up your child care, what would you recommend (Prioritize your TOP 3):

Direct support on how to set up a child care	Priority #3
More funding to pay or train staff	Priority #1
More money for child care subsidies	Priority #2

Q13 If you could improve the support for operating your child care, what would you recommend (Prioritize your TOP 3):

Additional support for professional development opportunities	#2 Priority
Additional support for children with extra support needs	#1 Priority

Q14 The Provincial Government would like to fund the creation of new child care spaces throughout the province. Based on your experience, what should they prioritize (prioritize your TOP 3):

Infant/toddler child care (0-3 years)	#1 Priority
Out of school child care (before and after school care)	#2 Priority
Funding to train and place staff at child care facilities on the Sunshine Coast	#3 Priority

Q15 Where do you think more child care spaces are most needed for the Sunshine Coast (prioritize your TOP 3):

Gambier Island	#3 Priority
Pender Harbour/Egmont/Madeira Park (Electoral Area A)	#1 Priority
West Howe Sound (Electoral Area F)	#2 Priority

Q16 Is there anything else you would like to share with us at this time? Respondent skipped this question

Q17 Finally - we will be conducting focus groups in late September/early October and will try to include as many child care providers as possible. Everything you say on this survey, or in the focus groups will be kept confidential and anonymous. Would you be interested in taking part in a workshop to discuss child care needs along the Sunshine Coast and opportunities for improvements? If YES, please provide your name and contact information below.

YES

Survey for Childcare Providers - Sunshine Coast BC

#16

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, September 20, 2019 12:08:50 PM
Last Modified: Friday, September 20, 2019 12:17:12 PM
Time Spent: 00:08:22

Page 1

Q1 Name of your childcare facility:

Q2 Where is your childcare facility located? (If you have more than one location, check all that apply): **Gibsons**

Q3 Your child care facility provides (check all that apply): **School Age Care (Before or after school)**

Q4 What are the ages and number of children that your license or regulation allows you to provide care for (please list number of spaces): Before and/or after school **20**
child care for school age
students (5-12 years)

Q5 Is your child care?: **Non-profit**

Q6 If you currently have a waitlist, how many names are on your waitlist of people looking for child care (please list numbers waiting): Before and after school child **10**
care for school age students
(5-12 years)

Q7 Are you able to provide the maximum CAPACITY of child care spaces that your license or regulations allow? **Yes**

Q8 Are you able to provide the maximum HOURS of child care that your license or regulations allow? **Yes**

Q9 Do you have enough staff with Early Childhood Education (ECE) training to offer your full amount of child care services? **Yes**

Q10 In terms of your schedule, are you able to provide: **Respondent skipped this question**

Survey for Childcare Providers - Sunshine Coast BC

Q11 Are you able to provide the following services (check all those that apply):

Respondent skipped this question

Q12 If you could improve the process for setting up your child care, what would you recommend (Prioritize your TOP 3):

More funding to pay or train staff

Priority #1

Q13 If you could improve the support for operating your child care, what would you recommend (Prioritize your TOP 3):

Additional support for substitute child care workers (such as a service that could provide this)

#3 Priority

Additional support for professional development opportunities

#1 Priority

Additional support for children with behavioural challenges

#2 Priority

Q14 The Provincial Government would like to fund the creation of new child care spaces throughout the province. Based on your experience, what should they prioritize (prioritize your TOP 3):

Infant/toddler child care (0-3 years)

#2 Priority

Child care for 3-5 year olds

#3 Priority

Funding to train and place staff at child care facilities on the Sunshine Coast

#1 Priority

Q15 Where do you think more child care spaces are most needed for the Sunshine Coast (prioritize your TOP 3):

Not Sure

#1 Priority

Q16 Is there anything else you would like to share with us at this time?

Respondent skipped this question

Q17 Finally - we will be conducting focus groups in late September/early October and will try to include as many child care providers as possible. Everything you say on this survey, or in the focus groups will be kept confidential and anonymous. Would you be interested in taking part in a workshop to discuss child care needs along the Sunshine Coast and opportunities for improvements? If YES, please provide your name and contact information below.

NO

Survey for Childcare Providers - Sunshine Coast BC

#17

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, September 22, 2019 8:51:32 AM
Last Modified: Sunday, September 22, 2019 9:00:55 AM
Time Spent: 00:09:22

Page 1

Q1 Name of your childcare facility:

Q2 Where is your childcare facility located? (If you have more than one location, check all that apply): **Gibsons**

Q3 Your child care facility provides (check all that apply): **Licensed Group Child Care (0 - 36 months)** , **Licensed Group Child Care (30 months to school age)**

Q4 What are the ages and number of children that your license or regulation allows you to provide care for (please list number of spaces): **Child care for 0-3 year olds 12**
Child care for 2.5 - 5 years old 16

Q5 Is your child care?: **Non-profit**

Q6 If you currently have a waitlist, how many names are on your waitlist of people looking for child care (please list numbers waiting): **Child care for 0-3 year olds 50**
Child care of 2.5 - 5 years old 50

Q7 Are you able to provide the maximum CAPACITY of child care spaces that your license or regulations allow? **Yes**

Q8 Are you able to provide the maximum HOURS of child care that your license or regulations allow? **Yes**

Q9 Do you have enough staff with Early Childhood Education (ECE) training to offer your full amount of child care services? **Yes**

Q10 In terms of your schedule, are you able to provide: **Respondent skipped this question**

Survey for Childcare Providers - Sunshine Coast BC

Q11 Are you able to provide the following services (check all those that apply):

Extra support child care - such as support for different physical, emotional or developmental abilities. (Please list below)

Q12 If you could improve the process for setting up your child care, what would you recommend (Prioritize your TOP 3):

Faster licensing time	Priority #3
More funding to pay or train staff	Priority #2
More money for child care subsidies	Priority #1

Q13 If you could improve the support for operating your child care, what would you recommend (Prioritize your TOP 3):

Additional support for substitute child care workers (such as a service that could provide this)	#3 Priority
Additional support for children with behavioural challenges	#2 Priority
Additional support for children with extra support needs	#1 Priority

Q14 The Provincial Government would like to fund the creation of new child care spaces throughout the province. Based on your experience, what should they prioritize (prioritize your TOP 3):

Infant/toddler child care (0-3 years)	#2 Priority
Child care for 3-5 year olds	#3 Priority
Funding to train and place staff at child care facilities on the Sunshine Coast	#1 Priority

Q15 Where do you think more child care spaces are most needed for the Sunshine Coast (prioritize your TOP 3):

Sechelt	#1 Priority
Pender Harbour/Egmont/Madeira Park (Electoral Area A)	#2 Priority
Halfmoon Bay (Electoral Area B)	#3 Priority

Q16 Is there anything else you would like to share with us at this time?

If they were grants to help daycares expand to allow more children, it would really benefit the Sunshine Coast.

Survey for Childcare Providers - Sunshine Coast BC

Q17 Finally - we will be conducting focus groups in late September/early October and will try to include as many child care providers as possible. Everything you say on this survey, or in the focus groups will be kept confidential and anonymous. Would you be interested in taking part in a workshop to discuss child care needs along the Sunshine Coast and opportunities for improvements? If YES, please provide your name and contact information below.

NO

Survey for Childcare Providers - Sunshine Coast BC

#18

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, September 28, 2019 7:56:36 AM
Last Modified: Saturday, September 28, 2019 8:18:34 AM
Time Spent: 00:21:57

Page 1

Q1 Name of your childcare facility:

Q2 Where is your childcare facility located? (If you have more than one location, check all that apply): **Gibsons**

Q3 Your child care facility provides (check all that apply): **Licensed Multi-age in-home child care**

Q4 What are the ages and number of children that your license or regulation allows you to provide care for (please list number of spaces):

Child care for 0-3 year olds	3
Preschool for 30 months to school age (5-12 years)	5

Q5 Is your child care?:

Other (please specify):
Owner/operator , sole proprietorship

Q6 If you currently have a waitlist, how many names are on your waitlist of people looking for child care (please list numbers waiting):

Child care for 0-3 year olds	30
Child care of 2.5 - 5 years old	6
Before and after school child care for school age students (5-12 years)	0

Q7 Are you able to provide the maximum CAPACITY of child care spaces that your license or regulations allow?

No. If no, why not? (please tell us below):
Only one care provider so I keep numbers lower to provide quality child care

Q8 Are you able to provide the maximum HOURS of child care that your license or regulations allow?

No. If no, why not? (please tell us below):
Only one person so I keep hours reasonable to avoid burnout and haven't had any families that my hours didnt work for.

Survey for Childcare Providers - Sunshine Coast BC

Q9 Do you have enough staff with Early Childhood Education (ECE) training to offer your full amount of child care services?

**Not
sure**

Q10 In terms of your schedule, are you able to provide:

Respondent skipped this question

Q11 Are you able to provide the following services (check all those that apply):

Respondent skipped this question

Q12 If you could improve the process for setting up your child care, what would you recommend (Prioritize your TOP 3):

More funding to pay or train staff

Priority #1

More information on government requirements

Priority #2

Q13 If you could improve the support for operating your child care, what would you recommend (Prioritize your TOP 3):

Additional support for substitute child care workers (such as a service that could provide this)

#1 Priority

Additional support for professional development opportunities

#3 Priority

Additional support for children with behavioural challenges

#2 Priority

Q14 The Provincial Government would like to fund the creation of new child care spaces throughout the province. Based on your experience, what should they prioritize (prioritize your TOP 3):

Infant/toddler child care (0-3 years)

#1 Priority

If there are other priorities not listed, please let us know::

Increased wages and benefits for ECEs along with more professional treatment when dealing with government programs. Wages and the ability

Q15 Where do you think more child care spaces are most needed for the Sunshine Coast (prioritize your TOP 3):

Sechelt

#1 Priority

Halfmoon Bay (Electoral Area B)

#2 Priority

Not Sure

#3 Priority

Q16 Is there anything else you would like to share with us at this time?

Most of the people on my waitlist (2/3) are seeking child care for 1 yr old and probably at least half of the people on the waitlist live and work in Sechelt

Survey for Childcare Providers - Sunshine Coast BC

Q17 Finally - we will be conducting focus groups in late September/early October and will try to include as many child care providers as possible. Everything you say on this survey, or in the focus groups will be kept confidential and anonymous. Would you be interested in taking part in a workshop to discuss child care needs along the Sunshine Coast and opportunities for improvements? If YES, please provide your name and contact information below.

NO

APPENDIX C LIST OF STAKEHOLDERS INTERVIEWED & INTERVIEW QUESTIONS



STAKEHOLDERS INTERVIEWED

- Kelli Hansen, RSLP, Program Leader, Speech and Language VCH Coastal
- Melanie Miller, Occupational Therapist VCH-Coastal
- Alison Dobbie, Team Leader Public Health and Prevention Services for the SC
- Dr. Geoff McKee, Medical Health Officer for Sunshine Coast
- Jane Kowalczyk, shishálh First Nation, Education Director, Mem7iman Child Care
- Michelle Godin, Ministry for Children and Family Development
- Julia Black, Capilano University, ECE program coordinator
- Kirsten Deasey, School District 46
- Sue Wilson, Coordinator Gibsons Area Community School
- Ted Chisholm, Sechelt Community Schools
- Wendy Pearson, Halfmoon Bay – Chatelech Community School Association
- Sue Lamb, Early Years Centre Coordinator
- Catheirne Leach, Executive Director, Sunshine Coast Community Services [SCCS]
- Catherine Bunce, Child Care Resource and Referral, SCCS
- Sarah Stenzel, Child Development Support, SCCS
- Liz Hennessey, Child Development Support, SCCS
- Grethe Thorburn, Senior Licensing Officer, Community Care Facility Licensing Program, Vancouver Coastal Health

CHILD CARE STAKEHOLDER INTERVIEW QUESTIONS

Project intro, focus of interview:

1. Tell me a little about your organization and your role, including how they relate to child care issues.
2. From your knowledge of child care in the region, does it seem to you that there are enough child care spaces to meet the demand?
Prompt: What type of spaces does it seem are in greatest demand:
 - a. Infant-Toddler, 3-5 years olds, Before and After School Care?
 - b. Group care, licensed family care, or license-not-required care?
 - c. Spaces in particular communities of CVRD?
3. From your knowledge of child care in the region, are there child care spaces available to meet the needs of all families? For example:
 - a. Are there enough Indigenous run daycares, or daycares with appropriate integration of Indigenous world-views, languages, and cultures?
 - b. Are there enough care providers with the willingness, training, and ability to provide necessary accommodation and support for children with extra support needs?
 - c. Are there enough care providers with the capacity to provide French language or bilingual care for Francophone families or families planning for French immersion?
 - d. Are there enough care providers with the capacity to accommodate newcomer families who may not have English as a first language, including providing multilingual care?
4. Families' abilities to access child care is impacted by the cost. Do you have any comments on how the cost of child care affects families in the CVRD's access to child care?
5. Are there any components of child care licensing rules which you would recommend be changed to support growth of child care spaces or improvements to existing services in the CVRD?
6. Are there any changes to local bylaws or policies which you would recommend be changed to support growth of child care spaces or improvements to existing services in the CVRD?
7. Are there any changes to local availability of early childhood educator training which you would recommend to support growth of child care spaces or improvements to existing services in the CVRD?
8. Do you have any recommendations on how to improve the availability of the number of staff for child care facilities?
9. If the community focused on expanding child care spaces, what types of care would you see as priorities: group care, licensed family care, or license-not-required care, toddler/infant care, care for 3-5 year olds, before or after school care?
10. Do you know of any potential partnerships or locations where there is an opportunity to develop or increase the number of child care spaces in the near future?
11. Where geographically should we prioritize having child care spaces?

CHILD CARE STAKEHOLDER INTERVIEW QUESTIONS

12. We have heard anecdotal stories about a number of unregistered license-not-required daycares in the region, but have had trouble finding many. Do you have any suggestions on how we might contact them?
- What might support those unregistered daycares to register? This would require a criminal record check, home inspection, and First Aid certificate.
 - Some people have suggested that some unlicensed daycares are caring for more children than licensing rules would allow (more than 2 children not in a sibling group). Do you think that is accurate? Do you have any suggestions as to how we could support those daycares to register or become licensed?
13. Do you have any other suggestions to shape the local Child Care Action Plans?
14. Anything else you wanted to tell me that you have hadn't had a chance to raise yet?

APPENDIX D DEFINITIONS OF CHILD CARE³²



Licensed (Regulated) Child Care Options

Group Child Care – group child care centres serve children from 30 months to school entry (Grade 1), and children from birth to 36 months (known as infant/toddler care). Group centres offer year-round, full-day care, typically opening between 7:00/8:00 a.m. and closing between 5:00/6:00 p.m. Part-time spaces may be available in some centres and some may offer before- or after-kindergarten care. ECE required

Group Child Care (School Age) – Group Child Care (School Age) serves school-age children (including kindergarten) who require care outside normal school hours. Some facilities provide care both before- and after-school; as well, some may provide full-day care on days when school is not in session. Full-day, summer programs and before- and after-kindergarten care may also be options facilities provide to parents. ECE not required

Preschool – A child is eligible for preschool if they are at least 30 months old and have not yet entered grade 1. Some preschools provide separate sessions for 3 and 4 year-olds, while others serve mixed age groups. Preschools are part-day programs (maximum four hours), typically operating during the school-year, September to June. Some preschools may require parents participate in the program some of the time. ECE required

Family Child Care – Licensed family child care is care that is provided by the operator in their own home, to children from birth to age 12. Care providers set their own hours; most provide full-day care. Part-time spaces and flexible hours may be available in some facilities; and some may also offer before- or after-school care for kindergarten and school age children. ECE not required

In-Home Multi Age Child Care – In-Home Multi Age Child Care is similar to family child care; care is provided by the operator in their own home, to children from birth to age 12. Care providers set their own hours; most provide full-day care. Part-time spaces and flexible hours may be available and some may also offer before- or after-school care for kindergarten and school age children. ECE required

Multi-Age Child Care – Multi Age Child Care is similar to Group Child Care but serves children from birth to age 12; children are divided into groups of 8 in a group setting. Most programs provide full-day care. ECE required

Occasional Child Care – Occasional child care is care for children who are 18 months or older. Care is provided on a part time or occasional basis only. A maximum of 40 hours per month with no more than 8 hours of care per day. No ECE required

³² https://www2.gov.bc.ca/assets/gov/health/about-bc-s-health-care-system/child-day-care/parents_guide_to_selecting_and_monitoring_child_care_in_bc_june_2016.pdf

Unlicensed (Unregulated) Child Care Options

License not required (LNR) – LNR child care is care provided by the operator in the care providers own home. Care may only be provided for two children or a sibling group, of any age that are not related to the care provider. ECE not required

Registered LNR – RLNR child care is also care provided by the operator and located in the care providers own home. Like an LNR, care may only be provided for two children or a sibling group, of any age that are not related to the child care provider. A child care provider who is “registered” has met health and safety requirements, and must continue to meet all requirements, with their local CCRR program. Being a RLNR also means families that attend the program may be eligible to receive an enhanced Subsidy rate which is higher than what an LNR would receive. ECE not required

In the Child’s Own Home – This type of care is where you arrange for someone to look after your child in your own home. An in-own-home care provider may be called a nanny, an au pair or a babysitter. Parents may hire an in own-home care provider directly or use a “nanny agency.” ECE not required

APPENDIX E RELEVANT SUNSHINE COAST LOCAL GOVERNMENT POLICY

E

District of Sechelt Zoning Bylaw

10. A Group Day Care facility (maximum eight children) requires approval from the Ministry of Health in accordance with the requirements of the Community Care Facilities Act and Child Care Regulation.

Sunshine Coast Regional District Zoning Bylaw – I don't see any zoning specific to group child care facilities of more than 7 children.

"co-housing" means housing consisting of a combination of single family dwellings and/or duplexes, but excluding apartments, which are individually owned and occupied, and which collectively include or adjoin land, buildings, and structures that are owned and used in common. Land, buildings and structures used in common may include shared kitchen and dining facilities, laundry, children's day-care, recreation facilities, auxiliary offices and meeting rooms, lounge, library, workshops, studios, one guest room, greenhouses, outdoor recreation facilities, open space and other permitted auxiliary uses;

502 [1] [as required by provincial government]

In any zone:

family or child group daycare facilities for the care of not more than seven [?] children at one time, including all children under 12 years of age living or being cared for in the facility are permitted uses;

Smart Growth Commitment (in most OCP's)

1. **Build well-designed compact neighbourhoods.** Residents can choose to live, work, shop and play in close proximity. People can easily access daily activities, transit is viable, and local businesses are supported.

Efficient use of infrastructure, including schools

Synergies with heritage properties [e.g. Japanese School in Vancouver]

District of Sechelt OCP

Economic Development

Support the retention and recruitment of businesses and employees by ensuring access to appropriate and affordable housing, childcare and other community services.

Social Wellbeing Policy in OCP

RELEVANT SUNSHINE COAST LOCAL GOVERNMENT POLICY

Childcare

10.11 Major new developments, particularly large comprehensive developments or major employers, are encouraged to include childcare as part of the development plans. The District may identify childcare as a preferred community amenity.

10.12 The District of Sechelt supports childcare services through flexibility in the zoning bylaw to permit small childcare facilities as home occupations throughout neighbourhoods.

Half Moon Bay OCP

Pilot innovative housing [e.g. co-housing]

Allow home based businesses as allowed by the Zoning Bylaw

Town of Gibsons OCP

Recreational and Community Services

8.1.6 Support provision of affordable childcare services throughout the community. Health, Safety and Well-being

8.5.8 Support the work of the Community Resource Centre's Progress Plan to create greater opportunities for women in the workforce along with improved access to childcare and transportation.

Also under Economic Development and attracting and retaining young families

District of Sechelt ISCP and **SCRD Sustainability Plan** recognize the importance of child care

Layout by:

Phred Martin
SplashDesign.biz





SUNSHINE COAST CHILD CARE ACTION PLAN



CONSULTANTS

C+S Planning Group (Maria Stanborough & team)

- 10+ years experience in urban planning
- Focus on well-being and community sustainability
- Recently completed the Comox Valley Child Care Action Plan, City of Surrey Joint Use Agreement



John Foster Planning

- 35+ years experience in social planning
- Advisor on 10 Child Care Action Plans across the Province

Licker GeoSpatial (Aaron Licker & team)

- 11 years consulting using GIS for mapping data against social & planning needs
- City of Vancouver, Comox Valley and City of Victoria social spatial mapping



SUNSHINE COAST CHILD CARE ACTION PLAN

- Since 2018 the Province of BC has dedicated \$1.3 billion to improve child care
- Town of Gibsons, District of Sechelt and the Sunshine Coast Regional District partnered to secure funding and oversee the Action Plan
- Project started mid-July – concluding in February 2020
- Key objectives – understand the issues to providing quality, affordable and accessible child care on the Sunshine Coast and make recommendations on how to make improvements

STEPS TAKEN

- Research & Data Collection (July – November)
- Community Consultation (September – November)
- Analysis with Targets for Child Care Spaces (December – January)
- Five Recommendations (January, with Steering Committee)

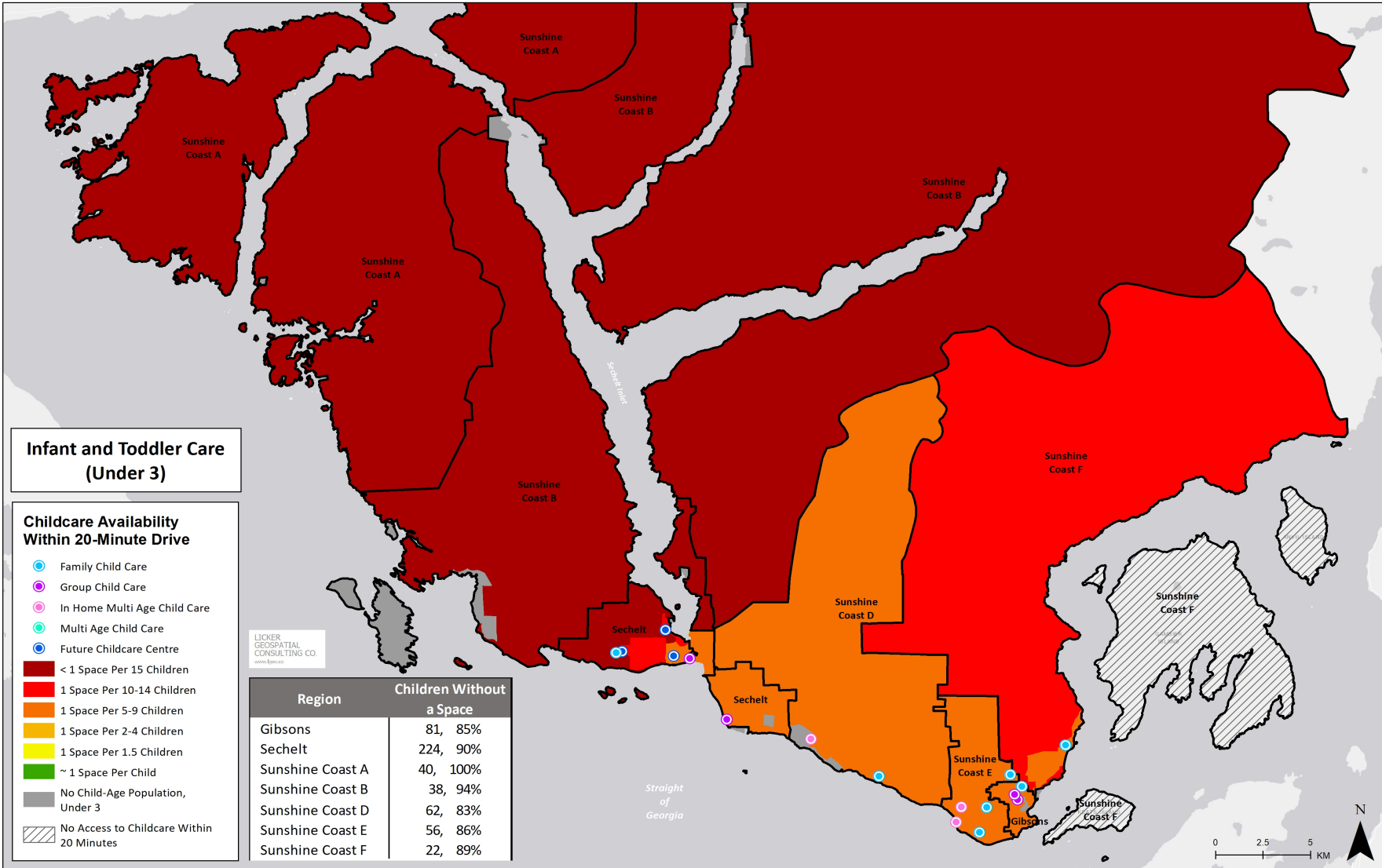
KEY FINDINGS

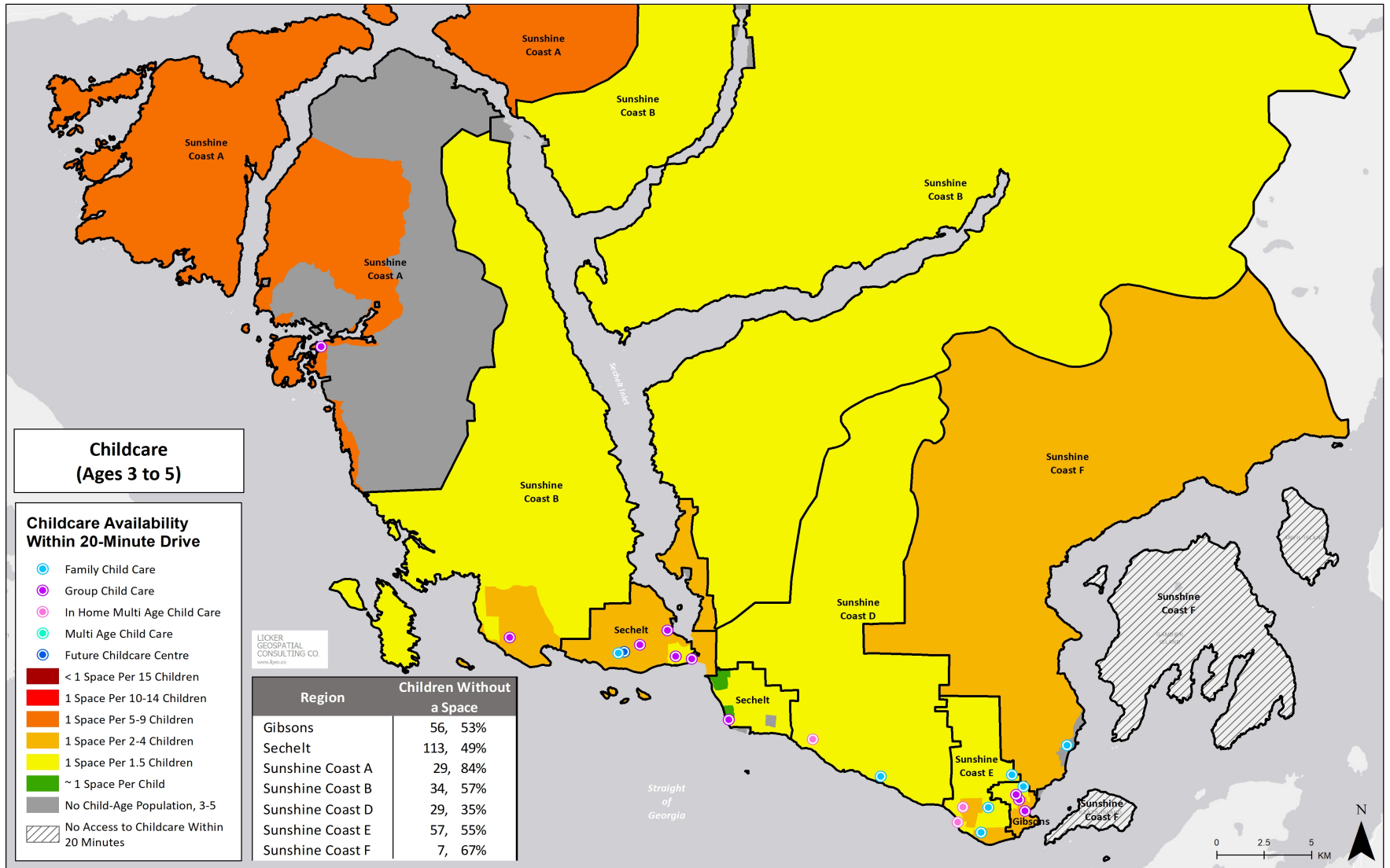
Snapshot as of fall 2019 full-time licensed day care (excludes preschool):

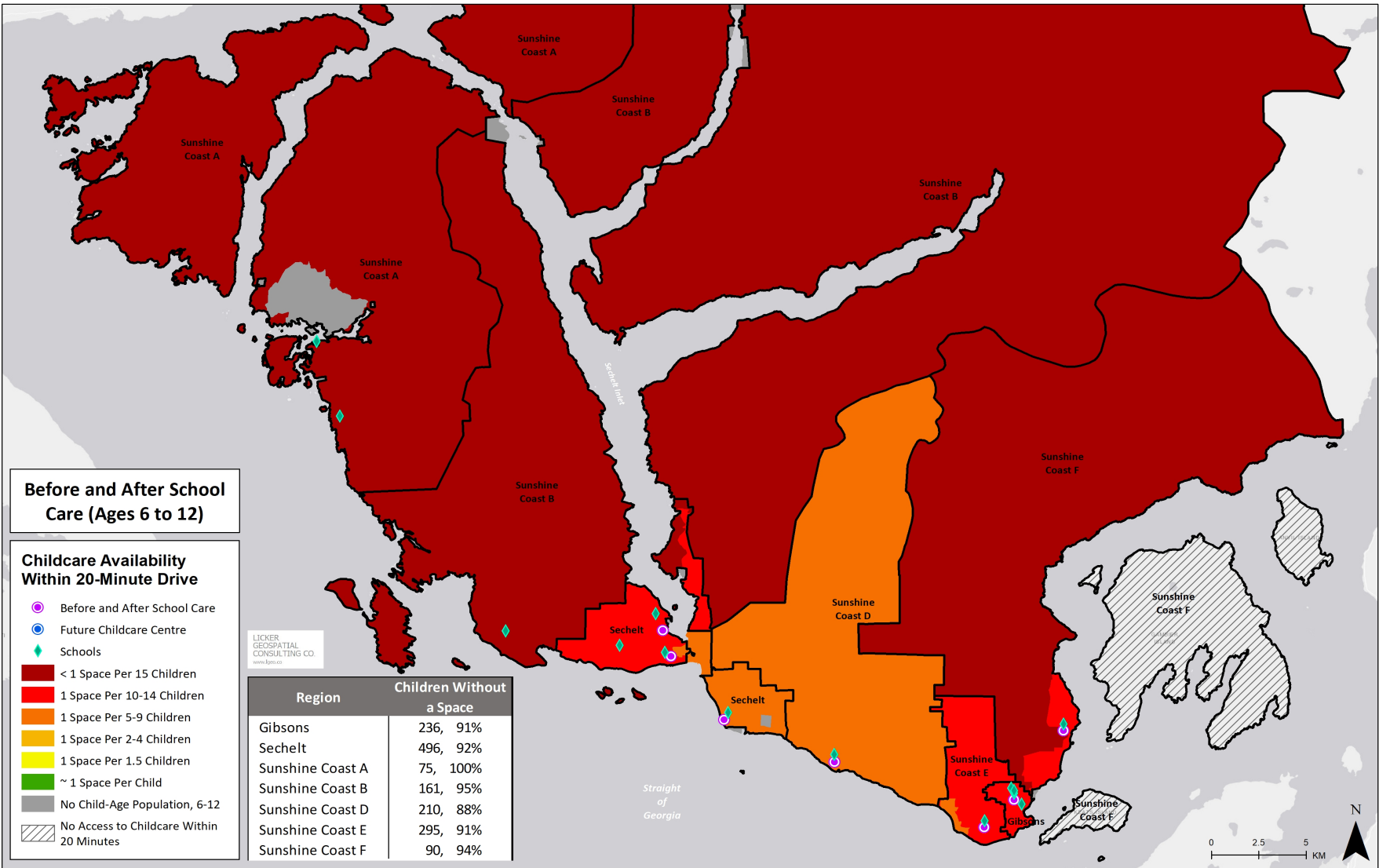
- 0-3 full time day care: 62 spaces for 580 children (approx. 1 in 9; 11% of children)
- 3-5 full time day care: 294 spaces for 665 children (approx. 1 in 2.5; 44% of children)
- 6-12 before and after school care: 513 spaces for 2965 children (approx. 1 in 6, 17% of children)

KEY FINDINGS

Community	Approximate % of Child Care Space for Children under 12
Sunshine Coast	17%
Comox Valley	17%
Vancouver	19%
Squamish	21%
Langley City	22%
North Vancouver	24%
Port Coquitlam	25%
West Vancouver	30%
BC AVERAGE	18%
CANADIAN AVERAGE	27%







CAUSES FOR THE LACK OF CHILD CARE SERVICES

LACK OF STAFF

- Early Childhood Educators are not well paid (average \$17/hr) for a job that requires a college diploma
- Infant-toddler care and extra support needs care require additional training
- Demanding job with long hours, often no benefits and lots of physical/emotional demands

“It is not even that there are not enough spaces. There are not enough staff to provide the support. In our community you can clean homes for \$25/hour. Child care staff are getting just above minimum wage.”

Community care worker

CAUSES FOR THE LACK OF CHILD CARE SERVICES

CHANGING DEMOGRAPHICS – young families moving to Sunshine Coast, more families with working parent(s), lack of extended family to provide support

“For families with children that have extra support needs, they feel very underrepresented and without a voice. These families are really under the gun. Those are the parents who really need the breaks. When their children can’t get into child care because staff isn’t available, it is creating very difficult situations for already vulnerable children and families.”

Community care worker

CAUSES FOR THE LACK OF CHILD CARE SERVICES

COMPLICATED SYSTEM TO NAVIGATE

Child Care Providers need to work with:

- the Ministry of Children and Family Development
- Vancouver Coastal Health Authority
- local governments
- non-profit boards
- School District

All while assuring they can meet the overwhelming need in communities, challenges of staffing, on-going legislative requirements, and providing quality child care.

RECOMMENDATIONS

1. Endorse the targets for child care spaces (to 2029):

TARGETS FOR CHILD CARE SPACES



RECOMMENDATIONS

2. Advocate for a universal child care system

Quality – licensed or regulated care

Affordable – within working parents' means

Accessible – available and offering the support children need

“At this point parents are so desperate they will take anything but their preference is regulated child care, in home or group centre.”

Community care worker

RECOMMENDATIONS

3. Continue to develop initiatives to attract and retain early childhood education workers

Primarily focused at provincial initiatives (e.g. subsidies for training, wage enhancements)

Impacted by federal initiatives (e.g. transfer payments to provinces for education, funding for First Nations programs)

Local government has a role (e.g. help secure low cost child care spaces allows more funds available to pay staff)

RECOMMENDATIONS

4. Create a streamlined approach to child care across British Columbia

One of the strongest advocates for child care in BC, Sharon Gregson, recommends child care is administered and overseen by the Ministry of Education. Similar to other provinces.

“The structure is missing. There is no path through – it is all over the place.”

Parent

RECOMMENDATIONS

5. Create a Joint Child Care (JCC) Committee for the Sunshine Coast

Strategic Advantage: Transition the Steering Committee for the Action Plan into an oversight committee for the implementation of the Plan. Includes all three local governments, Vancouver Coastal Health, Sunshine Coast Community Services, Capilano U (child care programs), local businesses, School District #46.

Invite other members as identified by JCC.

JOINT CHILD CARE COMMITTEE

Suggestions for the JCC to take action for the Immediate, short-term and medium- to long-term.

IMMEDIATE ACTIONS

TIME FRAME	ACTION	RESPONSIBILITY
Immediate	Endorse the targets for new child care spaces as identified in the Sunshine Coast Child Care Action Plan	JCC as a whole Local governments
On-going	Monitor the development of new child care spaces, working from the baseline data of this report	JCC as a whole
	Advocate with higher levels of government for universal child care, ECEs, and a streamlined provincial process to administer child care	JCC as a whole, each member in their respective role
Immediate and on-going	Explore opportunities to pursue grants and other appropriate support to help address child care needs	JCC as a whole, each member in their respective role
Immediate and on-going	For providers, clarify the process requirements for opening, renovating and expanding child care facilities in communities. Create a guide to help providers navigate the process	Local governments VCH SCCS SD #46



THANK YOU!

Questions? Comments?

Maria Stanborough

C+S Planning Group

maria@csplan.ca



STAFF REPORT

TO: Planning Committee **MEETING DATE:** March 3, 2020
FROM: Director of Planning **FILE NO:** ZA-2019-04, OCP-2013-03
Planning Consultant
SUBJECT: **Proposed Three Family Dwelling and Garden Suite Area for the Davis Road and Poplar Lane Area**

RECOMMENDATIONS

THAT the report titled **Proposed Three Family Dwelling and Garden Suite Area for the Davis Road and Poplar Lane Area** be received;

AND THAT Council gives OCP Amendment Bylaw 985-25, 2020, to change the Land Use Designation and Development Permit Area for the Davis Road and Poplar Lane area, First Reading;

AND THAT Council gives Zoning Amendment Bylaw 1065-54, 2020, to rezone the Davis Road and Poplar Lane area to a new RM-7 zone to allow for a three-family dwelling and extend the Garden Suite Area to this area, First Reading;

AND THAT pursuant to Section 477 of the *Local Government Act*, Council has considered *Official Community Plan Amendment Bylaw No. 985-25, 2020* in conjunction with the Town's Financial Plan and waste management plans;

AND FURTHER THAT a Public Information Meeting be held to receive feedback on the proposed bylaws prior to Second Reading being given and a Public Hearing being scheduled.

BACKGROUND / PURPOSE

A rezoning application was received from the owners of 931 Davis Road to convert the detached garage at the rear of their property to a Garden Suite and permit three dwellings units within the existing principal dwelling on the property.

On December 17, 2019 the Planning and Development Committee received a staff report regarding the subject proposal and passed recommendations that were adopted at the January 14, 2020 Council meeting as follows:

R2020-05 Proposal for a Three Family Dwelling and Garden Suite at 931 Davis Road

THAT Council directs staff to prepare an OCP Amendment Bylaw to change the Land Use Designation and Development Permit Area, and prepare a Zoning Bylaw Amendment to allow for a three-family dwelling and a Garden Suite at 931 Davis Road;

AND THAT Council directs staff to prepare an OCP Amendment Bylaw to change the Land Use Designation and Development Permit Area in the Davis Road and Poplar Lane area, and prepare a Zoning Amendment Bylaw to extend the Garden Suite Area to cover the Davis Road and Poplar Lane area.

The first Committee recommendation to rezone 931 Davis Road was addressed by a staff report considered at the January 28, 2020 Council meeting where First and Second Readings were provided to zoning and OCP amendment bylaws. These bylaws were the subject of a Public Hearing on February 18, 2020.

This current staff report addresses the above second Committee recommendation to amend the OCP and amend the Zoning Bylaw for the broader Davis Road and Poplar Lane area.

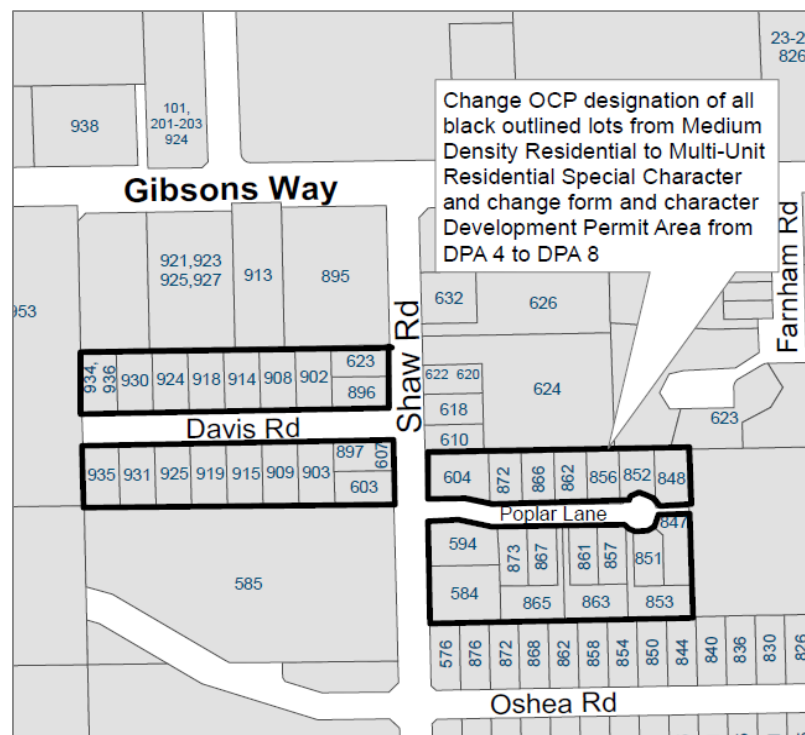


Figure 1 – Proposed Area of OCP Zoning Amendments

DISCUSSION

A Zoning Amendment and an OCP Amendment are proposed to both permit three dwelling unit buildings and to extend the Garden Suite Area to include the lots in the Davis Road and Poplar Lane area as discussed above. The proposed OCP and Zoning Amendment bylaws include the same provisions included in the bylaw amendments for 931 Davis Road, but are applicable to the broader area shown in Figure 1.

Official Community Plan

The properties in the area are designated Medium Density Residential which permits rezoning applications to be submitted for projects with townhouses, stacked townhouses and two to four storey apartment buildings. The Land Use Designation would be required to be changed to permit the three dwelling units within existing principal dwellings and the Garden Suite.

Through the OCP update in 2015, the Land Use Designation for the Davis Road and Poplar Lane area was changed from Single Family Residential to Medium Density Residential due to its location in close proximity to the higher density, mixed-use development along Gibsons Way.

The subject OCP Bylaw amendment would yield an approximate density of 45 units per hectare (uph) on the larger lots such as 931 Davis Road and up to 58 uph on the smallest lots in the Davis Road – Poplar Lane Area.

Given the proposed form of building and density, the proposed OCP Amendment Bylaw 985-25 changes the Land Use Designation to Multi-Unit Residential Special Character. This designation now permits single-detached building forms with generally 20 to 25 units per hectare (uph) and 25 to 40 uph for multiple-unit residential buildings. This designation currently applies to the residential properties fronting Marine Drive to the north of School Road in Lower Gibsons.

OCP Amendment Bylaw 985-25 includes an increase in the upper range of the density for multiple unit residential buildings from the current 40 units per hectare (uph) to 60 uph. This allows up to four dwelling units on the range of lot sizes in the Davis Road / Poplar Lane area.

There is also a change in the form and character Development Permit Area, from DPA 4 (Multi-Family) to DPA 8 (Intensive Residential) which is intended to apply to the Multi-Unit Residential Special Character designation.

Zoning Bylaw

The properties in the Davis Road and Poplar Lane area are currently zoned Single Family Residential (R-2). This zoning allows for a single-family dwelling with a secondary suite within the same building.

The Garden Suite Area in the Zoning Bylaw allows for Garden Suites in several areas, but does not apply to the Davis Road and Poplar Lane area. The Garden Suite Area includes properties to provide for gentle infill while using existing services and infrastructure.

The proposed Zoning Amendment Bylaw 1065-54 would rezone the Davis Road – Poplar Road area to a new RM-7 zone that would permit a building with three dwelling units and extend the Garden Suite Area to cover this area as is currently being processed for 931 Davis Road under Zoning Amendment Bylaw 1065-51.

The proposed RM-7 zone includes the following:

- Residential uses in several combinations to maximum of three dwelling units in a principle building and a Garden Suite as follows:
 - One Single-Family Residential Dwelling per lot; or
 - One Two-Family Dwelling per lot; or
 - One Three-Family Dwelling per lot (a new defined dwelling type); and
 - One Garden Suite, limited to one storey in building height.
- Includes similar setbacks and 8.0 m height to the existing R-2 zone applicable to area.
- Allows for 50% lot coverage and a 0.60 FSR to prevent overly large building mass on a lot.
- Requires 4 on-site parking spaces for a three-family dwelling.

Conclusion

The properties in the Davis Road and Poplar Lane area are relatively large with a variety of homes with large yards in many cases. The RM-7 zone will allow these properties to accommodate intermediate infill densification that does not require assembly of a number of properties and which does not create substantial change to the character of the neighborhood.

Thus, the proposed OCP and Zoning Amendment Bylaws to facilitate future infill development on lots within the Davis Road – Poplar Lane area have been prepared for consideration by Committee and Council.

COMMUNICATION

Agency Referrals

In early November 2019, the previous application was referred to the following agencies for comment:

- Sunshine Coast Regional District
- Squamish Nation
- School District 46
- Vancouver Coastal Health
- Ministry of Transportation and Infrastructure (MOTI)

- Town of Gibsons Infrastructure Services Department
- Town of Gibsons Building Department
- Town of Gibsons Fire Department
- Gibsons and District Volunteer Fire Department

No objections were previously received from any of the referral agencies with comments from the Town's Fire and Infrastructure Departments being included in the proposed bylaws. The new bylaws will be re-referred to the above agencies for additional comments,

Community Consultation

It is recommended that consultation with neighbourhood residents be undertaken given the proposed OCP and Zoning Amendment Bylaws would apply to the larger Davis Road and Poplar Lane area. The consultation would include:

- A Public Information Meeting being held to allow for property owners and residents to review and provide feedback on the proposed bylaw changes.
- Notification for the meeting being provided to owners and residents on the subject properties and for owners/residents of properties within 50 metres of the subject properties. Notices would also be placed in a local newspaper and on the Town website.
- A staff report would be prepared summarizing the feedback from the Public Information Meeting and any proposed changes prior to the bylaws being given Second reading.
- A Public Hearing would be scheduled after such time that the bylaws receive Second Reading.

POLICY / PLAN IMPLICATIONS

Strategic Plan Implications

This approach is aligned 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.

Waste Management Plan Implications

As part of an OCP amendment and pursuant to Section 477 of the *Local Government Act*, Council must consider the implications of the proposal on its financial plan and waste management plan. Staff comments on the financial plan are provided below under financial plan Implications.

The Town manages the collection of solid waste, including regular household garbage. Household garbage is collected by an independent contractor and taken to a landfill site within the SCRD. The SCRD is responsible for regional solid waste management and planning, and therefore this application was referred to the SCRD for comments. The SCRD provided the

following comments pertaining to the landfill impacts:

Should the proposed OCP amendment result in construction or renovation, property owners should be encouraged to review the materials accepted at the Sechelt Landfill and sort accordingly to maximize diversion.

The liquid waste from this property would flow directly to the treatment plant which Infrastructure Services has identified has sufficient capacity.

Financial Plan Implications

There are no negative implications to the financial plan.

Other Policy or Plan Implications

In addition to the Zoning and OCP Amendment Bylaws discussed above, future applicants would be required to submit Development Permit applications should proposed amendment bylaws be adopted by Council.

NEXT STEPS

The next step would be the hosting of a Public Information followed by Second Reading to the bylaws as discussed above in the report. All proposed amendments to a Zoning Bylaw and OCP also must undertake a public consultation process as prescribed by the *Local Government Act*. This includes notice by advertisements in a local paper and a statutory Public Hearing.


RECOMMENDATIONS / ALTERNATIVES

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


Attachments

- Attachment A – Zoning Amendment Bylaw No. 1065-54, 2020
- Attachment B — OCP Amendment Bylaw No. 985-25, 2020

Respectfully Submitted,



Mark McMullen, MCIP, RPP
Planning Consultant



Lesley-Anne Stats, MCIP RPP
Director of Planning

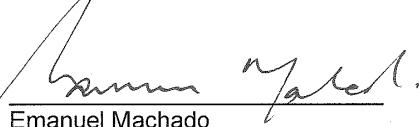
Staff Report to Planning Committee – March 3, 2020

Proposed Three Family Dwelling and Garden Suite Area for the Davis Road and
Poplar Lane Area

Page 7 of 7

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

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

A handwritten signature in dark ink, appearing to read 'Emanuel Machado', is written over a horizontal line.

Emanuel Machado
Chief Administrative Officer

ATTACHMENT A

TOWN OF GIBSONS

BYLAW NO. 1065-54, 2020

A Bylaw to amend *Town of Gibsons Zoning Bylaw No. 1065, 2007*

WHEREAS the Council for the Town of Gibsons has adopted *Town of Gibsons Zoning Bylaw No. 1065, 2007*;

AND WHEREAS the Council deems it desirable to amend the Zoning Bylaw to facilitate infill, ground-oriented housing options on existing single-family lots;

NOW THEREFORE the Council, in open meeting assembled, enacts as follows:

- 1) This Bylaw may be cited as the *Zoning Amendment Bylaw No. 1065-54, 2020*.
- 2) The *Town of Gibsons Zoning Bylaw No. 1065, 2007* is amended by:
 - a) Inserting the following new definition in Section 2.1 in alphabetical order:

“THREE-FAMILY DWELLING” means a residential use in which the principal detached building on a lot is used for three dwelling units constructed side-by-side or above one another.”
 - b) Replacing the existing with the following new definition in Section 2.1 in alphabetical order for:

“APARTMENT USE” means the residential use of part or all of a building comprised of three or more dwelling units, but does not include townhouses or three-family dwellings.”
 - c) Amending SCHEDULE “F” of Bylaw 1065 to revise its title and include the properties fronting Davis Road and Poplar Lane within the Garden Suite Areas, as shown in Appendix A attached to and forming part of this bylaw;
 - d) Amending the title of Section 8.10 to read as follows:

“Garden Suites Areas”
 - e) Amending Section 8.10 (6) to read as follows:

“Building Floor Area of the Garden Suite shall not exceed the gross floor area of the principal building. In the case of a two-family dwelling or a three-family dwelling, the Garden Suite must not exceed the gross floor area of the smallest principal dwelling.”

Zoning Amendment Bylaw No. 1065-54, 2020

- f) Inserting the new Multi-Family Residential Zone 7 (RM-7) zone in numerical order in Part 10 to Bylaw 1065, attached to and forming part of this bylaw as Appendix B;
- 3) Altering the zoning designation for area on Schedule A to Bylaw No. 1065, from the existing Single-Family Residential Zone 2 (R-2) to Multi-family Residential Zone 7 (RM-7), as shown in Appendix C attached to and forming part of this bylaw.
- 4) 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 ##### day of MONTH, YEAR

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

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

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

APPROVED pursuant to Section 52(3)(a)
of the *Transportation Act* the #### day of MONTH, YEAR

ADOPTED the #### day of MONTH, YEAR

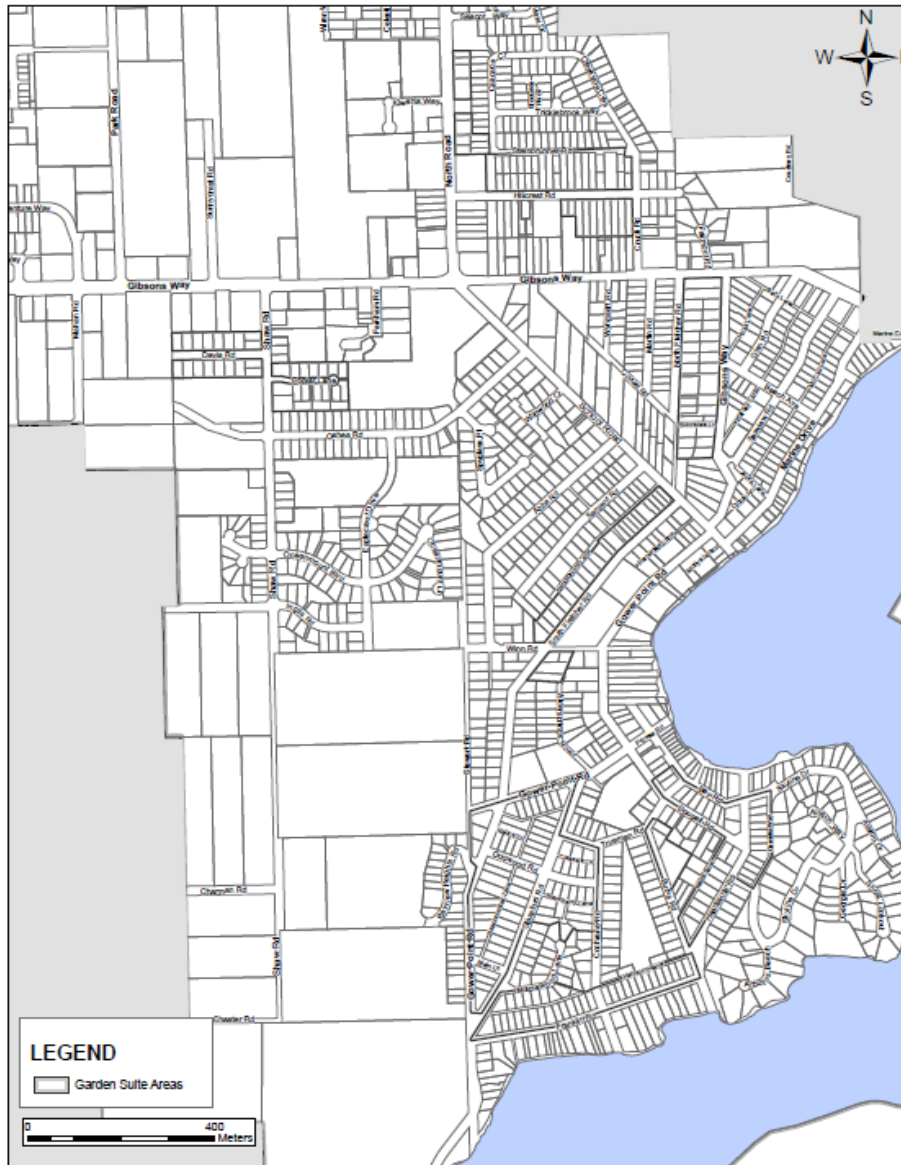
William Beamish, Mayor

Lindsey Grist, Corporate Officer



APPENDIX A Garden Suite Areas Schedule F

06030004 Zoning/Garden Suite/F
January 2020



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.

APPENDIX B

MULTI-FAMILY RESIDENTIAL ZONE 7 (RM-7)

10.XX Application and Intent of Zone

The regulations of this zone apply to the use of land, buildings, and structures within the Multi-family Residential Zone 7 (RM-7). The intent of the RM-7 zone is to allow for infill medium-density residential options on larger single-family residential lots.

10.XX Permitted Principal Uses

- (1) One Single-Family Residential Dwelling per lot; or
- (2) One Two-Family Dwelling per lot; or
- (3) One Three-Family Dwelling per lot.

10.XX Permitted Accessory Uses

- (1) accessory
- (2) off-street parking and loading;
- (3) one Garden Suite as permitted by Section 8.10 of this Bylaw;
- (4) Accessory Buildings as permitted by Section 4.13-4.20;
- (5) Bed and Breakfast;
- (6) Home Occupations subject to the regulations of Section 8.5 of this bylaw; and
- (7) Other accessory uses customarily incidental and subordinate to a permitted principal use.

10.XX Minimum Lot Area

- (1) A lot in the RM-7 zone must have a lot area of not less than 650 m² (6,996 ft²).

10.XX Minimum Lot Width

- (1) A lot in the RM-7 zone must have a lot width of not less than 19.0 m (62.4 ft).

10.XX Density

- (1) The maximum floor space ratio is 0.60;
- (2) Where required accessory off-street parking is located within or under a principal building, the floor area occupied by such parking may be added to the lot area of the lot for purpose of determining density under subsection (1).

10.XX Setbacks

- (1) Except as required or permitted by Part 4, Part 5 and Part 8 of this bylaw, buildings and structures must be sited no closer to a lot line than the following:
 - (a) front lot line: 7.5 m (24.6 ft);
 - (b) rear lot line: 7.5 m (24.6 ft);
 - (c) interior side lot line: 1.5 m (4.9 ft);
 - (d) exterior side lot line: 3.0 m (9.8 ft).
- (2) Notwithstanding Section 4.3 (3) of this bylaw, porches, porticoes, steps and decks projecting beyond the face of a principal building may be sited 2.0 m closer to a front lot line than the setback specified elsewhere in this bylaw.

10.XX Maximum Lot Coverage

- (1) The maximum lot coverage is 50%.

10.XX Maximum Height of Buildings

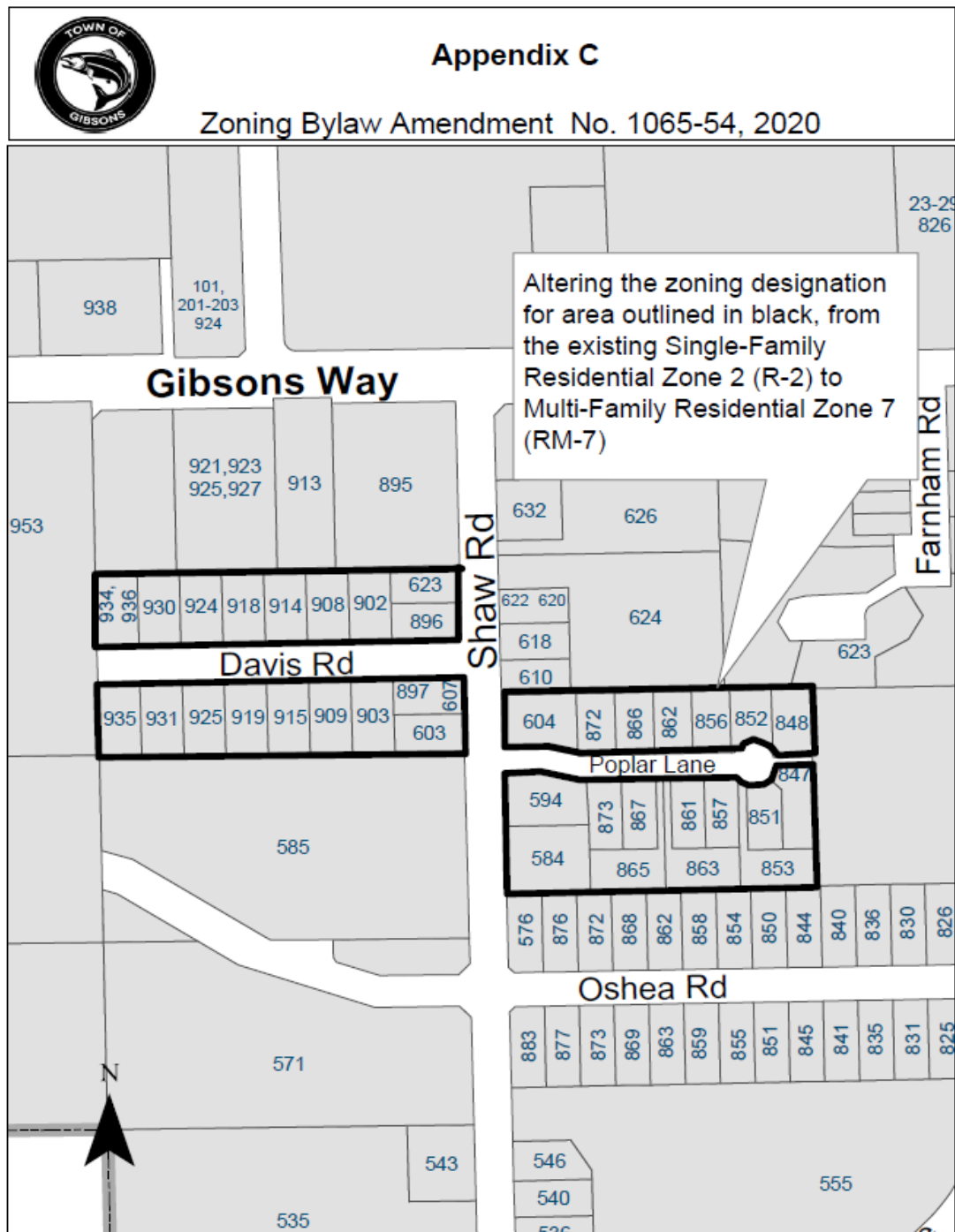
- (1) Except as otherwise required by Part 5 and Part 8 of this bylaw, principal buildings in the RM-7 zone must not exceed a building height of 8.0 m (26.2 ft);
- (2) Notwithstanding Section 8.10, a Garden Suite shall be limited to one storey in building height.

10.XX Required Off-Street Parking

- (1) Off-street, parking must be provided and maintained in accordance with the requirements of Part 6 and the minimum parking space requirements for the RM-7 zone including:
 - a. A Three-Family Dwelling has a minimum parking requirement of 4.0 parking spaces;

10.XX Landscaping

- (1) The uses in the RM-7 zone must be landscaped and maintained as required by Section 4.5 of this Bylaw.



ATTACHMENT B

TOWN OF GIBSONS

BYLAW NO. 985-25

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 deems it desirable to amend the Official Community Plan;

NOW THEREFORE the Council, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as "*Official Community Plan Amendment Bylaw No. 985-25, 2020*".
2. The *Official Community Plan Bylaw No. 985, 2005*, is amended by:
 - a) Altering the land use designation for that area on Schedule B to Bylaw No. 985, from the existing "Medium Density Residential" designation to the "Multi-Unit Residential Special Character" designation as shown on Appendix A attached to and forming part of this bylaw;
 - b) Altering the development permit area for that area on Schedule E to Bylaw No. 985, from the existing "Multi-family Residential Development Permit Area No. 4" to "Intensive Residential Development Permit Area No. 8", as shown on Appendix A attached to and forming part of this bylaw;
 - c) Altering Table 5-1 by replacing the existing "Multi-Unit Residential Special Character" land use designation with the following description and intent:

"To permit single detached dwellings and multiple unit residential in a single-detached building form with a FSR of 0.5 to a maximum FSR of 0.75 (generally 20 to 25 uph for single-detached, and 25 to 60 uph for multiple unit residential). For the area on the south-east side of Marine Drive between Beach Avenue and Jacks Lane, the residential use may be combined with compatible marine related uses.";
 - d) Altering "Multi-family Residential Development Permit Area No. 8" by:
 - i. Replacing the heading entitled "Relationship to the Street or Lane" on page 140 with the following:

"Relationship to the Street or Lane (Where Present)"
 - ii. Replacing the existing text under heading entitled "Parking and Access" on page 140 with the following:

- A walking path providing direct access to the Garden Suite should be clearly visible from the street or lane.
- All buildings should be sited to provide for safe fire access to all units.
- All parking spaces should access the site via a single, shared driveway and/or directly from a public lane, where available.
- Parking should not dominate the proposed Garden Suite.
- If the parking space for the Garden Suite is not enclosed in the building, permeable pavement or wheel strips should be used, to minimize additional impermeable surfaces.
- Parking pads and garages should be located to the rear or side of the dwelling unit(s) wherever possible, and always where there is access from a rear lane.
- Vehicular access from the street is strongly discouraged unless a property is not served by a lane or is subject to prohibitively steep grades.
- Where there is no lane, there should be a 4.0 m wide clear area connecting the street and a Garden Suite, to provide clear, safe access to the Garden Suite.”

e) 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 ##### day of MONTH, YEAR

PURSUANT to Section 475 of the *Local Government Act* consultation requirements considered the ##### day of MONTH, YEAR

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

READ a second time 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

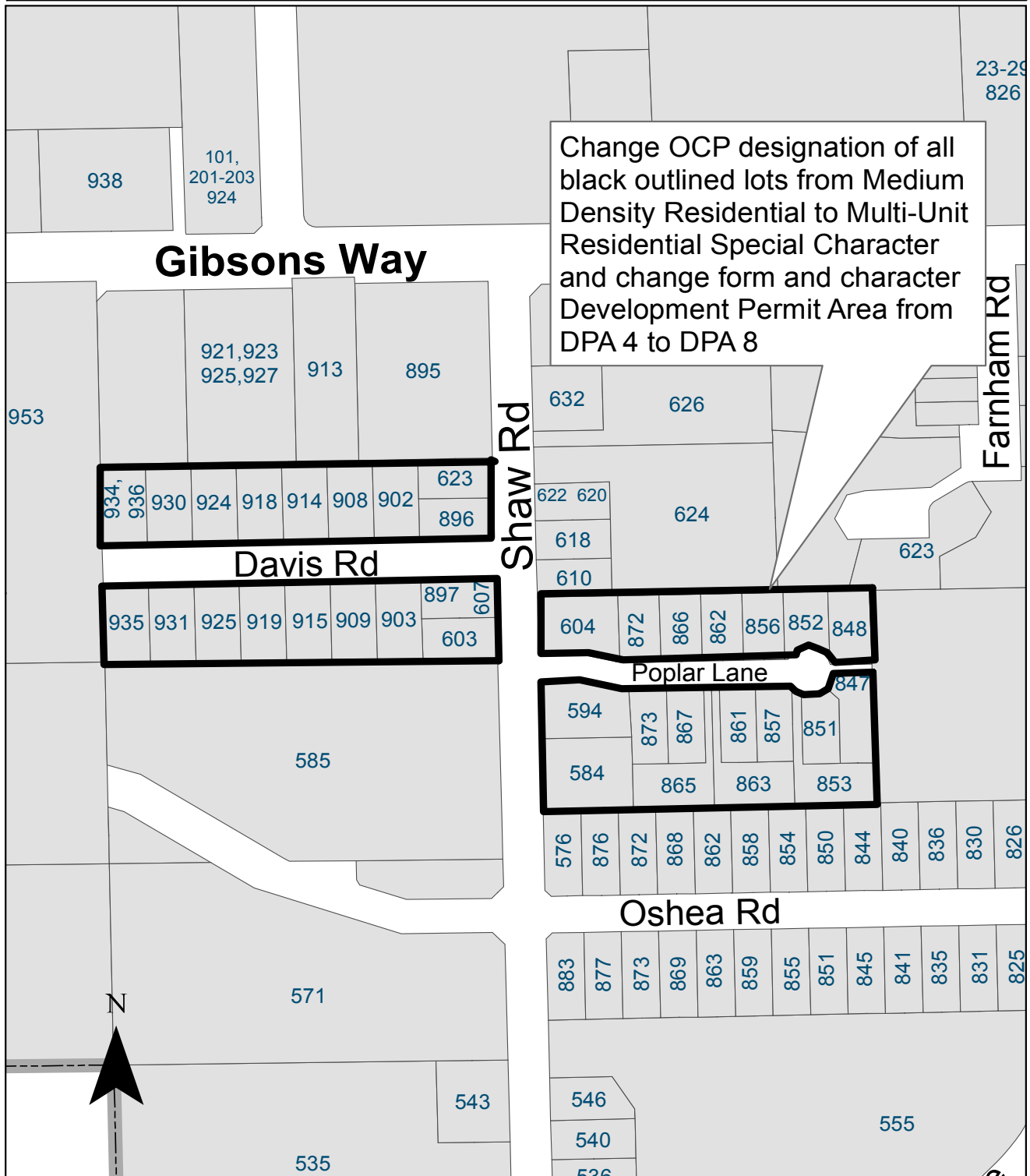
William Beamish, Mayor

Lindsey Grist, Corporate Officer



Appendix A

OCP Amendment Bylaw No. 985-25, 2020





STAFF REPORT

TO: Planning and Development Committee **MEETING DATE:** March 3, 2020
FROM: Katie Thomas **FILE NO:** 3220 GPR-438-444
Planner I
SUBJECT: OCP and Zoning Amendment and Development Permit Application for 438-444 Gower Point Road

RECOMMENDATIONS

THAT the report titled OCP and Zoning Amendment and Development Permit Application for 438-444 Gower Point Road be received;

AND THAT *Official Community Plan Amendment Bylaw No. 985-26, 2020* be forwarded to Council for first and second readings;

AND THAT *Zoning Amendment Bylaw No. 1065-55, 2020* be forwarded to Council for first and second readings;

AND THAT pursuant to Section 477 of the *Local Government Act*, Council has considered *Official Community Plan Amendment Bylaw No. 985-26, 2020* in conjunction with the Town's Financial Plan and waste management plans;

AND THAT a Public Hearing for these bylaws be scheduled to begin at 5:30 pm on March 17, 2020, in Town Hall Council Chambers, located at 474 South Fletcher Rd, Gibsons;

AND THAT Development Permit DP-2019-24 be issued subject to adoption of the OCP and Zoning Amendment;

AND THAT Amended Development Permit DP-2017-13 for the addition to the small accessory building located behind the restaurant be issued;

AND FURTHER THAT these recommendations be forwarded directly to the next Council meeting for adoption.

BACKGROUND / PURPOSE

The Town received an Official Community Plan (OCP) and Zoning Amendment application from Element Gardens for the property located at 438 – 444 Gower Point Road, Gibsons, as shown in Figures 1 and 2. The property has a restaurant on it, known as the Barefoot Gecko, and a parking

lot. The applicant is requesting to change the land use from 'residential' to "commercial" to allow for a greenhouse and extra kitchen, to be used for food preparation for the existing restaurant.

In addition the applicant is seeking to extend the small accessory building behind the restaurant to accommodate a staff washroom and larger storage space. Staff have determined that this addition will be considered an amendment to issued Development Permit DP-2017-13, as DP-2017-13 was issued for the principal building only and not the accessory building.

The purpose of this report is to review the application in relation to the Official Community Plan and the Zoning Bylaw and obtain a recommendation from the Planning and Development Committee on next steps.

DISCUSSION

Site and Surrounding Uses

The subject property is located on Gower Point Road, in close proximity to the Gibsons Public Market. The subject property has recently undergone a lot line adjustment and a 3-lot consolidation to create a single 1640m² lot.

The property has split zoning, with Downtown Commercial 5 (C-5) to the south, and Single-Family Residential Zone 2 (R-2) to the north, as seen in Figure 3. The Town's Official Community Plan designates the property as Medium Density Residential, as seen in Figure 4. Table 1 provides the OCP Land Use Designations and zoning for the surrounding area. The Barefoot Gecko Mexican Restaurant currently sits at the south portion of the lot. The property owner would like to construct a greenhouse, accessory kitchen and parking on the vacant north portion, and therefore an OCP and Zoning Amendment is required.



Figure 1: The Barefoot Gecko Restaurant located at 438-444 Gower Point Road, showing the vacant portion proposed for the Greenhouse.

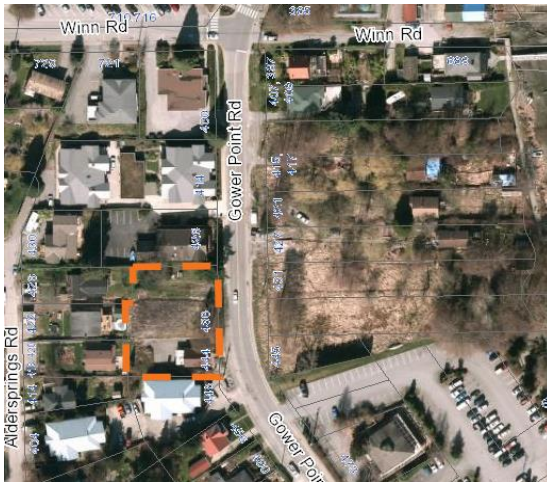


Figure 2: Location of subject property

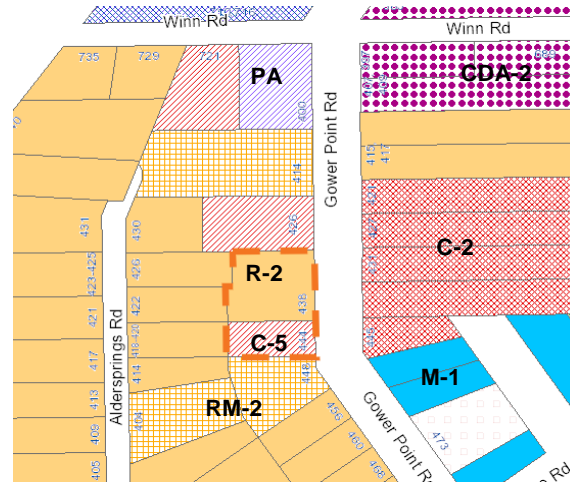


Figure 3: Zoning of subject property

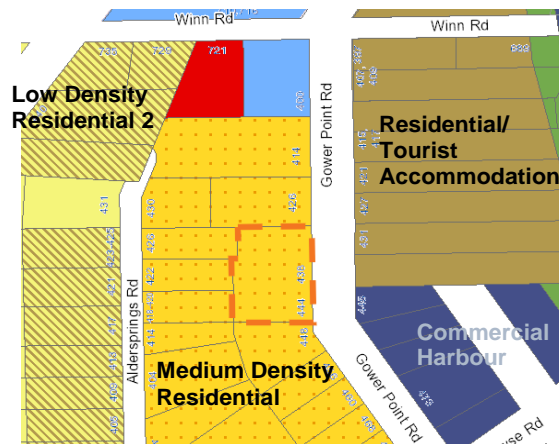


Figure 4: OCP Land Use Designation map showing the subject property

	Existing Land Use	Existing Zoning	OCP Designation
North	Commercial (vacant restaurant with residential above)	Downtown Commercial 5 (C-5)	Medium Density Residential
South	Residential (Townhouses)	Multi-Family Residential 2 (RM-2)	Medium Density Residential
East	Vacant	Tourist Commercial 2 (C-2)/ Marine 1(M-1)	Residential/Tourist Accommodation and Commercial Harbour
West	Residential (Single family homes)	Single-Family Residential 2 (R-2)	Medium Density Residential

Table 1: Surrounding Uses, Zoning and Land Use Designation

Past Uses

In 1996, the property at 444 Gower Point Road was designated as "Mixed Commercial and Multiple Family Residential" in the Town of Gibsons' Official Community Plan Bylaw Number 655, 1993 and zoned C-5 (Downtown Commercial), the small 24' x 42' structure had been used for residential use prior to the occupation by The Showpiece Gallery.

This historical OCP land use designation aids in the understanding of the mix of residential and commercial zoning and uses in this area of Gower Point Road.

The existing building on the property underwent an extensive renovation and addition in 2017 under DP-2017-13 and DVP-2017-06 to convert the building into a Mexican restaurant.

In late 2019, the property owner bought the neighbouring two properties and underwent a lot line adjustment and lot consolidation to create the new parcel, as shown in figure 5.

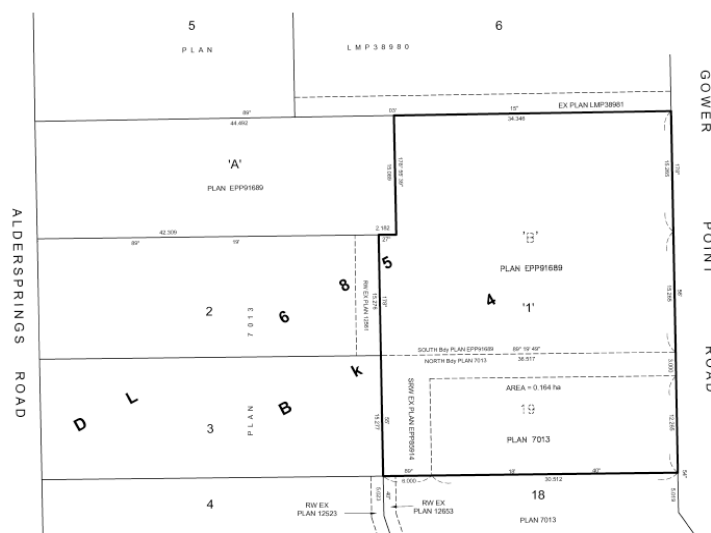


Figure 5: New lot outlined in bold black

The applicant proposes to construct a 1000 square foot greenhouse, with an attached preparation kitchen, see figure 7. The aim of the greenhouse is to grow food for the existing Mexican restaurant. The proposal also includes additional onsite parking. Figure 6 shows an artist's impression of the proposal. The proposal will require a Development Permit for form and character under Development Permit Area Number 5 (DPA 5).



Figure 6: Artist's impression of the proposed greenhouse and accessory kitchen.

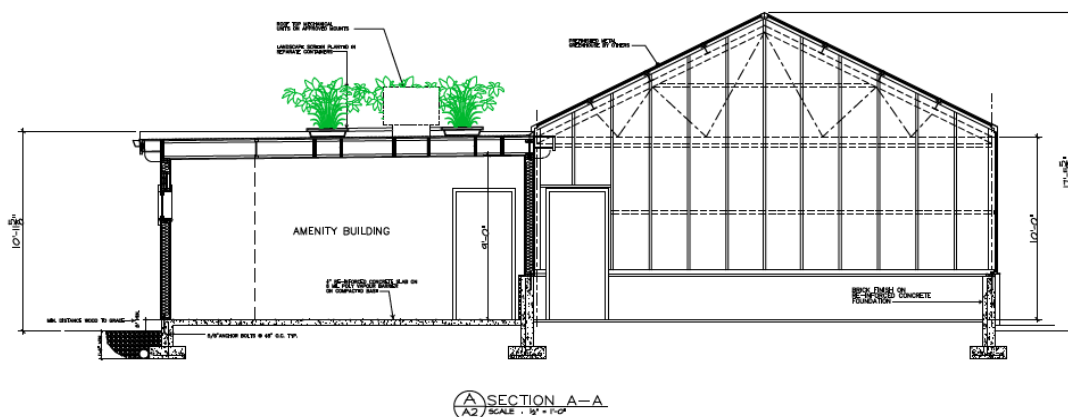


Figure 7: Cross section of the south elevation of the proposed Greenhouse and attached amenity building.

Official Community Plan

The intent of the Medium Density Residential Land Use Designation is to permit townhouses, stacked townhouses and 2 to 4 storey apartments. The development proposal described above does not align with this intent and therefore the applicant has requested to amend the Land Use Designation to Mixed Use Commercial, which intends to allow for a wide range of retail and office use, restaurants, and visitor accommodations in a pedestrian orientated environment, and to allow residential use as a secondary use, above or below a commercial use at ground level.

The OCP lists policies that support the concentration of commercial uses around the Commercial centres of Upper Gibsons and Gibsons Landing.

- *Policy 10.1.1 Continue to focus new commercial development in Upper Gibsons and Gibsons Landing areas. Commercial development outside of these areas will be discouraged with the exception of very small scale, local serving uses and live/work uses*
- *Policy 10.1.2 Encourage commercial uses to concentrate on areas that are designated as Mixed Use Commercial on Schedule B: Land Use Plan.*

The Harbour Area Plan seeks to create a balanced development which furthers the social, cultural, economic and environmental aspects of sustainability.

Objective 1.1 Ensure new development is compatible in scale with existing development in the Harbour Area.

Objective 5.5 Support increased, year round commercial and tourist activity in the Harbour Area.

Table 1 and Figure 3 show that the Zoning and existing land uses do not align with the OCP's Land Use designation. This is partly due to the small lot sizes, historical OCP designation, as well as the proximity to the Gibsons Marina. With the recent development of the Gibsons Public Market, the Gibsons Landing commercial area is extending towards the Gibsons Marina. Designating 438-444 Gower Point Road to Mixed-Use Commercial brings the Official Community Plan in line with the existing land uses, and helps to link the Marina to the heart of the Lower Gibsons Commercial area.

OCP Amendment Bylaw No. 985-26, 2020 is enclosed as Attachment B. Staff recommends forwarding the bylaw to Council for consideration of first and second readings and scheduling a Public Hearing on Tuesday, March 17, 2020.

Zoning

The subject property is zoned Downtown Commercial 5 (C-5) and Single-Family Residential 2 (R-2). The Zoning Amendment would change the zoning of the entire lot to C-5.

Staff consider the proposed Greenhouse and amenity building to be an accessory building to the main use on the site – a restaurant. Section 4.16 of the Zoning Bylaw limits the size of accessory buildings to “not more than 10% of any lot”. Staff have reviewed the size of the Greenhouse and

amenity building with the accessory storage building and deemed together they cover 12.8% of the lot.

Therefore to accommodate the size of the accessory buildings staff have added a new section to the C-5 zone as follows:

Site Specific Uses

In addition to the uses permitted in Sections 11.46 and 11.47, accessory buildings and structures must not together cover more than 15% of lot area on Lot 1 Blocks 4 and 9 District Lot 685 Group 1 New Westminster District Plan EPP98128

Zoning Amendment Bylaw No. 1065-55, 2020 is enclosed as Attachment C. Staff recommends forwarding the bylaw to Council for consideration of first and second readings, then scheduling a Public Hearing on Tuesday, March 17, 2020.

Development Permit Guidelines

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 located in the legacy residential. As such the guidelines that pertain to the Harbour Area in general are applicable to the development at 438-444 Gower Point Road.

DPA 5 Guidelines	Has the criteria been met? Staff Evaluation
AREA WIDE DESIGN GUIDELINES	
Building Scale and Massing	
All built form in the Harbour Area, particularly where it fronts on the "Village Walk" or "Harbour Walk" as delineated in the "Harbour Area – Pedestrian Network Map" shall be human in scale, and pedestrian oriented.	Not applicable
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	Yes – The development is planned to be 1 storey

DPA 5 Guidelines	Has the criteria been met? Staff Evaluation
Building massing should be low near the waterfront, 'stepping back' from the water	Not applicable
Varied roof heights, and roofs at various heights, are encouraged to provide variety in roofscape and skyline.	Yes - The applicant proposes to have a sloped roof for the greenhouse portion, and a flat roof with vegetation for the accessory kitchen, creating a varied skyline.
View Protection	
Building scale and massing shall be designed with careful consideration of impacts on views from uphill properties	Yes – the proposed building is one storey tall. The homes behind are 2-storey. Trees on the vacant lot opposite the site impede the views to the water
View Corridors	
From the Village Walk between Prowse Road and Armours Beach, an unobstructed view corridor 3.0 meters wide should be provided at every 30 meters to allow open views of the ocean.	Yes - the proposed building is 12.5 metres wide. There is a 7-metre gap between the proposed Greenhouse and existing restaurant.
Roofs	
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.	Yes – The greenhouse proposed to have a sloped roof. The amenity building, attached to the greenhouse is proposed to have a flat roof, there will be some landscaping to screen mechanical equipment.
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	Not Applicable The greenhouse provides an unbroken ridge, however: a) the roof is made of glass; b) a view corridor is provided on either side; c) the building is one storey; d) the building is not particularly large.
Wherever possible, roofs should be oriented so that ridge lines are perpendicular to slopes so as to reduce view impacts on uphill properties.	Not Applicable The sloped roof is not perpendicular to the slope due to the width of the building. As the building is one storey high, and the view corridor between the proposed green house and restaurant. Staff determine that this design does not impact views of uphill properties significantly.
All air conditioning, ventilating or other roof top mechanical equipment should be carefully concealed or screened.	Yes – Landscaping is proposed to screen the mechanical equipment.
Roofing Materials	

DPA 5 Guidelines	Has the criteria been met? Staff Evaluation
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.	No – the Greenhouse roof is proposed to consist of glass panes. The amenity building is proposed to have a torch on roof, with vegetation screening the mechanical equipment.
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.	Not applicable
Daylight and Sunlight	
Building heights and setbacks shall ensure adequate access to daylight and sunlight.	Yes - the one storey height and glass panes, ensure adequate access to daylight and sunlight.
Streetscape	
Individual architectural expression should be secondary to a building's contribution to the whole of the context or streetscape in which it is located.	Yes – the greenhouse relates to the Barefoot Gecko Restaurant
In the Village Landing, Village Waterfront, and Village Cultural Precinct Areas, select appropriate streetscape elements – street furniture (benches, trash receptacles, etc.) paving, lighting and plant material to reinforce character and sense of place.	Not applicable –Subject property is not within these precinct areas
In the Village Landing, Waterfront and Cultural Precinct, provide welcoming street furniture such as benches, planter boxes, hanging baskets, ornamental lighting, etc.	Not applicable
Marine articles such as boat masts and elements of the working clock should be incorporated as street furniture (bollards, planters, etc.).	Not applicable
The incorporation of beach elements such as driftwood into street furniture is encouraged (see Figure 16.3), provided the furniture is low maintenance.	Not applicable

DPA 5 Guidelines	Has the criteria been met? Staff Evaluation
Stone retaining walls are encouraged.	Not applicable – Property does not have any grade
Planting	
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.	Not applicable as property had no trees before groundworks commenced. The extensive Landscape Plan provides a variety of heights and colours to help offset the lack of mature trees currently
Planters with seasonal flowers to provide colour are encouraged.	Yes -The Landscape Plan features planters and plants with a mix of colours and feature plants including birds of paradise and canna lily.
Lighting	
Indirect, low-level lighting of building facades, pedestrian routes and signage is encouraged.	Yes – low-level lighting matching the style of the existing building is proposed.
Lighting should be designed so that it avoids “light spill” into residential areas.	Yes –down lit lights are proposed to avoid “light spill”
Use of marine light fixtures, building mounted, incorporated into railings or balustrades, or free standing, is encouraged.	Yes – the applicant to planning to match the existing lighting found on the restaurant building.
Transitions – Fencing and Landscaping	
Fencing should not exceed a height of 1.2 meters and should be supplemented with plant material.	Yes - Fencing will match the style of the existing fencing, conforming to the 1.2 metre height limit.
Landscape should consist primarily of local indigenous species. Large areas of non-vegetative materials such as gravel, bark, mulch, etc. are prohibited.	No – The Landscape Plan provides an extensive range of planting, however the majority are not native to the area
To preserve view corridors, new plantings should consist of landscaping which, when mature, will not exceed the height of the buildings on site.	Yes – The Landscape Plan’s plant scheme preserves future views.
Outdoor storage areas, mechanical equipment, waste containers, parking areas shall be screened	Yes – rooftop mechanical equipment to be screened with landscaping, waste containers are fenced off and screened from view
Parking	
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.	Yes – Parking is proposed at the rear of the lot. There is a one way system proposed through the site, the parking is internal

DPA 5 Guidelines	Has the criteria been met? Staff Evaluation
Off-street parking areas and access roads should have adequate pedestrian scaled lighting.	Yes/No – Lighting is planned for entry points to the building. No extra lighting is proposed at this time.

Staff considers that the proposed greenhouse and amenity building supplements the existing building, and that the proposed landscaping ties the property together. Staff find that proposed building meets the majority of the DPA 5 guidelines and recommends that Council authorizes the issuance of DP-2019-24 subject to adoption of the OCP and Zoning Amendment.

Staff have reviewed the proposed addition to the small accessory storage building at the rear of the existing building. The existing building is 104ft² and did not require a Building Permit as it is exempted under the BC Building Code due to being under 10m² (108ft²). The applicant wishes to extend the building to a total floor area of 324 ft² to allow for a staff washroom and meal preparation area. As this building is located on the original property, which is zoned C-5, staff wish to amend the Development Permit DP-2017-13 for the existing Barefoot Gecko to include this building. DP-2017-13 was authorized by Council on September 19, 2017, after the form and character was discussed and supported by the Advisory Planning Commission at their meeting on August 18, 2017.



Figure 8: A photo showing the east elevation of the existing accessory building located at the rear of the restaurant

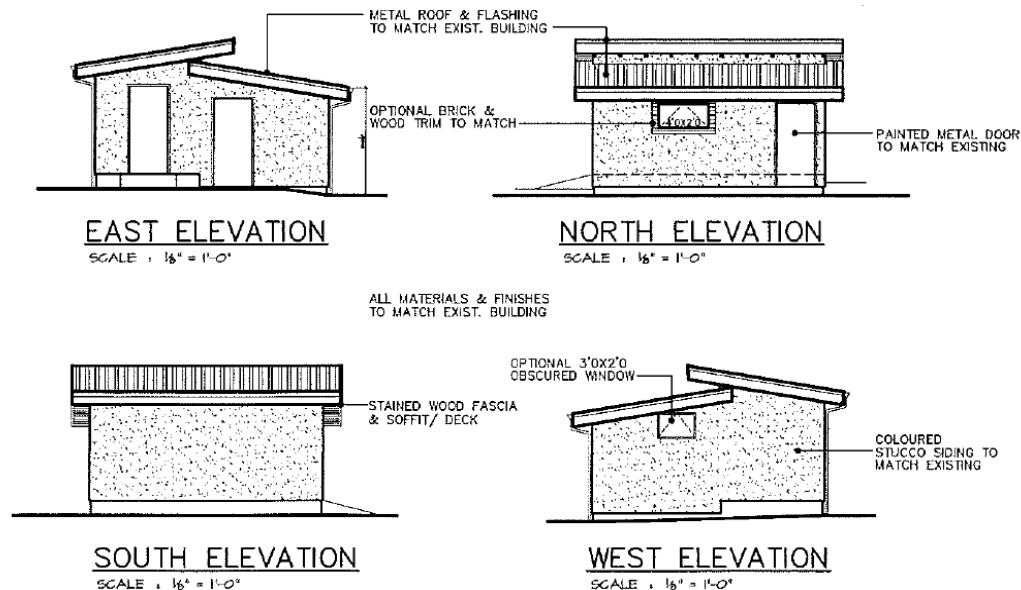


Figure 9: Building plans showing the addition to the accessory building

The proposed addition seeks to match the existing coloured stucco siding design elements, including stained wood fascia. Staff consider the proposed addition conform with issued DP-2017-13, and recommend that Council authorize an amendment to include the accessory building and its addition in DP-2017-13.

COMMUNICATION

The application was referred to the following agencies in early January for comment:

- Vancouver Coastal Health – VCH have provided conditions to ensure the future premises will meet health requirements. Provided these conditions are met, VCH has no objection to this Application.
- Squamish Nation – no comments received
- Gibsons and District Volunteer Fire Department (GDVFD) – approval recommended
- Sunshine Coast Regional District – comments under “Waste Management Plan”
- School District 46 – no concerns
- Ministry of Transportation and Infrastructure – interests unaffected
- Town of Gibsons Infrastructure Services Department – no concerns, frontage works to be paid cash in lieu. Development Cost Charges will be payable at time of building permit.
- Town of Gibsons Building Department – no concerns
- Town of Gibson Finance Department – comments below under “Financial Plan Implications”

No objections have been received from the referral agencies. The applicant has been advised to contact VCH to initiate the Plan Review process.

POLICY / PLAN IMPLICATIONS

Waste Management Plan

As part of an OCP amendment and pursuant to Section 477 of the *Local Government Act*, Council must consider the implications of the proposal on its financial plan and waste management plan. Commercial properties are in charge of their own waste collection however the SCRD is responsible for regional solid waste management and planning, and therefore this application was referred to the SCRD. The SCRD provided the following comments:

The applicant is encouraged to review the materials accepted at the Sechelt Landfill and sort accordingly to maximize diversion and ensure compliance with recyclable materials and controlled waste. Including, ensuring there is adequate space during construction to "house" or "contain" receptacles for separating recyclables and controlled waste from garbage (e.g. cardboard, metal, wood, gypsum).

Consideration should be given during the construction phase to ensure any containers for separating garbage, recycling and food waste for the existing restaurant remain accessible to collection service providers during construction and will be accessible post-construction.

Financial Plan Implications

There are no negative implications for the Financial Plan. The commercial tax rate is higher than the residential tax rate. Assessments for taxation are based on usage and value of improvements. The land in question has been vacant residential land, therefore with the change in use, the taxes collected for the property should increase.

NEXT STEPS

OCP and Zoning Amendments must undertake public consultation as legislated by the *Local Government Act*. This includes notice to neighbouring properties within 50m of the subject property, notice in two consecutive newspapers and a statutory Public Hearing. Staff recommend the Planning and Development Committee recommend forwarding the recommendations straight to tonight's Council meeting in order to allow for the Bylaws to be considered at a Public Hearing planned for March 17, starting at 5:30pm.

RECOMMENDATIONS / ALTERNATIVES

Staff recommendations are listed on page 1 of this report. Alternatively, Council may suggest changes to the form and character.

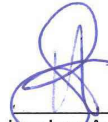
Attachments

- Attachment A – Application proposal
- Attachment B – OCP Amendment Bylaw No. 985-26, 2020
- Attachment C – Zoning Amendment Bylaw No -1065-55, 2020
- Attachment D – Draft Development Permit DP-2019-24
- Attachment E – Draft Development Permit DP-2017-13 AMENDED

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



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NOTE:

STREET ADDRESS
444 GOWER POINT RD. Gibsons, B.C.

STREET ADDRESS
444 GOWER POINT RD. Gibsons, B.C.

PID: 010-748-447
 Folio: 524.00055.000
 Lot: 19

PID: 010-748-447
 Folio: 524.00055.000
 Lot: 19

Approx. Lot Size: 17,601 S.F. (1 635 m2)

Approx. Lot Size: 17,601 S.F. (1 635 m2)

EXISTING RESTAURANT

EXISTING RESTAURANT

EXISTING PATO

EXISTING PATO

PROPOSED PAVILION

PROPOSED PAVILION

PROPOSED PERMEABLE PATIO**PROPOSED PERMEABLE PATIO**

ALL BLDG. AREAS INCL. EAVES.

ALL BLDG. AREAS INCL. EAVES.

DRAWING LIST

DRAWING LIST

2000

2000

this drawing must not be scaled. the general contractor shall verify all dimensions, datums and elevations prior to commencement of work. any errors or omissions shall be reported at once to the architect.

Project

GIBSONS, B.C.

TITLE

REFERENCES & NOTES

START DATE	NOV. 2019
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Документ	№	Дата
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CHECKED

SHEET NO	REV NO
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Stephen Hanneman Architect

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Gibsons, B.C.
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REVISION		NO.	DATE	REMARKS
A	NOV.20.19	ISSUED FOR REVIEW		
B	DEC.04.19	DEVELOPMENT PERMIT		

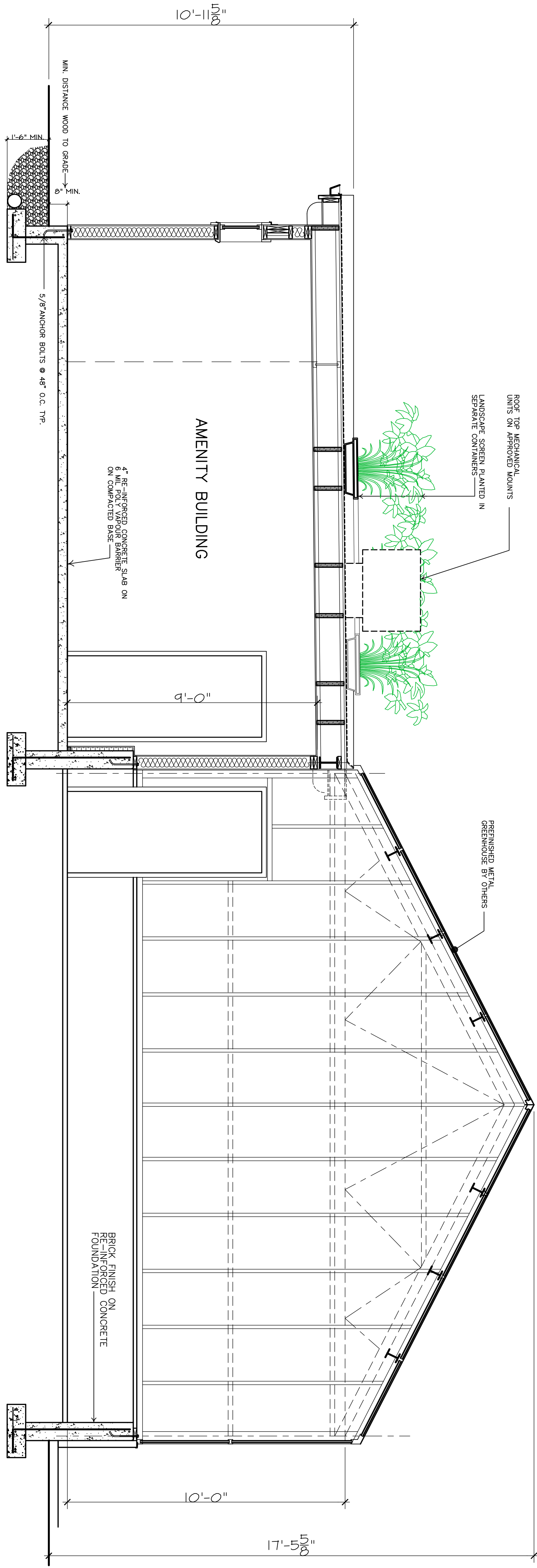
NOTE:
1. MINIMUM 2" RATTI SOUND INSULATION TO ALL BATHROOM WALLS
ALL FANS TO BE "LOW NOISE"
ALL SINKS & TOILETS TO HAVE SHUT OFF MECHANICAL CONNECTIONS REQUIRE ALL POST TO HAVE EMBEDDED MECHANICAL CONNECTORS AT BASE ALL BEAMS AND JOINT LUNDED HEADERS AND HARDWARE INTERCONNECTED
ALL EXTERIOR WOOD TO BE PAINTED/ STAINED/ WEATHER-TREATED OR OTHERWISE WEATHER-TREATED AFTER APPLICATION OF COAT
ALL WOOD & SIDING 8" ABOVE GRADE TYP.
EXTERIOR WOOD STEPS TO HAVE CONCRETE LANDING. ELEVATE STRINGERS ABOVE GRADE BEHIND WITH 1-3/4" MIN. DIMENSION
FLASH ALL HORIZONTAL SIDING JOINTS
ALL STEEL PRIMED AND PAINTED
MECHANICAL CONNECTORS TO BE GALVANIZED
FLASH ALL ENVELOPE PENETRATIONS AS PER MANUFACTURER'S SPECIFICATIONS
1/2" G.W.B. INTERIOR WALL FINISH TYPICAL UNO 5/8" OPSW. BD. CEILING FINISH TYPICAL UNO CEMENT BOARD OR "TRANSASST"
OR APPROVED EQ. AS TILE BACKING
4" MIN. CLEAR FROM WALLS FOR RAIN DNO
2" X 10" FLOOR JOISTS @ 16" O.C.
5/8" T&G PLYWOOD SUBFLOOR GLED & REFERRED TO STRUCTURAL ENGINEER'S DRAWNS
ALL EXTERIOR DOORS / RATED DOORS/ WINDOWS TO HAVE THRESHOLD / WEATHERSTRIPPING/ AND THRESHOLD

This drawing must not be scaled. The Architect/Contractor shall verify all dimensions and quantities prior to commencement of work. Any errors or omissions shall be reported at once to the architect.

Project

**BAREFOOT
GECKO
GREENHOUSE**
444 GOWER POINT RD.
GIBSONS, B.C.

TITLE	
SECTIONS & NOTES	
START DATE	NOV. 2019
SCALE	1/2"=1'-0"
DRAWN	
CHECKED	
PROJECT NO.	
SHEET NO.	REV. NO.
A3	B

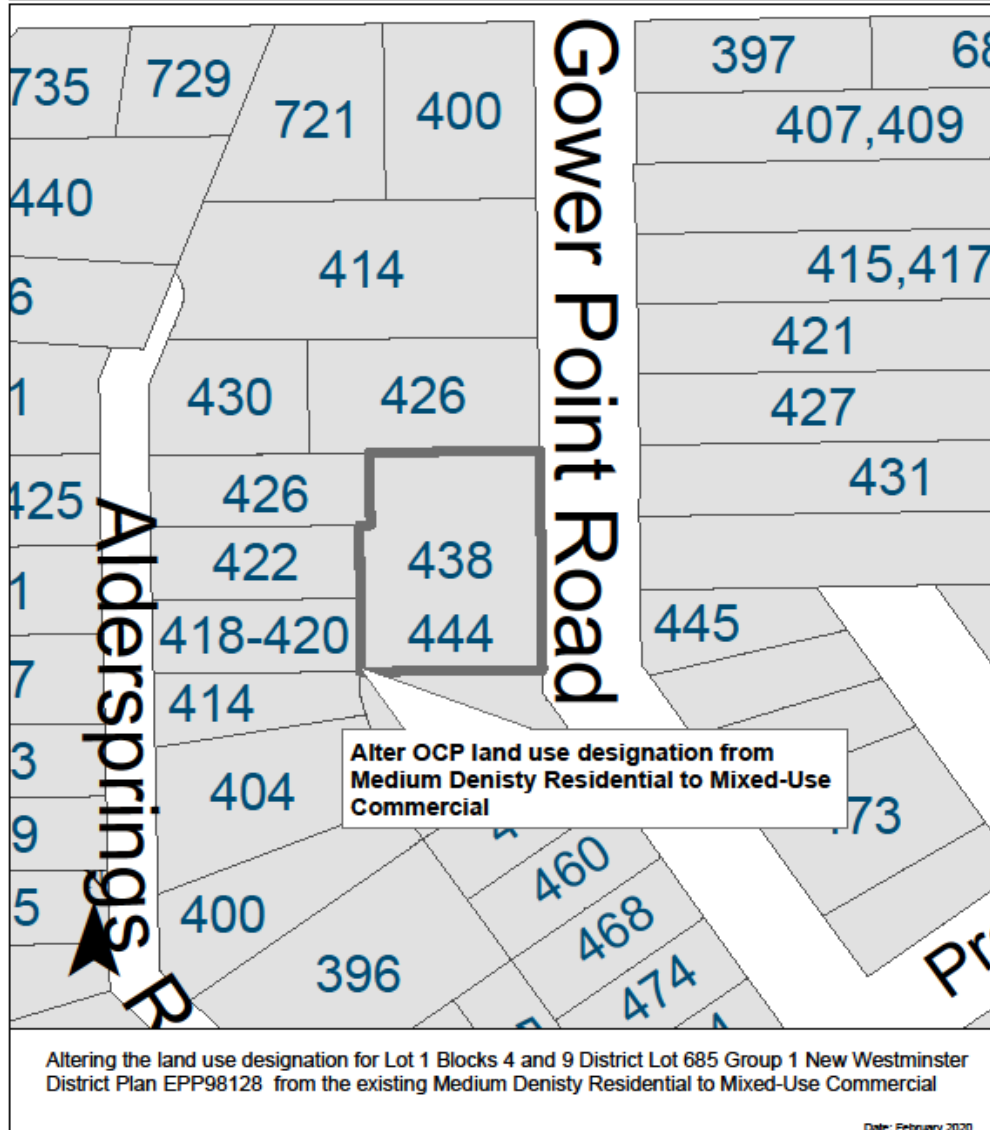


SECTION A-A
SCALE : 1/2" = 1'-0"



Appendix A

OCP Amendment Bylaw No. 985-26, 2020



Attachment C
TOWN OF GIBSONS

BYLAW NO. 1065-55, 2020

A Bylaw to amend *Town of Gibsons Zoning Bylaw No. 1065, 2007*

WHEREAS the Council for the Town of Gibsons has adopted *Town of Gibsons Zoning Bylaw No. 1065, 2007*;

AND WHEREAS the Council deems it desirable to amend the Zoning Bylaw;

NOW THEREFORE the Council, in open meeting assembled, enacts as follows:

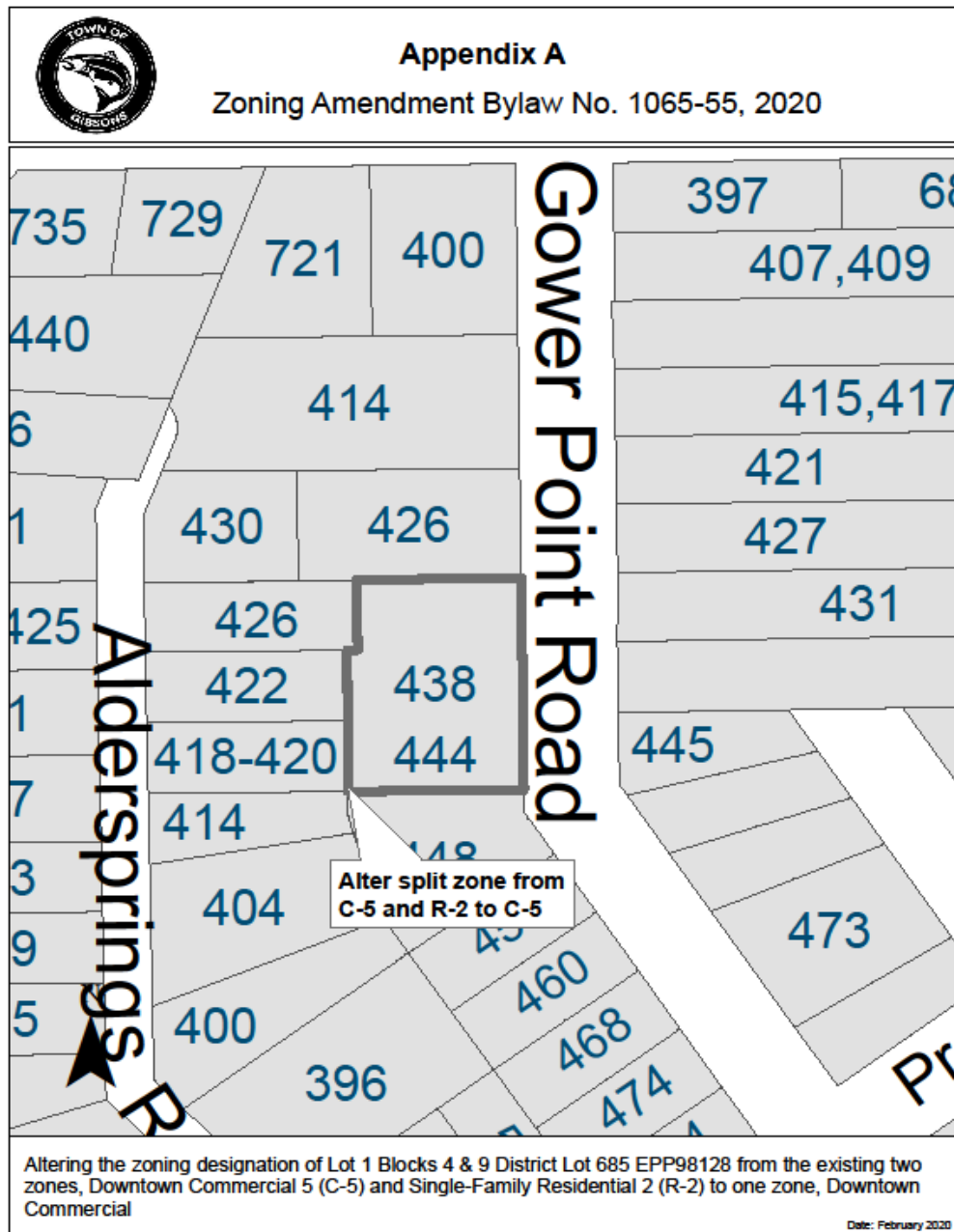
- 1) This Bylaw may be cited as the *Zoning Amendment Bylaw No. 1065-55, 2020*.
- 2) The *Town of Gibsons Zoning Bylaw No. 1065, 2007* is amended by:
 - a) Altering the zoning designation for Lot 1 Blocks 4 and 9 District Lot 685 Group 1 New Westminster District Plan EPP98128 on Schedule A to Bylaw No. 1065, 2007 from the existing two zones, Downtown Commercial 5 (C-5) and Single-Family Residential 2 (R-2) to one zone, Downtown Commercial 5 (C-5), as shown in Appendix A attached to and forming part of this bylaw.
 - b) Adding Section 11.56 Site Specific Uses after Section 11.55 as follows:

11.56 Site Specific Uses
In addition to the uses permitted in Sections 11.46 and 11.47, accessory buildings and structures must not together cover more than 15% of lot area on Lot 1 Blocks 4 and 9 District Lot 685 Group 1 New Westminster District Plan EPP98128. (Civic Address: 438-444 Gower Point Road).
 - c) 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	####	day of MONTH,	YEAR
READ a second time 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

William Beamish, Mayor

Lindsey Grist, Corporate Officer





DRAFT DEVELOPMENT PERMIT

NO. **DP- 2019-24**

TO: **Sally Graham**

ADDRESS: **828 Marine Drive
Gibsons, B.C. V0N 1V1
(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: 030-971-462

**Legal Description: Lot 1 Blocks 4 and 9 District Lot 685 Group 1 New Westminster
District Plan EPP98128**

Civic Address: 438-444 Gower Point Road

- 3) The lands are within Development Permit Area No. 5 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: Barefoot Gecko Greenhouse, dated November 2019*
 - *Landscape Plans titled: Barefoot Gecko Restaurant Garden, dated January 22, 2020*
- 6) In conjunction with the plans outlined under 5, the following further specifications apply:
 - *< list conditions 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.

Development Permit 2019-24

AUTHORIZING RESOLUTION PASSED BY COUNCIL

THIS THE XX DAY OF <month>, 201X.

ISSUED THIS ____ DAY OF _____, 202X.

William Beamish
Mayor

Lindsey Grist
Corporate Officer



DRAFT DEVELOPMENT PERMIT

NO. **DP- 2017-13 AMENDED**

TO: **Sally Graham**

ADDRESS: **828 Marine Drive
Gibsons, B.C. V0N 1V1
(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: 030-971-462

**Legal Description: Lot 1 Blocks 4 and 9 District Lot 685 Group 1 New Westminster
District Plan EPP98128**

Civic Address: 438-444 Gower Point Road

- 3) The lands are within Development Permit Area No. 5 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: Barefoot Gecko dated July 11, 2017*
 - *Development Plans titled: Barefoot Gecko Shed Addition, dated December 2019*
 - *Landscape Plans titled: Landscape Plan, dated June 26, 2017*
- 6) 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.
- 7) 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.
- 8) 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.
- 9) This Permit is NOT a Building Permit.

Development Permit 2017-13 AMENDED

AUTHORIZING RESOLUTION PASSED BY COUNCIL

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William Beamish
Mayor

Lindsey Grist
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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

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 12th, 2020 to share the proposal details and obtain pre-application feedback from the public.

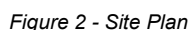


Figure 1 – Aerial image of 757 School Road (2016)

DISCUSSION

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

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.



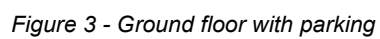




Figure 4 – Perspective view from intersection of School and O'Shea Roads



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 m²) 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

	Existing Land Use	Existing Zoning	OCP Designation	Building Height
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.

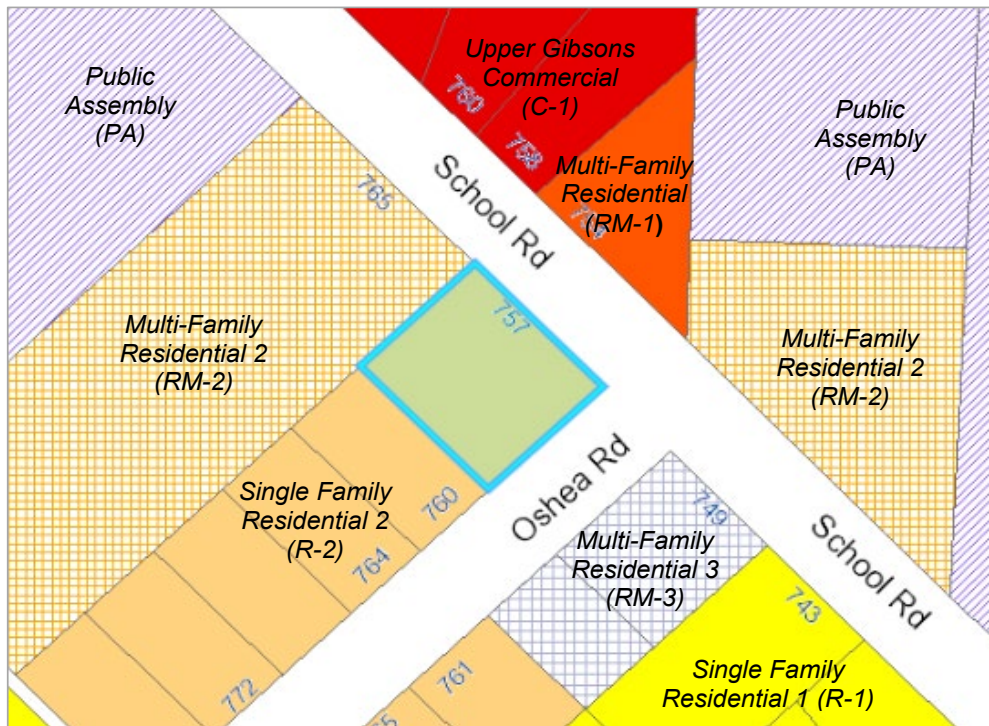


Figure 8 - Zoning, per Schedule A of Zoning Bylaw 1065, 2007; lot is zoned Single Family Residential 2 (R-2)

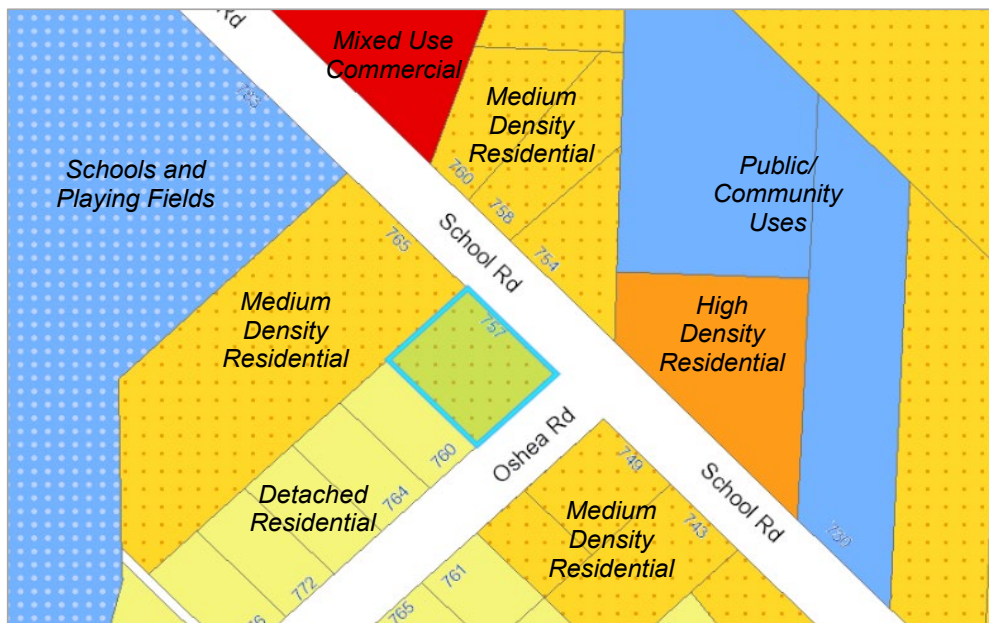


Figure 9 - Land use designations, per Schedule B – Land Use Plan of the OCP; lot is designated Medium Density Residential

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 ² (9,800 ft ²) and 1567 m ² (16,868 ft ²))	1.2 GFA = 1567 m ² (16,868 ft ²)
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 12th, 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

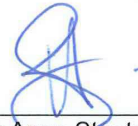
Staff recommendations are listed on page 1.

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,



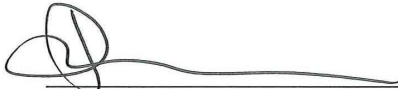
Kirsten Rawkins
Planner I



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



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	Massing, functional relationship diagram
2	19/06/24	Preliminary Design
3	19/08/22	Rezoning

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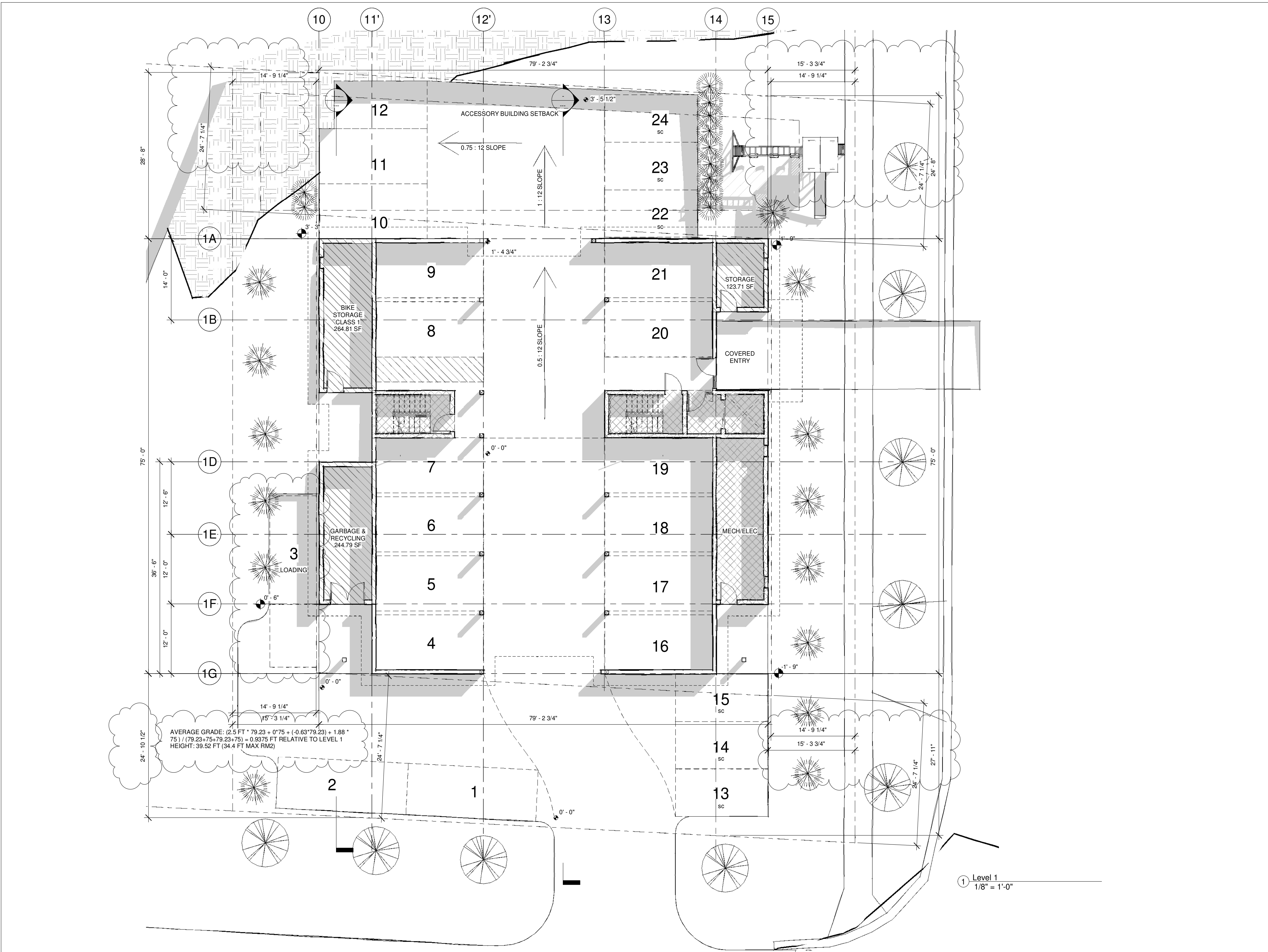
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Level 1 - PARKING

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REV.

DRAWING NO. A102



1 Level 1
1/8" = 1'-0"



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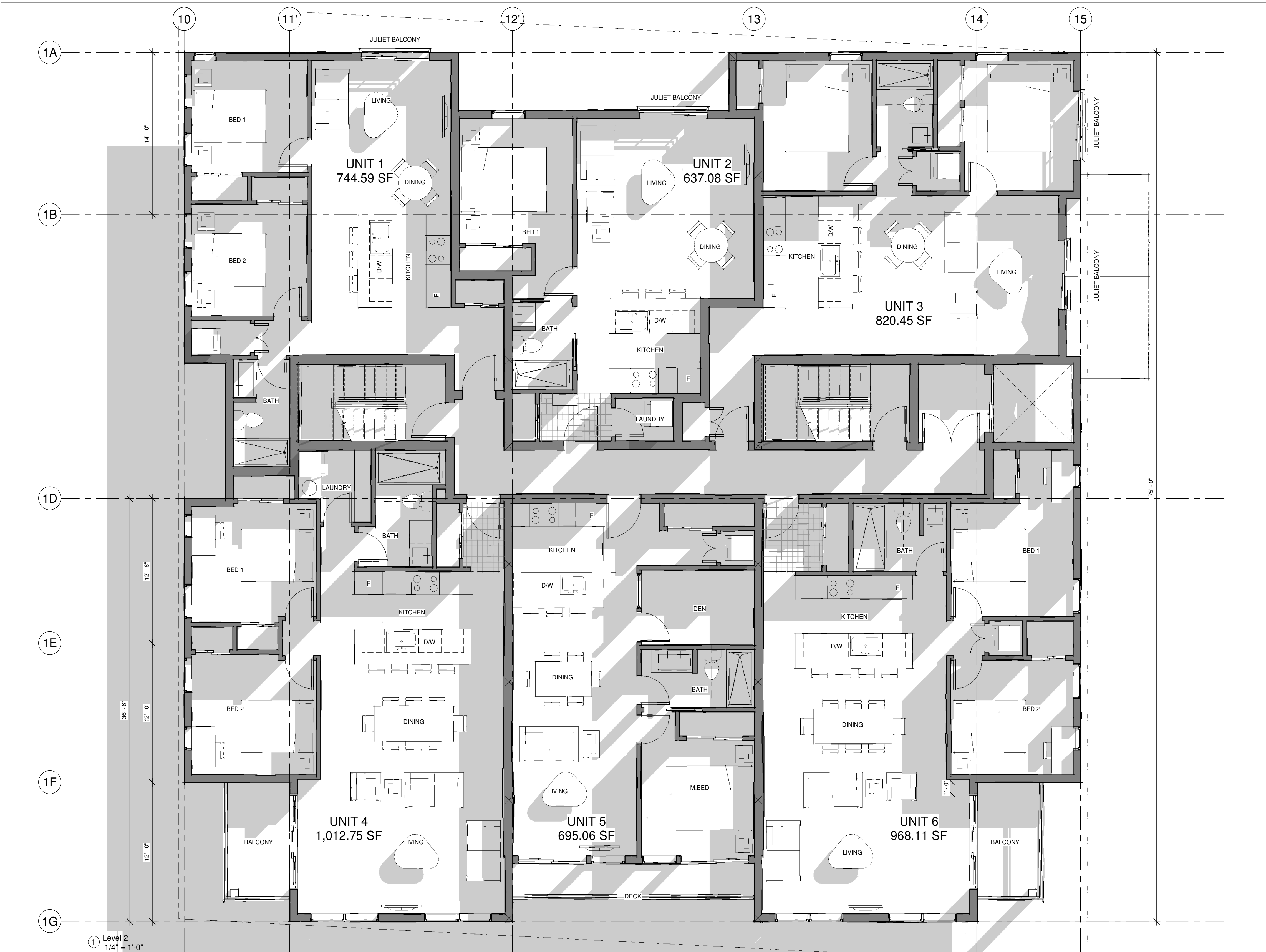
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Level 2

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DRAWING NO. **A103**





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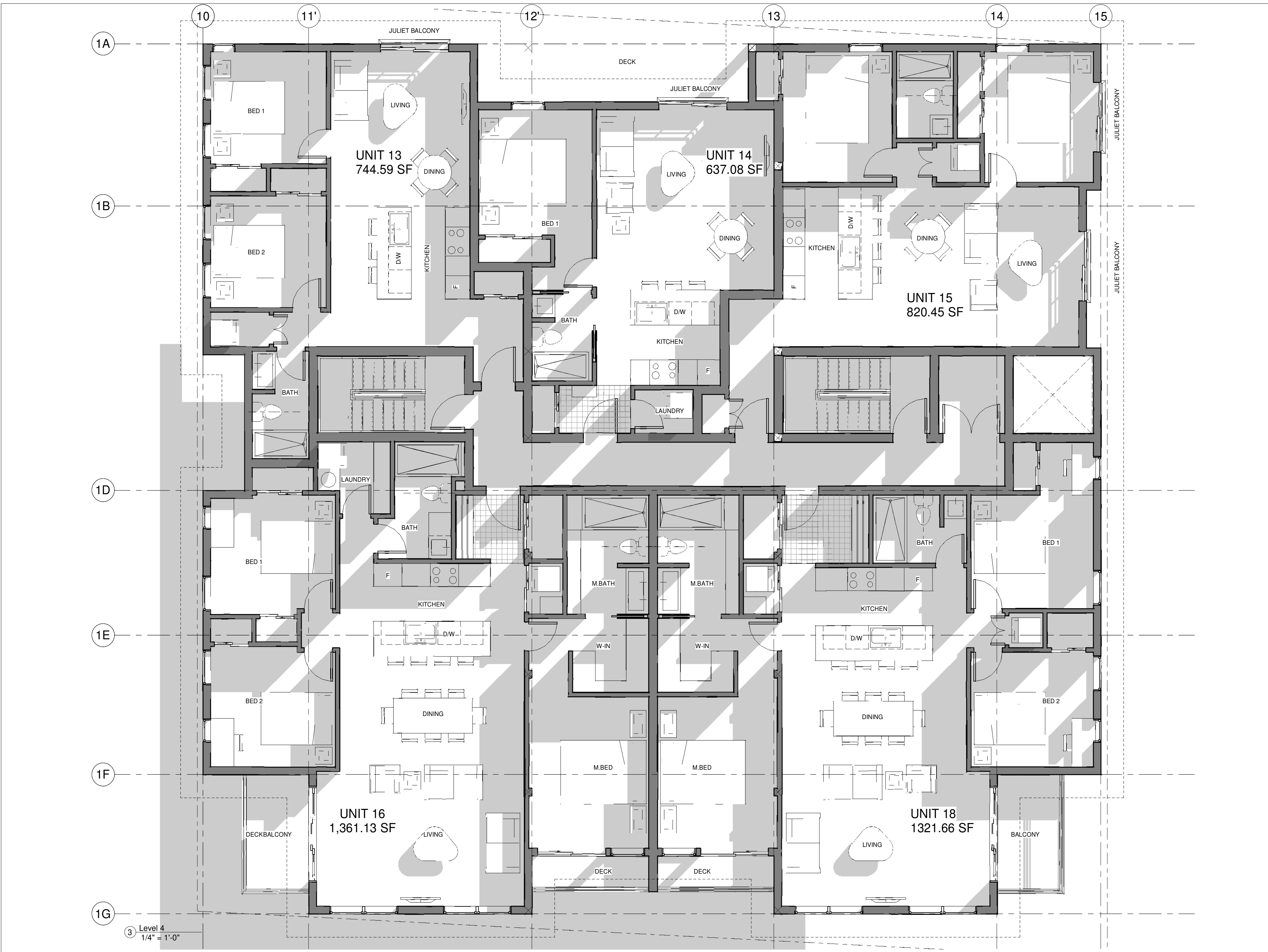
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Level 3 & 4

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REV.

DRAWING NO. **A104**





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PROJECT NO. _____ Project Number

3D

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

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DRAWING NO. A110





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PROJECT NO. Project Number

North Elevation

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REV.

DRAWING NO. A111





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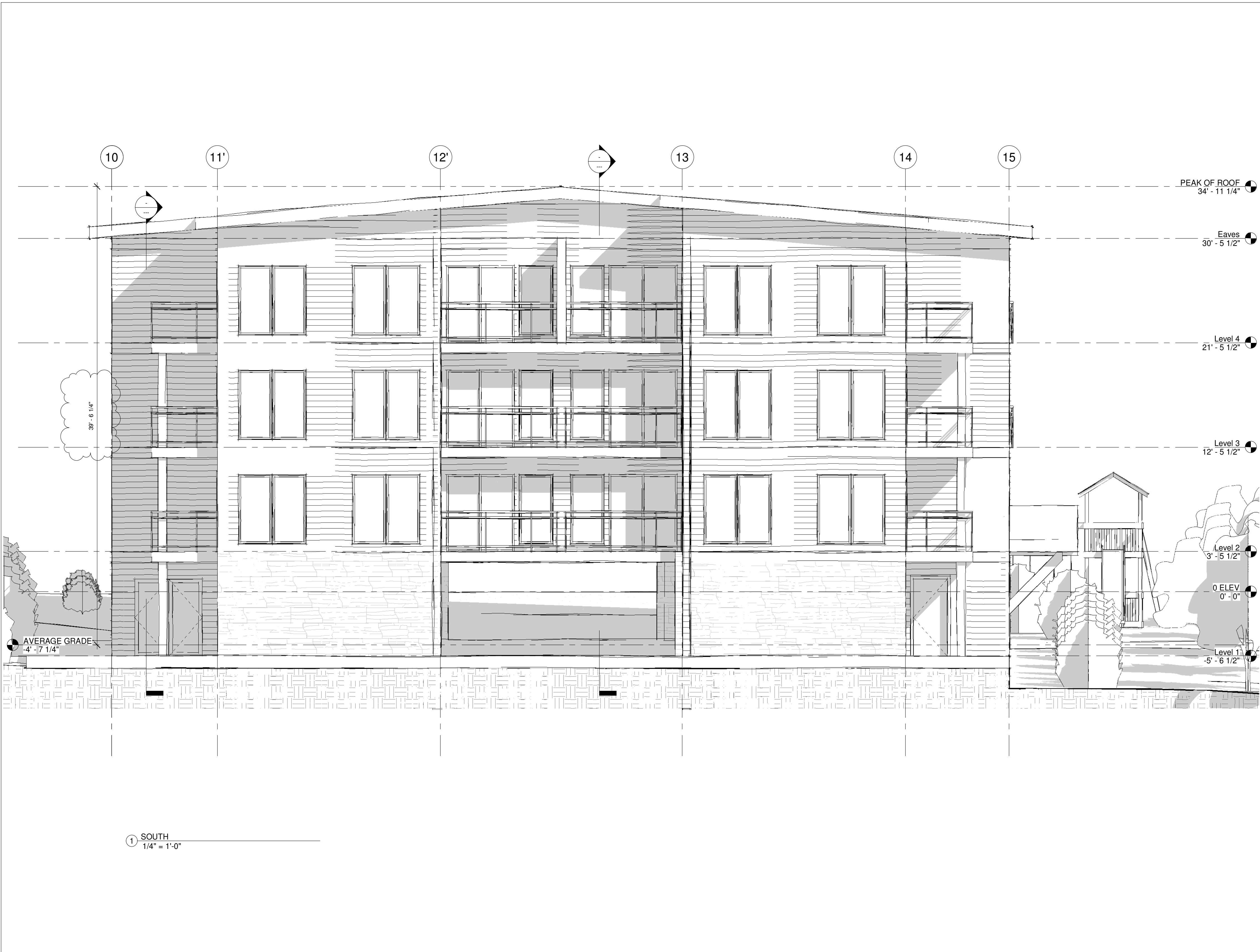
PROJECT NO. Project Number

South Elevation

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REV.

DRAWING NO. A112





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757 SCHOOL ROAD
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CLIENT: QIRUI Enterprises Ltd.

PROJECT NO. Project Number

East Elevation

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

REV.

DRAWING NO. A113





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ARCHITECTURE

PO BOX 1571 Sechelt BC V0N 3A0
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Revisions

No	Date	Details
1	19/05/02	Massing, functional relationship diagram
2	19/06/24	Preliminary Design
3	18/08/22	Rezoning

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APARTMENT
757 SCHOOL ROAD
GIBSONS, BC

CLIENT: QIRUI Enterprises Ltd.

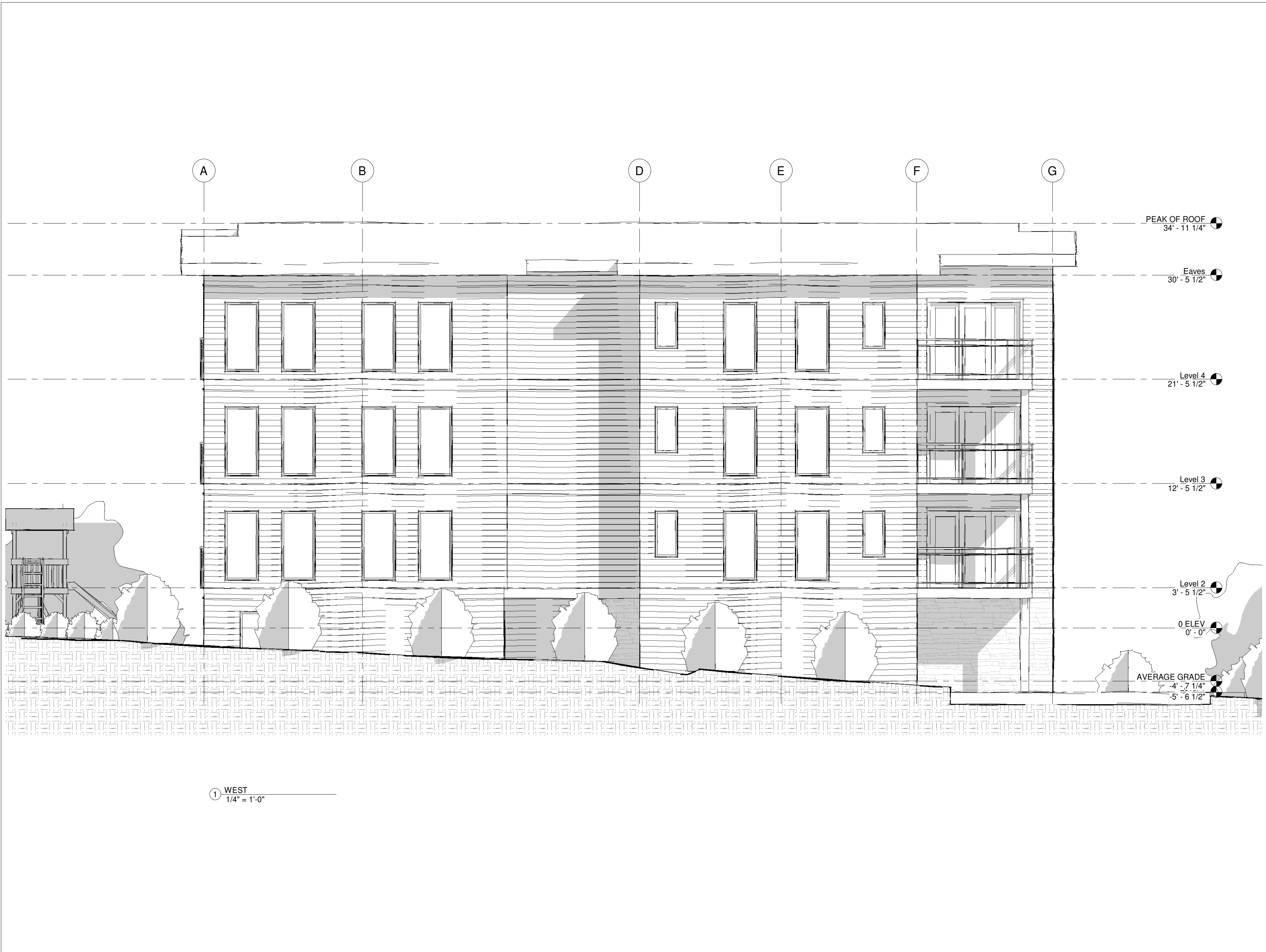
PROJECT NO. _____ Project Number _____

West Elevation

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

REV.

DRAWING NO. A114





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

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.

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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

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."¹ 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.²

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

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

² 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.²

- 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.²
- 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.³

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.²
- 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 following⁴:
 - 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

³ 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.

⁴ 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

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

HOWARD LEUNG, MARCH, 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

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A handwritten signature in blue ink, appearing to be 'Lm' with a flourish.

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

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HL
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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)

Your Name: Ian McGinnis

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

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

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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 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")

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STAFF REPORT

TO: Planning and Development Committee **MEETING DATE:** March 3, 2020
FROM: Kirsten Rawkins
Planner I **FILE NO:** 3220-Gibsons Way-1078
SUBJECT: Development Permit (DP-2019-21) at 1078 Gibsons Way (Tim Hortons and Wendy's)

RECOMMENDATIONS

THAT the report titled Development Permit (DP-2019-21) be received;

AND THAT the Planning and Development Committee (PDC) recommend issuance of Development Permit DP-2019-21 subject to:

- a) Reducing the corporate tone of the building design in favour of enhancing the development's contribution to Gibsons' small town, West Coast character;**
- b) Further improving pedestrian circulation and access;**

AND FURTHER THAT that these recommendations be forwarded directly to the next Council meeting for adoption.

BACKGROUND / PURPOSE

The Town has received an application to update the existing Tim Hortons / Wendy's location with replacement wall signage and changes to the building's exterior colours. The building is located at the intersection of Gibsons Way (sunshine Coast Highway) and Payne Road as shown in the location map below in Figure 1.

The purpose of this report is to provide details of the proposed updates to the Planning and Development Committee (PDC) and to obtain a recommendation to Council regarding the form and character of the proposed changes in relation to Development Permit Area 3 guidelines and issuance of the Development Permit.

The form and character of the existing building, landscape and signage was approved through Development Permit (DP-95-11), issued by the Town in February of 1996. This Development Permit will replace DP-95-11 in relation to the proposed facade and signage changes.

The proposed changes are detailed in the plans attached to this report as attachments A through F.

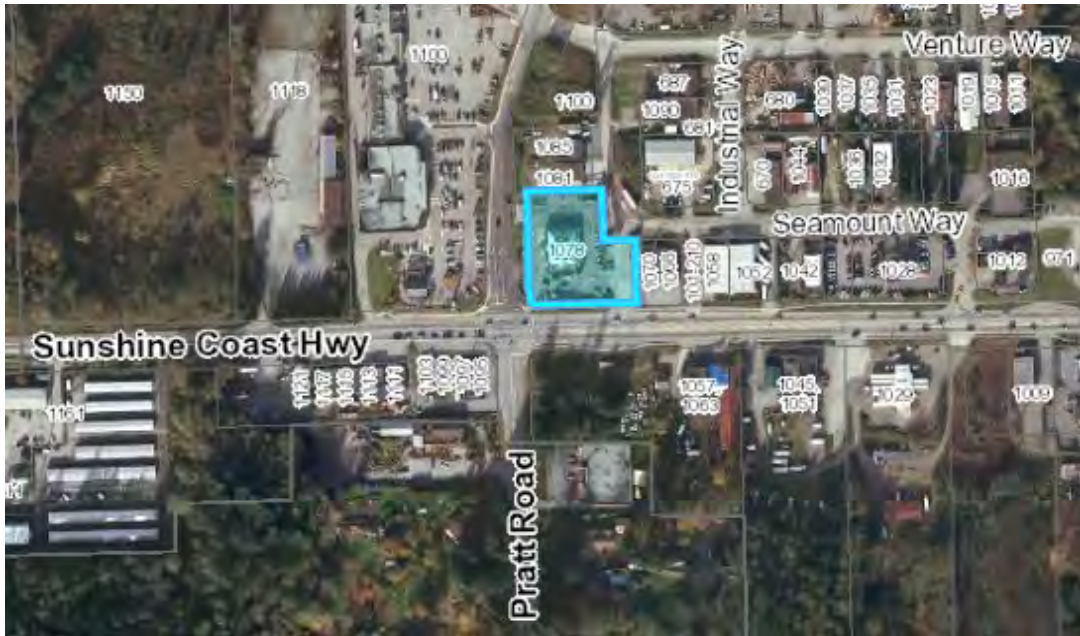


Figure 1 - Location of property at 1078 Gibsons Way, indicated in blue

Summary of Proposed Changes

Significant changes proposed for the building include the following, with images to follow:

1. Replacing the existing “Tim Hortons” and “Wendy’s” wall signs facing Gibsons Way with updated logo designs in a similar dimension to the existing signs;
2. Changing wall, roof and trim paint colours from existing sand and seafoam scheme to ‘Wendy’s Red’ and shades of light and medium gray;
3. Replacing existing graphic tile work and neon “Express Window” lettering at the Wendy’s Drive through window facing Payne Road with woodgrain panels and a white-lettered ‘word art sign’ reading “*Quality service that doesn’t cut corners is our recipe.*”
4. Addition of ‘Cardinal Red’ vinyl application to the third tier of window panels fronting the restaurant seating areas on the front and sides of the building.

The following images (Figures 2 through 10) show the existing and proposed building design.



Figure 2 - Existing South building face as seen from Gibsons Way in 2012 Google image. Branded flags were removed in 2015 in response to new sign bylaw requirement.



Figure 3 - Proposed finish to South building face, showing (1) new logo signs for the two businesses, (2) peak and front columns and west side awning painted in 'Wendy's Red', (3) roof painted 'Dusty Grey', (4) front and east side awning painted in 'Mountain Fog' (light grey), and (5) addition of 'Cardinal Red' vinyl window band across third tier windows.



Figure 4 - Existing West building face and Wendy's drive-through as seen from Payne Road. (2012 Google image)



Figure 5 - Existing West building face and Wendy's drive-through signage as seen at night from Payne Road.



Figure 6 - Proposed West building face, showing (1) proposed 'word art sign' to replace existing neon 'Express' sign, (2) awning painted 'Wendy's Red', (3) 'Cardinal Red' vinyl window application in top tier of restaurant seating area windows, (4) replacement of existing light fixtures with new full cutoff light fixtures, and a new vertical lit 'thank you' sign with Wendy's logo right of the drive-through window.



Figure 7 –North side (rear) of building as seen from entry/exit driveway off Payne Road. (2012 Google image)

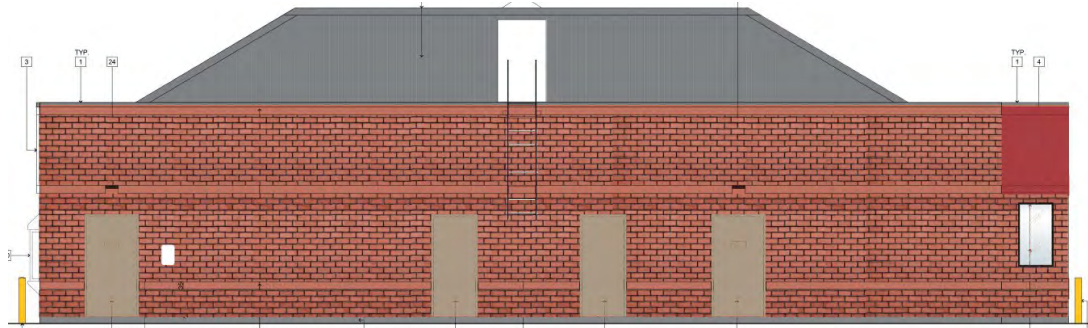


Figure 8 - Proposed changes to rear (north) side of building are minor and include repainted service doors and new grey roof colour. Brick work is existing.



Figure 9 – Existing East side of building as seen in 2012 Google image. The flags bearing company logos were removed at the Town's request following the adoption of the current Sign Bylaw in 2015.

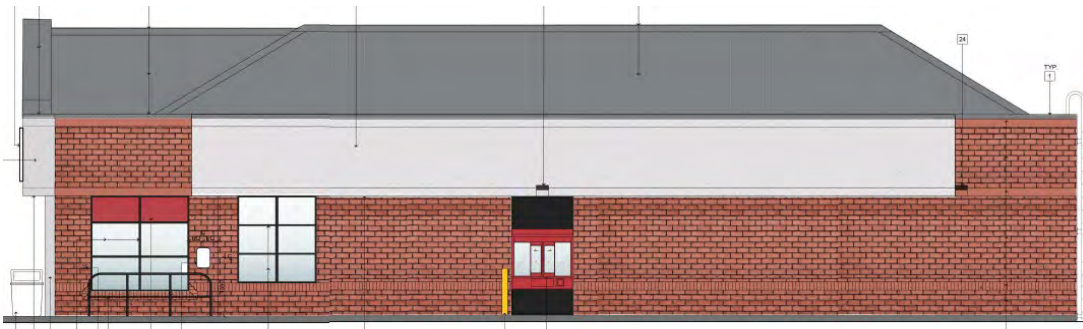


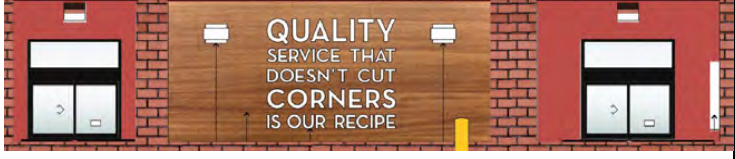




Figure 10 – Proposed East side building facade; (1) Awning to be painted in 'Mountain Fog' (light grey); (2) addition of red paint around drive-through window and (3) red vinyl awning installed in top tier of window.

Table 1 provides a summary of proposed signage updates, with the full details of the proposed signage attached to this report as Attachments B and C:

Table 1 - Proposed Signage

Proposed Signs and size, area indicated in m2, excluding negative space:		
Wendy's Name Sign		4.04 m2 (includes negative space)
Tim Hortons Name Sign		Lettering covers 1.59 m2 (excludes negative space)
Word Art Sign		2.84 m2 area (Includes negative space).
Sign face replacement for existing on-site directional signage		2'6 1/2" x 1'9"
New logo Thank You sign at Wendy's drive-through window		New proposed signage.

Form and Character Guidelines

Staff have reviewed the form and character of both the proposed exterior updates and signage per Development Permit Area 3 (DPA 3) guidelines and, for reference purposes, the current Sign Bylaw 1215. Table 2 summarizes the guidelines applicable to the proposal and staff's evaluation per the guidelines.

Table 2 - Form and Character Review per DPA 3 Guidelines

Guideline:	Staff Comments:	not substantially met	Substantially met
General Form and Character of Development			
The form and character should support and enhance the small town character.	<i>Changes to building colour and materials provide an updated appearance to the existing building that enhances the condition and visual interest of the development and, conversely, contributes to a stronger presence of corporate branding on the site without recognizably enhancing small town character.</i>	*	
West Coast design features should be included in the design.	<i>West Coast design features are not defined in the OCP, however this guideline is often interpreted in terms of the use of natural and local materials including wood and stone or reflection of cultural or industrial history of the Sunshine Coast. No clear reference to West Coast features is evident in the proposed update. Staff recognize the limited opportunity for meeting this guideline given the scope of the project proposal.</i>	*	

Guideline:	Staff Comments:	not substantially met	Substantially met
The use of natural colours is encouraged, and the use of a variety of complementary colours as accents is also encouraged to promote visual interest.	<i>Proposed paint and vinyl window application colours are 'Wendy's Red' and 'Cardinal Red', shades of light grey on awnings and medium grey on the roof. Existing brick is retained at ground level, on posts and on rear and lower side walls. The complementary colours update the building appearance and increase visual interest, however the significant use of bright red may read as vibrant rather than 'natural'.</i>	*	*
Design lighting to minimize light spill, glare and sky glow by using non-glare full cutoff fixtures.	<i>All fixtures are full cut-off.</i>		*
General modification of standardized corporate franchise building designs or features may be required in the event of conflict with these design guidelines.	<i>Policy may be considered with regard to significant use of corporate colours ("Wendy's Red" and similar) in building colour scheme.</i>	*	
Signage			
All signs should be architecturally coordinated with the overall design of buildings and landscaping and may require modification of corporate or franchise design elements	<i>Signage coordinates with the proposed colour scheme. The scope of the update does not include landscaping.</i>		*
Multi-unit buildings are encouraged to have an attractive, simple, single entry sign rather than multi-tenant signs which create a cluttered appearance.	<i>Two individual tenant signs are proposed to replace existing signs for the two restaurant businesses, each of which occupy half of the building and which have separate entrances on the east and west sides of the building respectively.</i>		*
Freestanding signs should reflect a West Coast character by using elements of wood and / or stone.	<i>No update is proposed for the existing freestanding sign, due to budgetary constraints according to the applicant.</i>		n/a
Changeable illuminated copy signs shall not be permitted on properties in Development Permit Area No. 3,	<i>Changeable copy signs not proposed.</i>		*

Guideline:	Staff Comments:	not substantially met	Substantially met
External lighting for fascia and wall signs should be directed downward and use goose neck style lighting fixtures. An illumination design needs to ensure all wiring and conduits are concealed.	<i>Wall signs proposed for Wendy's drive-through 'word art' sign and otherwise for exterior walls, drive-through windows and entrances are directed downward per full cut-off requirement, but are compact rather than goose-neck in style; conduits and wiring are concealed.</i>	*	*

Use of Corporate Colours

The above review suggests that four (4) of the nine (9) guidelines are substantially met with two (2) partially met and three (3) not met.

Reflecting this review, staff is particularly interested in the PDC's opinion around the effect of expanded use of a "Wendy's Red" and similar on the building as it is a corporate colour for both businesses. While adding visual interest to the building, the colour scheme risks reading as corporate branding of the building as a whole.

Development Permit Area 3 Form and Character Guidelines encourage the use of natural colours with a variety of complementary colours as accents. The guidelines also specify that modification of standardized corporate franchise building designs or features may be required in the event of conflict with the design guidelines.

Staff recommends that the corporate tone of the building be reduced and that colours and/or materials that better reflect Gibsons' small town character and West Coast aesthetic be used instead.

Consistency with Sign Bylaw

Signage permitted under a Development Permit is not required to conform with the Town's Sign Bylaw. However, Sign Bylaw requirements may provide a useful reference in evaluating the proposed signage in relation to the form and character of signage otherwise permitted for businesses in Gibsons.

Sign Bylaw 1215, 2015 permits a maximum of three (3) signs per business. As permitted under Development Permit DP-95-11, issued prior to establishment of current form and character guidelines and the Sign Bylaw, current signage on the site includes upwards of twelve (12) signs, including:

- wall signs for each business (2),
- a shared monument sign on Gibsons Way (1),
- free-standing menu boards (2) and

- approximately seven (7) lit, free-standing directional and 'thank you' signs bearing restaurant logos in and around the parking areas.

Per the Sign Bylaw, the sum of all wall signs on a lot may occupy a maximum of 4 m² of wall area, which staff interpret to exclude negative space. As indicated in the signage summary table above (Table 1), the proposed signage occupies slightly more area than permitted by the current sign bylaw and reportedly the same area as the existing wall signage.

Staff notes that the overall impact of signage on the site is greater than desirable per the current Sign Bylaw and DPA guidelines. This is due in large part to the numerous free-standing direction, 'thank you' and 'welcome' signs in the parking area, which are not in the scope of the proposed building updates.

Encroachment Agreement for Use of Payne Road Frontage

Parking to the west of the site is located outside of the property boundary on Town-owned land within the Payne Road right-of way, as shown by the aerial photo in Figure 11, with the property boundary indicated in blue. This was permitted on a temporary basis under a 1996 encroachment agreement to allow phased development through a land exchange as described in DP-95-11. Permanent alternative parking at the east side of the property was provided to the property owner through a land exchange and is now established. Per the agreement, the Town may choose to revoke the encroachment at any time. Staff does not have immediate need of the additional area of frontage on Payne Road and so is not recommending revocation of the encroachment agreement at this time.



Figure 12 - Dedicated parking at east side of lot, next to Gibsons Veterinary Hospital

Figure 11 - Parking encroachment: Temporary parking under 1996 encroachment agreement indicated with dashed outline; replacement Phase II parking established through land exchange circled with solid white at east side of lot.

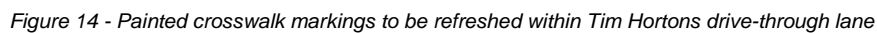
Pedestrian Access

While landscape improvements are outside the scope of the proposed project, staff requested that the applicant provide improvement to pedestrian access from the east side parking areas to the Tim Horton's entrance to enhance pedestrian access and safety on the site. The applicant has agreed to repaint the crossing as indicated below, in Figure 13 and Figure 14, to improve visibility.

Staff finds that pedestrian safety would be further improved by providing a crossing for the full width of the vehicle circulation lanes separating parking areas at the east side of the lot from the building entrance and recommends this improvement as a condition of issuance.



Figure 13 - Pedestrian crossing to be repainted on drive-through lane.



The Form and Character Guidelines of the OCP were developed through a public participation and community consultation process; the guidelines referred to in this report are considered to reflect the vision of the community regarding the form of development desired for the Upper Gibsons Commercial Area.

POLICY / PLAN IMPLICATIONS

Another core value listed in the Strategic Plan is to support local business and foster a diverse economy. It is understood that the proposed façade updates will update the public image of the two businesses within the community.

There are no direct financial plan implications associated with this project.

NEXT STEPS

Recommendations of the Planning and Development Committee on whether to issue the Development Permit and any recommended changes will be forwarded to Council. The draft permit is attached to this report as Attachment G.

RECOMMENDATIONS / ALTERNATIVES

Staff recommendations are listed at the beginning of the report. Alternatively, the Planning and Development Committee may approve the application as proposed:

AND THAT Development Permit (DP-2019-21) be authorized for issuance;

The Planning and Development Committee may wish to recommend additional or alternate changes to better reflect form and character DPA 3 guidelines:

AND THAT the Planning and Development Committee recommend issuance subject to:

- ...
- ...

The Planning and Development Committee may wish to see a revised application prior to a Council decision:

AND THAT the revised design be brought back to the PDC for review prior to issuance.

ATTACHMENTS

- Attachment A – Building Exterior Renderings
- Attachment B – Wendy's Signage Proposal
- Attachment C – Tim Hortons Signage Proposal
- Attachment D – Proposal Summary
- Attachment E – Site Plan
- Attachment F – Pedestrian Crossing Detail
- Attachment G – Draft Permit

Respectfully submitted,



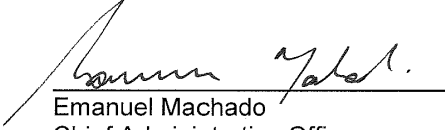
Kirsten Rawkins, BSc-GRS, MLA
Planner I



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

Attachment A - Page 1 of 4



1
A5
EXISTING FRONT ELEVATION
SCALE: 1:50



2
A5
PROPOSED FRONT ELEVATION
SCALE: 1:50

EXTERIOR FINISH SCHEDULE

NO.	PRODUCT	MANUF.	TYPE & COLOUR
FC-1	PORCELAIN TILE	STONEPEAK DISTRIBUTED BY SAVIA CANADA	ASTER VENUS HONED PORCELAIN TILE (BY STONEPEAK) SIZE: 610mm X 1220mm AND 305mm X 1220mm PANELS ORIENTED IN VERTICAL RUNNING BOND PATTERN / GROUT: 10mm GROUT COLOUR: CHARCOAL #47 (SUPPLIED BY MAPEI) FLEXIBLE GROUT FOR EXPANSION JOINT: MAPAI #83 WARM GRAY PORCELAIN TILE TO BE INSTALLED WITH MAPEI INSTALLATION SYSTEM AS PER TIMAC DETAIL 301ML G.C. TO PROVIDE 1/2" FULL ROUNDED (R44-75) BRIN LATCHED ANCHORS @ PER TILE MIN.)
(ALTERNATE)	ESQUITONE		FIBRE CEMENT PANELS: TECTIVA TECTA W/ CONCEALED "BEAR CLAW" FASTENERS
FC-2	CUSTOM FINISHED EXTRUDED ALUMINUM SIDING	KNOTWOOD SUPPLIED BY HUC	DIMMAX - 6" FLAT SIDING PROFILE W/ 1/2" REVEAL JOINTS IN STAGGERED PATTERN FINISH: "CANADIAN SHIELD" G.C. TO TOUCH UP IN FIELD, EXTRUDED ALUMINUM OUTSIDE/INSIDE CORNER PIECES, COVERS AND JOINTS WITH APPROVED CUSTOM FINISH.
(ALTERNATE)	TRUGRAIN		COMPOSITE SIDING: TRU-GRAIN RESYSTA - 1051 BURMA
(ALTERNATE)	DIZAL		ALUMINUM SIDING: DIZAL 6" CHANNEL - CHERRY WOOD CU-CUS-087B
BR-1	CHARCOAL BRICK	ENDICOTT CLAY PRODUCTS	NEW BUILD FACE BRICK: MODULAR-VELOUR FINISH MORTAR: SMTTS- SABLE
(ALTERNATE)	NAIWANI FUSION STONE		NAIWONE G TO MATCH SW 7075 CYBERSPACE TIMSTONE (WESTERN CANADA)
BR-2	FIELD BRICK / SOLDIER	ENDICOTT CLAY PRODUCTS	AUTUMN SANDS - MODULAR (RUNNING BOND PATTERN)
ST-1	ACRYLIC STUCCO STAIN	DRYVIT	OUTSULATION MD SYSTEM (HIGH IMPACT INSTALLATION- PROVIDE PANZER MESH REINFORCING) FINISH HYDROPHOBIC, TEXTURE: "LYMESTONE", COLOUR: #132 MOUNTAIN FOG WITH "STRATOTONE" HIGH PERFORMANCE COLOURANT. (EXISTING STUCCO BANDS AND COLUMNS)
ST-2	ACRYLIC STUCCO FINISH (NEW AT WENDY'S DIT WINDOWS AND WENDY'S ENTRANCE CANOPY)	DRYVIT	OUTSULATION MD SYSTEM (HIGH IMPACT INSTALLATION - PROVIDE PANZER MESH REINFORCING) FINISH HYDROPHOBIC, TEXTURE: "LYMESTONE", COLOUR: "WENDOD41004S-WENDY'S RED" TO MATCH PANTONE COLOUR #181 WITH "STRATOTONE" HIGH PERFORMANCE COLOURANT. (EXISTING STUCCO BANDS, ENTRANCE ARCH AND WENDY'S DIT)
EWT-1	EXTERIOR WALL TILE (WENDY'S SIDE)	CROSSVILLE	SWW-2 WOODGRAIN BLEND 152mm X 610mm INSTALLED IN 1/2" RUNNING BOND PATTERN COLOUR: BROWN GROUT: MAPEI #42 MOCHA (3/16" THK) FRANKLIN INTERNATIONAL CAULKING NOTE: COLOUR TBD
	PAINT - HAND RAIL METALS	BENJAMIN MOORE	COLOUR: #HC-19 "BLACK" - 2 FINISH COATS LOW SHEEN PAINT (SPRAY APPLICATION)
	PAINT - EXTERIOR LADDER	BENJAMIN MOORE	COLOUR: #2121-10 "GRAY" - 2 FINISH COATS LOW SHEEN PAINT (SPRAY APPLICATION)
	PAINT - SOFFIT	SHERWIN WILLIAMS	PAINTED TO MATCH METAL FLASHING: COLOUR: RAL 7037 - DUSTY GREY; PAINT: "ELECTROSTATICALLY"
	PAINT EXTERIOR DOORS & DOOR FRAMES)	PPG	PSX 805 METAL PAINT COLOUR: #2121-10 "GRAY"
	PAINT DRIVE-THRU WINDOW	PPG	PSX 805 METAL PAINT COLOUR: CUSTOM TO MATCH PANTONE 186C
(ALTERNATE)		KAWNEER	DOOR FINISH: PPGUCS2589X DURANAR XL RED (USE WITH UC51742 PRIMER ONLY)
	PREFINISHED METAL FLASHING	FIRESTONE	FLASHING AT TIM HORTONS & WENDY'S EXISTING BUILDING PARAPETS : COLOUR: RAL 7037 - DUSTY GREY; PAINT: "ELECTROSTATICALLY" ALL FLASHING AT WINDOWS AND FOUNDATION: BLACK TO MATCH WINDOW FRAMES.
	METAL BOLLARDS	BENJAMIN MOORE	COLOUR: #HC 6 2023-20-22 "BABY CHICK" LOW SHEEN PAINT (SPRAY APPLICATION)
	CAULKING	FRANKLIN INTERNATIONAL CAULKING	CAULKING TO MATCH COLOUR OF ADJACENT FINISHES

NOTE:
1. REFER TO SPECIFICATIONS ON SHEET SP4 FOR APPROVED SUPPLIERS LIST.
2. G.C. TO REQUEST WRITTEN APPROVAL FROM DESIGNER PRIOR TO USE OF ALTERNATE FINISHES.

EXTERIOR ELEVATION NOTES

- 1

EXISTING METAL FLASHING AND CORRUGATED METAL ROOF TO BE
ELECTROSTATICALLY PAINTED TO MATCH RAL 7037 - DUSTY GREY;
REFER TO EXTERIOR FINISH SCHEDULE.
- 2

EXISTING EXTERIOR REAR METAL DOOR AND FRAME TO REMAIN. G.C. TO
SAND, PRIME AND MAKE READY TO RECEIVE NEW PAINT FINISH (SAND &
PRIM AS REQUIRED). REFER TO EXTERIOR FINISH SCHEDULE. ALL DOOR
HARDWARE TO REMAIN UNPAINTED.
- 3

EXISTING ACRYLIC STUCCO FINISH TO BE PAINTED MOUNTAIN FOG. G.C.
TO PATCH AND REPAIR STUCCO AS REQUIRED TO MATCH EXISTING
TEXTURE BEFORE PAINTING. REFER TO EXTERIOR FINISH SCHEDULE.
- 4

EXISTING ACRYLIC STUCCO FINISH TO BE REPAINTED WENDY'S RED. G.C.
TO CONTINUE FINISHES ON SIDE UP TO WINDOW FRAME (TYP.) G.C. TO
PATCH AND REPAIR STUCCO AS REQUIRED TO MATCH EXISTING
TEXTURE BEFORE PAINTING. REFER TO EXTERIOR FINISH SCHEDULE.
- 5

G.C. TO REMOVE EXISTING RED TILES AND REPLACE WITH NEW STUCCO
FINISH TO MATCH WENDY'S RED. REFER TO EXTERIOR FINISH
SCHEDULE.
- 6

NEW 42" ILLUMINATED RED WENDY'S SIGN TO BE SUPPLIED BY WENDY'S
FRANCHISEE AND INSTALLED BY SIGN COMPANY. CONFIRM WITH CPM
FOR SIZE AND SIGN PACKAGE. REFER TO ELECTRICAL DRAWINGS.
- 7

NEW 42" TIM HORTON ILLUMINATED SIGN TO BE SUPPLIED BY TDL AND
INSTALLED ON STUCCO BY SIGN COMPANY. CONFIRM WITH CPM FOR
SIZE AND SIGN PACKAGE. REFER TO ELECTRICAL DRAWINGS.
- 8

EXISTING METAL HAND RAILING TO BE REPAINTED BLACK. REFER TO
EXTERIOR FINISH SCHEDULE.
- 9

EXISTING ROOF LADDER TO BE PAINTED. G.C. TO SAND, PRIME AND MAKE
READY TO ACCEPT NEW FINISH. REFER TO REFER TO EXTERIOR FINISH
SCHEDULE.
- 10

EXISTING STUCCO FINISH ON EXTERIOR COLUMN TO BE PAINTED
"MOUNTAIN FOG". (TYP.) REFER TO EXTERIOR FINISH SCHEDULE.
- 11

EXISTING STUCCO FINISH ON EXTERIOR COLUMN TO BE PAINTED
WENDY'S RED. (TYP.) REFER TO EXTERIOR FINISH SCHEDULE.
- 12

EXISTING METAL BOLLARD TO REMAIN AND TO BE REPAINTED IF NOT
CAPPED. REPLACE CAPS ON CAPPED BOLLARDS IF DAMAGED. REFER TO
EXTERIOR FINISH SCHEDULE.
- 13

NEW WENDY'S "THANK YOU" SIGN TO BE SUPPLIED BY WENDY'S
FRANCHISEE AND INSTALLED BY SIGN COMPANY.
- 14

WENDY'S DECORATIVE WALL SCONCE. REFER TO ELECTRICAL
DRAWINGS.
- 15

G.C. TO INSTALL NEW WENDY'S WORD ART SIGN (SIGN TO BE
SUPPLIED BY WENDY'S) FRANCHISEE) AND INSTALLED BY SIGN
COMPANY. REFER TO EXTERIOR ELEVATIONS AND DETAILS. X1AX AND
X1AX.
- 16

EXISTING METAL SOFFIT TO REMAIN AND PAINTED TO MATCH METAL
FLASHING RAL - DUSTY GREY; PATCH AND REPAIR AS REQUIRED.
RE-LAMP/RE-LENSE EXISTING LIGHTS (TYP.)
- 17

EXISTING FIELD & SOLDIER COURSE BRICK TO REMAIN (TYP.)
- 18

EXISTING ENTRANCE DOOR TO REMAIN BLACK.
- 19

EXISTING EXTERIOR GLAZING AND BLACK WINDOW MULLIONS TO
REMAIN (TYP.)
- 20

EXISTING TIM HORTONS DRIVE-THRU WINDOW TO REMAIN. HATCHED
AREA INDICATES AREA OF "RED" PAINT. UPPER AND LOWER PANELS
TO BE PAINTED "BLACK". REFER TO EXTERIOR FINISH SCHEDULE ON
SHEET AS.4 FOR PAINT FINISH. G.C. TO PREPARE SURFACE TO
RECEIVE NEW FINISH.
- 21

EXISTING WENDY'S DRIVE-THRU WINDOW TO REMAIN.
- 22

G.C. TO INSTALL NEW WOOD GRAIN WALL TILE. REFER TO EXTERIOR
FINISH SCHEDULE.
- 23

EXISTING RECYCLING GARBAGE UNIT TO REMAIN.
- 24

EXISTING WALL PACK LIGHTS TO BE REPLACED WITH TDL STANDARD
LED LIGHT FIXTURE. REFER TO EXTERIOR FINISH SCHEDULE ON
SHEET AS.4. REFER TO ELECTRICAL DRAWINGS.
- 25

NEW VINYL GRAPHIC AWNING.
- 26

EXISTING CONCRETE SIDEWALK TO REMAIN.
- 27

EXISTING BARRIER FREE PUSH BUTTON TO REMAIN.
- 28

PROVIDE AND INSTALL THREE (3) "NO-SMOKING WITHIN 7.5m"
SIGNAGE AT ENTRANCES/EXITS. CONFIRM SIZE, COLOUR &
REQUIREMENTS AS PER SPECIFIC LOCAL CODES AND BYLAWS.
SUPPLIED AND INSTALLED BY G.C.

SYMBOL LEGEND

	SECTION NUMBER DRAWING SHEET NUMBER
	DETAIL NUMBER DRAWING SHEET NUMBER
	NOTE REFERENCE REFER TO ELEVATION NOTES

GENERAL NOTES

1.

REFER TO SHEET AS.4 FOR EXTERIOR FINISH
SCHEDULE.
2.

REFER TO EXTERIOR FINISH SCHEDULE FOR
CAULKING COLOUR.
3.

G.C. TO REPAINT ALL SITE DIRECTIONAL SIGN
POLES AND BOXES BLACK. SEE EXTERIOR
FINISH SCHEDULE.
4.

G.C. TO REPLACE DIT MENU AND PRE-SELL
SCREEN WITH NEW DIGITAL SCREENS AS
REQUIRED. SEE SCOPE OF WORK FOR MORE
INFO
5.

SITE & DRIVE THRU DIRECTION SIGN FACES TO
BE REPLACED THROUGHOUT.

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PROFESSIONAL STAMPS:

GENERAL NOTES:

- ALL CONSTRUCTION ACTIVITIES MUST FULLY COMPLY WITH THE
PROVINCIAL BUILDING CODE, AS AMENDED, AND TO ALL OTHER
APPLICABLE LAWS.
- ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY
OF THE ARCHITECT AND NO COPY AND/OR REPRODUCTION IS
PERMITTED UNLESS A WRITTEN CONSENT HAS BEEN PROVIDED BY
THE ARCHITECT.
- I HAVE EXERCISED RESPONSIBLE CONTROL WITH RESPECT TO DESIGN
REVIEW ACTIVITIES.
- REVIEW WORK PERFORMED TO CONFORMANCE TO THE PROVINCIAL
BUILDING CODE FOR ARCHITECTURAL WORK ONLY. DRAWINGS OF
OTHER PROFESSIONAL ENGINEERS INCLUDING STRUCTURAL,
MECHANICAL, ELECTRICAL AND OTHER PROFESSIONAL DESIGNERS
MUST BE REFERENCED ACCORDINGLY.
- DRAWINGS MAY BE USED FOR CONSTRUCTION, ONLY WHEN
SIGNED AND SEALED BY THE ARCHITECT.
- CONTRACTOR CANNOT COMMENCE ANY ON-SITE WORK UNLESS
ALL APPLICABLE BUILDING PERMITS ARE DISPLAYED ON-SITE.

ISSUE

1	OCT 03, 2019	ISSUED FOR DEVELOPMENT PERMIT REVIEW	WS
#	Date	Description	Dwn

PROJECT TITLE:



6533 / 101303 / RN.08467
TIMWEN 2019
1078 SUNSHINE COAST HWY.,
GIBSON, BC.
V0N1V7

REVISION

#	Date	Description	Dwn
DRAWING TITLE:			

EXTERIOR ELEVATIONS
SCHEDULES
& NOTES

PRINT DATE: 3-Oct-19
DRAWN BY: WS
CHECKED BY: PA/SP
PROJECT NO: 101303

SCALE: AS NOTED
DRAWING NO:
A5

Attachment A - Page 2 of 4



1 EXISTING WENDY'S DRIVE-THRU ELEVATION
A5.1 SCALE: 1:50



2 PROPOSED WENDY'S DRIVE-THRU ELEVATION
A5.1 SCALE: 1:50

EXTERIOR FINISH SCHEDULE

NO.	PRODUCT	MANUF.	TYPE & COLOUR
FC-1	PORCELAIN TILE	STONEPEAK DISTRIBUTED BY SAVOIR CANADA	ASTER VENUS HONED PORCELAIN TILE (BY STONEPEAK) SIZE: 610mm X 1220mm AND 305mm X 1220mm PANELS ORIENTED IN VERTICAL RUNNING BOND PATTERN GROUT: 10mm GROUT COLOUR: CHARCOAL #47 (SUPPLIED BY MAPEI) FLEXIBLE GROUT FOR EXPANSION JOINT: MAPEI #93 WARM GRAY PORCELAIN TILE TO BE INSTALLED WITH MAPEI INSTALLATION SYSTEM AS PER TTMAC DETAIL 301M G.C. TO PROVIDE/INSTALL RIMWOOD (RA-FR) 9mm L x T x SD ANCHORS @ PER TILE MIN.)
(ALTERNATE)		EQUITONE	FIBRE CEMENT PANELS: TECTA TE10 W/ CONCEALED "BEAR CLAMP" FASTENERS
FC-2	CUSTOM FINISHED EXTRUDED ALUMINUM SIDING	KNOTWOOD SUPPLIED BY HJC	OMNIMAX, 6" FLAT SIDING PROFILE W/ 1/2" REVEAL JOINTS IN STAGGERED PATTERN FINISH: "CANADIAN SHIELD" G.C. TO TOUCH UP IN FIELD: EXTRUDED ALUMINUM OUTSIDE/INSIDE CORNER PIECES, COVERS AND JOINTS WITH APPROVED CUSTOM FINISH
(ALTERNATE)		TRUGRAIN	COMPOSITE SIDING: TRU-GRAIN RESYSTA - 1051 BURMA
(ALTERNATE)		DIZAL	ALUMINUM SIDING: DIZAL 6" CHANNEL - CHERRY WOOD CU-CUS-087B
BR-1	CHARCOAL BRICK	ENDICOTT CLAY PRODUCTS	NEW BUILD FACE BRICK: MODULAR-VELOUR FINISH MORTAR: SM770- SABLE
(ALTERNATE)		NAWKAW	NAWTONIE G TO MATCH SW 70'S CYBERSPACE
(ALTERNATE)		FUSION STONE	TIMSTONE (WESTERN CANADA)
BR-2	FIELD BRICK / SOLDIER	ENDICOTT CLAY PRODUCTS	AUTUMN SANDS - MODULAR (RUNNING BOND PATTERN)
ST-1	ACRYLIC STUCCO STAIN	DRYVIT	OUTSULATION MD SYSTEM (HIGH IMPACT INSTALLATION- PROVIDE PANZER MESH REINFORCING) FINISH HYDROPHOBIC, TEXTURE: "LYMESTONE", COLOUR: #132 MOUNTAIN FOG (EXISTING STUCCO BANDS AND COLUMNS)
ST-2	ACRYLIC STUCCO FINISH (NEW AT WENDY'S D/T WINDOWS AND WENDY'S ENTRANCE CANOPY)	DRYVIT	OUTSULATION MD SYSTEM (HIGH IMPACT INSTALLATION - PROVIDE PANZER MESH REINFORCING) FINISH HYDROPHOBIC, TEXTURE: "LYMESTONE", COLOUR: "WENDOD410B4S-WENDY'S RED" TO MATCH PANTONE COLOUR #1807 WITH "STRATOTONE" HIGH PERFORMANCE COLOURANT. (EXISTING STUCCO BANDS, ENTRANCE ARCH AND WENDY'S D/T)
EWT-1	EXTERIOR WALL TILE (WENDY'S SIDE)	CROSSVILLE	SWW-2 WOODGRAIN BLEND 152mm X 610mm. INSTALLED IN 1/2 RUNNING BOND PATTERN COLOUR: BROWN GROUT: MAPEI #42 MOCHA (3/16" THK) FRANKLIN INTERNATIONAL CAULKING NOTE: COLOUR TBD
	PAINT - HAND RAIL METALS	BENJAMIN MOORE	COLOUR: #HC-19 "BLACK" - 2 FINISH COATS LOW SHEEN PAINT. (SPRAY APPLICATION)
	PAINT - EXTERIOR LADDER	BENJAMIN MOORE	COLOUR: #2121-10 "GRAY" - 2 FINISH COATS LOW SHEEN PAINT. (SPRAY APPLICATION)
	PAINT - SOFFIT	SHERWIN WILLIAMS	PAINTED TO MATCH METAL FLASHING. COLOUR: "RAL 7037 - DUSTY GREY". PAINT: "ELECTROSTATICALLY"
	PAINT EXTERIOR DOORS & DOOR FRAMES)	PPG	PSX 805 METAL PAINT COLOUR: #2121-10 "GRAY"
	PAINT DRIVE-THRU WINDOW	PPG	PSX 805 METAL PAINT COLOUR: CUSTOM TO MATCH PANTONE 186C
(ALTERNATE)		KAWNEER	DOOR FINISH: PPGUC82589X DURANAR XL RED (USE WITH UC51742 PRIMER ONLY)
	REFINISHED METAL FLASHING	FIRESTONE	FLASHING AT TM HORTONS & WENDY'S EXISTING BUILDING PARAPETS: COLOUR: "RAL 7037 - DUSTY GREY". PAINT: "ELECTROSTATICALLY" ALL FLASHING AT WINDOWS AND FOUNDATION: BLACK TO MATCH WINDOW FRAMES.
	METAL BOLLARDS	BENJAMIN MOORE	COLOUR: #HC 6 2023-20-22 "BABY CHICK" LOW SHEEN PAINT (SPRAY APPLICATION)
	CAULKING	FRANKLIN INTERNATIONAL CAULKING	CAULKING TO MATCH COLOUR OF ADJACENT FINISHES

NOTE:

1. REFER TO SPECIFICATIONS ON SHEET SP4 FOR APPROVED SUPPLIERS LIST.
2. G.C. TO REQUEST WRITTEN APPROVAL FROM DESIGNER PRIOR TO USE OF ALTERNATE FINISHES.

EXTERIOR ELEVATION NOTES

- EXISTING METAL FLASHING AND CORRUGATED METAL ROOF TO BE ELECTROSTATICALLY PAINTED TO MATCH RAL 7037 - DUSTY GREY. REFER TO EXTERIOR FINISH SCHEDULE.
- EXISTING EXTERIOR REAR METAL DOOR AND FRAME TO REMAIN. G.C. TO SAND, PRIME AND MAKE READY TO RECEIVE NEW PAINT FINISH (SAND & PRIM AS REQUIRED). REFER TO EXTERIOR FINISH SCHEDULE. ALL DOOR HARDWARE TO REMAIN UNPAINTED.
- EXISTING ACRYLIC STUCCO FINISH TO BE PAINTED "MOUNTAIN FOG". G.C. TO PATCH AND REPAIR STUCCO AS REQUIRED TO MATCH EXISTING TEXTURE BEFORE PAINTING. REFER TO EXTERIOR FINISH SCHEDULE.
- EXISTING ACRYLIC STUCCO FINISH TO BE REPAINTED "WENDY'S RED" G.C. TO CONTINUE FINISHES ON SIDE UP TO WINDOW FRAME (TYP.) G.C. TO PATCH AND REPAIR STUCCO AS REQUIRED TO MATCH EXISTING TEXTURE BEFORE PAINTING. REFER TO EXTERIOR FINISH SCHEDULE.
- G.C. TO REMOVE EXISTING RED TILES AND REPLACE WITH NEW STUCCO FINISH TO MATCH "WENDY'S RED". REFER TO EXTERIOR FINISH SCHEDULE.
- NEW 42" ILLUMINATED RED WENDY'S SIGN TO BE SUPPLIED BY WENDY'S FRANCHISEE AND INSTALLED BY SIGN COMPANY. CONFIRM WITH CPM FOR SIZE AND SIGN PACKAGE. REFER TO ELECTRICAL DRAWINGS.
- NEW 42" TM HORTON ILLUMINATED SIGN TO BE SUPPLIED BY TDL AND INSTALLED ON STUCCO BY SIGN COMPANY. CONFIRM WITH CPM FOR SIZE AND SIGN PACKAGE. REFER TO ELECTRICAL DRAWINGS.
- EXISTING METAL HAND RAILING TO BE REPAINTED BLACK. REFER TO EXTERIOR FINISH SCHEDULE.
- EXISTING ROOF LADDER TO BE PAINTED. G.C. TO SAND, PRIME AND MAKE READY TO ACCEPT NEW FINISH. REFER TO EXTERIOR FINISH SCHEDULE.
- EXISTING STUCCO FINISH ON EXTERIOR COLUMN TO BE PAINTED "MOUNTAIN FOG". (TYP.) REFER TO EXTERIOR FINISH SCHEDULE.
- EXISTING STUCCO FINISH ON EXTERIOR COLUMN TO BE PAINTED "WENDY'S RED". (TYP.) REFER TO EXTERIOR FINISH SCHEDULE.
- EXISTING METAL BOLLARD TO REMAIN AND TO BE REPAINTED IF NOT CAPPED. REPLACE CAPS ON CAPPED BOLLARDS IF DAMAGED. REFER TO EXTERIOR FINISH SCHEDULE.
- NEW WENDY'S "THANK YOU" SIGN TO BE SUPPLIED BY WENDY'S FRANCHISEE AND INSTALLED BY SIGN COMPANY.
- WENDY'S DECORATIVE WALL SCENCE. REFER TO ELECTRICAL DRAWINGS.
- G.C. TO INSTALL NEW WENDY'S WORD ART SIGN (SIGN TO BE SUPPLIED BY WENDY'S / FRANCHISEE) AND INSTALLED BY SIGN COMPANY. REFER TO EXTERIOR ELEVATIONS AND DETAILS 'X'AX AND 'Y'AX.
- EXISTING METAL SOFFIT TO REMAIN AND PAINTED TO MATCH METAL FLASHING "RAL - DUSTY GREY". PATCH AND REPAIR AS REQUIRED. RE-LAMP/RE-LENSE EXISTING LIGHTS (TYP.)
- EXISTING FIELD & SOLDIER COURSE BRICK TO REMAIN (TYP.)
- EXISTING ENTRANCE DOOR TO REMAIN BLACK.
- EXISTING EXTERIOR GLAZING AND BLACK WINDOW MULLIONS TO REMAIN (TYP.)
- EXISTING TM HORTON'S DRIVE-THRU WINDOW TO REMAIN. HATCHED AREA INDICATES AREA OF "RED" PAINT. UPPER AND LOWER PANELS TO BE PAINTED "BLACK". REFER TO EXTERIOR FINISH SCHEDULE ON SHEET A5.4 FOR PAINT FINISH. G.C. TO PREPARE SURFACE TO RECEIVE NEW FINISH.
- EXISTING WENDY'S DRIVE-THRU WINDOW TO REMAIN.
- G.C. TO INSTALL NEW WOOD GRAIN WALL TILE. REFER TO EXTERIOR FINISH SCHEDULE.
- EXISTING RECYCLING GARBAGE UNIT TO REMAIN.
- EXISTING WALL PACK LIGHTS TO BE REPLACED WITH TDL STANDARD LED LIGHT FIXTURE. REFER TO EXTERIOR FINISH SCHEDULE ON SHEET A5.4. REFER TO ELECTRICAL DRAWINGS.
- NEW VINYL GRAPHIC AWNING.
- EXISTING CONCRETE SIDEWALK TO REMAIN.
- EXISTING BARRIER FREE PUSH BUTTON TO REMAIN.
- PROVIDE AND INSTALL THREE (3) "NO-SMOKING WITHIN 7.5m" SIGNAGE AT ENTRIES/EXITS. CONFIRM SIZE, COLOUR & REQUIREMENTS AS PER SPECIFIC LOCAL CODES AND BYLAWS. SUPPLIED AND INSTALLED BY G.C.

SYMBOL LEGEND

	SECTION NUMBER DRAWING SHEET NUMBER
	DETAIL NUMBER DRAWING SHEET NUMBER
	NOTE REFERENCE REFER TO ELEVATION NOTES

GENERAL NOTES

- REFER TO SHEET A5.4 FOR EXTERIOR FINISH SCHEDULE.
- REFER TO EXTERIOR FINISH SCHEDULE FOR CAULKING COLOUR.
- G.C. TO REPAINT ALL SITE DIRECTIONAL SIGN POLES AND BOXES BLACK. SEE EXTERIOR FINISH SCHEDULE.
- G.C. TO REPLACE D/T MENU AND PRE-SELL SCREEN WITH NEW DIGITAL SCREENS AS REQUIRED. SEE SCOPE OF WORK FOR MORE INFO
- SITE & DRIVE THRU DIRECTION SIGN FACES TO BE REPLACED THROUGHOUT.



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PROFESSIONAL STAMPS:

GENERAL NOTES:

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- CONTRACTOR CANNOT COMMENCE ANY ON-SITE WORK UNLESS ALL APPLICABLE BUILDING PERMITS ARE DISPLAYED ON-SITE.

ISSUE

#	Date	Description	Rev
1	OCT 03, 2019	ISSUED FOR DEVELOPMENT PERMIT REVIEW	WS

PROJECT TITLE:

Wendy's
Tim Hortons

6533 / 101303 / RN.08467
TIMWEN 2019
1078 SUNSHINE COAST HWY,
GIBSON, BC.
V0N1V7

REVISION

#	Date	Description	Rev

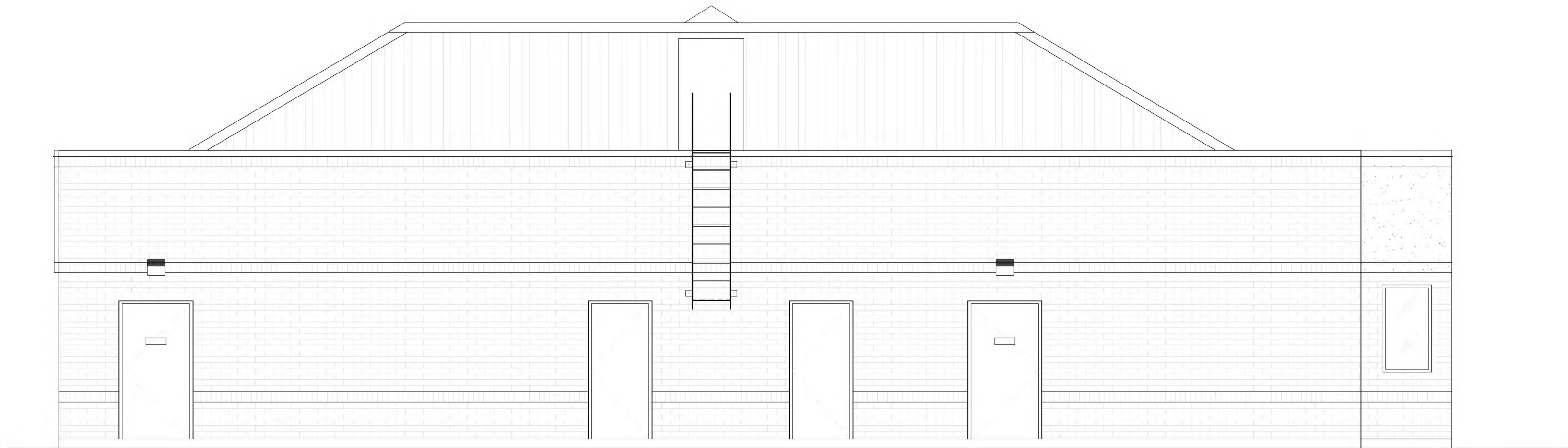
DRAWING TITLE:

EXTERIOR ELEVATIONS
SCHEDULES
& NOTES

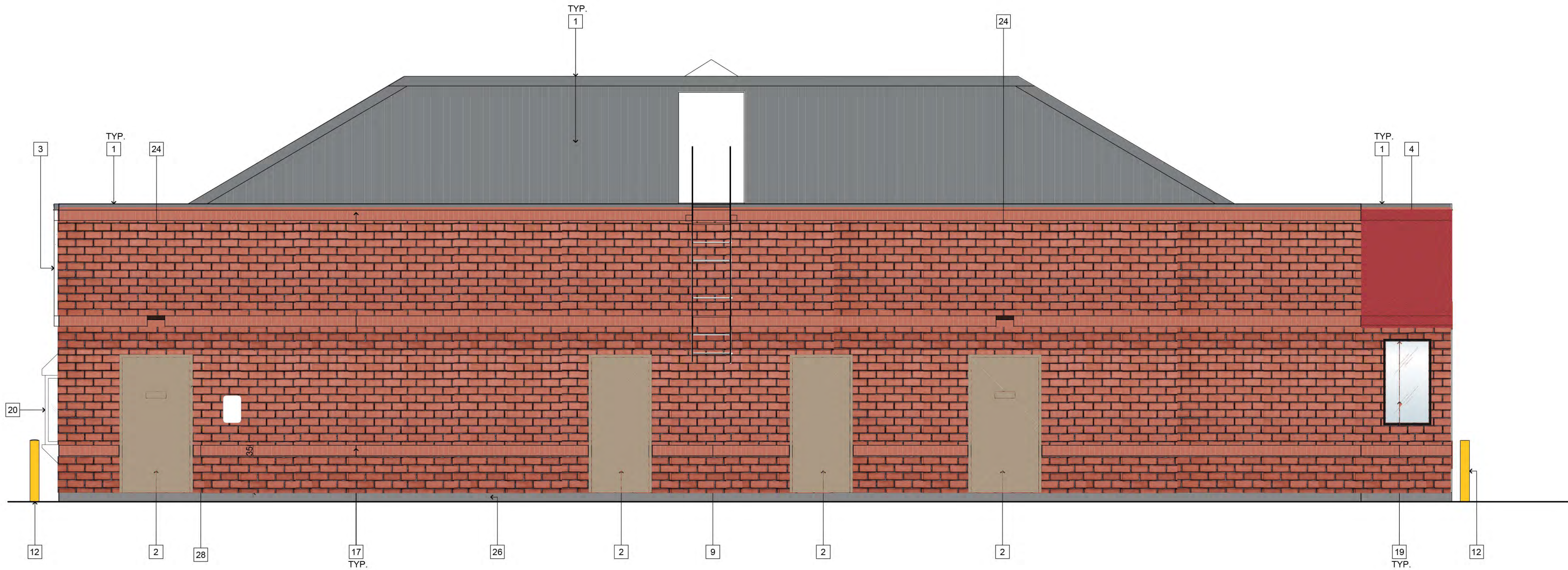
PRINT DATE:	SCALE:
3-Oct-19	AS NOTED
DRAWN BY:	DRAWING NO:
WS	
CHECKED BY:	
PA/SP	
PROJECT NO:	
101303	

A5.1

Attachment A - Page 3 of 4



1 EXISTING REAR ELEVATION
SCALE: 1:50



2 PROPOSED REAR ELEVATION
SCALE: 1:50

EXTERIOR FINISH SCHEDULE

NO.	PRODUCT	MANUF.	TYPE & COLOUR
FC-1	PORCELAIN TILE	STONEPEAK DISTRIBUTED BY SAVOIR CANADA	ASTER VENUS HONED PORCELAIN TILE (BY STONEPEAK) SIZE: 610mm X 1220mm AND 305mm X 1220mm PANELS ORIENTED IN VERTICAL RUNNING BOND PATTERN GROUT: 10mm GROUT COLOUR: CHARCOAL #47 (SUPPLIED BY MAPEI) FLEXIBLE GROUT FOR EXPANSION JOINT: MAPEI #93 WARM GRAY PORCELAIN TILE TO BE INSTALLED WITH MAPEI INSTALLATION SYSTEM AS PER TTMAC DETAIL 301M G.C. TO PROVIDE/INSTALL RIMWOOD (RA-FTU) 9mm L x T x B50 ANCHORS @ PER TILE MIN.)
(ALTERNATE)		EQUITONE	FIBRE CEMENT PANELS: TECTA TE10 W/ CONCEALED 'BEAR CLAMP' FASTENERS
FC-2	CUSTOM FINISHED EXTRUDED ALUMINUM SIDING	KNOTWOOD SUPPLIED BY HJC	OMNIMAX, 6" FLAT SIDING PROFILE W/ 1/2" REVEAL JOINTS IN STAGGERED PATTERN FINISH: 'CANADIAN SHIELD' G.C. TO TOUCH UP IN FIELD: EXTRUDED ALUMINUM OUTSIDE/INSIDE CORNER PIECES, COVERS AND JOINTS WITH APPROVED CUSTOM FINISH
(ALTERNATE)		TRUGRAIN	COMPOSITE SIDING: TRU-GRAIN RESYSTA - 1051 BURMA
(ALTERNATE)		DIZAL	ALUMINUM SIDING: DIZAL 6" CHANNEL - CHERRY WOOD CU-CUS-087B
BR-1	CHARCOAL BRICK PRODUCTS	ENDICOTT CLAY PRODUCTS	NEW BUILD FACE BRICK: MODULAR-VELOUR FINISH MORTAR: SM770- SABLE
(ALTERNATE)		NAWKAW	NAWTONIE G TO MATCH SW 70'S CYBERSPACE
(ALTERNATE)		FUSION STONE	TIMSTONE (WESTERN CANADA)
BR-2	FIELD BRICK / SOLDIER	ENDICOTT CLAY PRODUCTS	ALUMIN SANDS - MODULAR (RUNNING BOND PATTERN)
ST-1	ACRYLIC STUCCO STAIN	DRYVIT	OUTSULATION MD SYSTEM (HIGH IMPACT INSTALLATION- PROVIDE PANZER MESH REINFORCING) FINISH HYDROPHOBIC, TEXTURE: 'LYMESTONE', COLOUR: #132 MOUNTAIN FOG WITH 'STRATOTONE' HIGH PERFORMANCE COLOURANT. (EXISTING STUCCO BANDS AND COLUMNS)
ST-2	ACRYLIC STUCCO FINISH (NEW AT WENDY'S D/T WINDOWS AND WENDY'S ENTRANCE CANOPY)	DRYVIT	OUTSULATION MD SYSTEM (HIGH IMPACT INSTALLATION - PROVIDE PANZER MESH REINFORCING) FINISH HYDROPHOBIC, TEXTURE: 'LYMESTONE', COLOUR: 'WENDD410B4S-WENDY'S RED' TO MATCH PANTONE COLOUR #1807 WITH 'STRATOTONE' HIGH PERFORMANCE COLOURANT. (EXISTING STUCCO BANDS, ENTRANCE ARCH AND WENDY'S D/T)
EWT-1	EXTERIOR WALL TILE (WENDY'S SIDE)	CROSSVILLE	SWW-2 WOODGRAIN BLEND 152mm X 610mm. INSTALLED IN 1/2 RUNNING BOND PATTERN COLOUR: BROWN GROUT: MAPEI #42 MOCHA (3/16" THK) FRANKLIN INTERNATIONAL CAULKING NOTE: COLOUR TBD
	PAIN T - HAND RAIL METALS	BENJAMIN MOORE	COLOUR: #HC-19 BLACK - 2 FINISH COATS LOW SHEEN PAINT. (SPRAY APPLICATION)
	PAIN T - EXTERIOR LADDER	BENJAMIN MOORE	COLOUR: #2121-10 'GRAY' - 2 FINISH COATS LOW SHEEN PAINT. (SPRAY APPLICATION)
	PAIN T - SOFFIT	SHERWIN WILLIAMS	PAINTED TO MATCH METAL FLASHING. COLOUR: 'RAL 7037 - DUSTY GREY'. PAINT: 'ELECTROSTATICALLY'
	PAINT EXTERIOR DOORS & DOOR FRAMES)	PPG	PSX 805 METAL PAINT COLOUR: #2121-10 'GRAY'
	PAINT DRIVE-THRU WINDOW	PPG	PSX 805 METAL PAINT COLOUR: CUSTOM TO MATCH PANTONE 186C
(ALTERNATE)		KAWNEER	DOOR FINISH: PPGUC8258BX DURANAR XL RED (USE WITH UC51742 PRIMER ONLY)
	REFINISHED METAL FLASHINGS	FIRESTONE	FLASHING AT TIM HORTONS & WENDY'S EXISTING BUILDING PARAPETS: COLOUR: 'RAL 7037 - DUSTY GREY'. PAINT: 'ELECTROSTATICALLY' ALL FLASHING AT WINDOWS AND FOUNDATION: BLACK TO MATCH WINDOW FRAMES.
	METAL BOLLARDS	BENJAMIN MOORE	COLOUR: #HC 6 2023-20-22 'BABY CHICK' LOW SHEEN PAINT (SPRAY APPLICATION)
	CAULKING	FRANKLIN INTERNATIONAL CAULKING	CAULKING TO MATCH COLOUR OF ADJACENT FINISHES

NOTE:

1. REFER TO SPECIFICATIONS ON SHEET SP4 FOR APPROVED SUPPLIERS LIST.
2. G.C. TO REQUEST WRITTEN APPROVAL FROM DESIGNER PRIOR TO USE OF ALTERNATE FINISHES.

EXTERIOR ELEVATION NOTES

- EXISTING METAL FLASHING AND CORRUGATED METAL ROOF TO BE ELECTROSTATICALLY PAINTED TO MATCH RAL 7037 - DUSTY GREY. REFER TO EXTERIOR FINISH SCHEDULE.
- EXISTING EXTERIOR REAR METAL DOOR AND FRAME TO REMAIN. G.C. TO SAND, PRIME AND MAKE READY TO RECEIVE NEW PAINT FINISH (SAND & PRIM AS REQUIRED). REFER TO EXTERIOR FINISH SCHEDULE. ALL DOOR HARDWARE TO REMAIN UNPAINTED.
- EXISTING ACRYLIC STUCCO FINISH TO BE PAINTED 'MOUNTAIN FOG' G.C. TO PATCH AND REPAIR STUCCO AS REQUIRED TO MATCH EXISTING TEXTURE BEFORE PAINTING. REFER TO EXTERIOR FINISH SCHEDULE.
- EXISTING ACRYLIC STUCCO FINISH TO BE REPAINTED 'WENDY'S RED' G.C. TO CONTINUE FINISHES ON SIDE UP TO WINDOW FRAME (TYP.) G.C. TO PATCH AND REPAIR STUCCO AS REQUIRED TO MATCH EXISTING TEXTURE BEFORE PAINTING. REFER TO EXTERIOR FINISH SCHEDULE.
- G.C. TO REMOVE EXISTING RED TILES AND REPLACE WITH NEW STUCCO FINISH TO MATCH 'WENDY'S RED'. REFER TO EXTERIOR FINISH SCHEDULE.
- NEW 42" ILLUMINATED RED WENDY'S SIGN TO BE SUPPLIED BY WENDY'S FRANCHISEE AND INSTALLED BY SIGN COMPANY. CONFIRM WITH CPM FOR SIZE AND SIGN PACKAGE. REFER TO ELECTRICAL DRAWINGS.
- NEW 42" TIM HORTON ILLUMINATED SIGN TO BE SUPPLIED BY TDL AND INSTALLED ON STUCCO BY SIGN COMPANY. CONFIRM WITH CPM FOR SIZE AND SIGN PACKAGE. REFER TO ELECTRICAL DRAWINGS.
- EXISTING METAL HAND RAILING TO BE REPAINTED BLACK. REFER TO EXTERIOR FINISH SCHEDULE.
- EXISTING ROOF LADDER TO BE PAINTED. G.C. TO SAND, PRIME AND MAKE READY TO ACCEPT NEW FINISH. REFER TO REFER TO EXTERIOR FINISH SCHEDULE.
- EXISTING STUCCO FINISH ON EXTERIOR COLUMN TO BE PAINTED 'MOUNTAIN FOG' (TYP.) REFER TO EXTERIOR FINISH SCHEDULE.
- EXISTING STUCCO FINISH ON EXTERIOR COLUMN TO BE PAINTED 'WENDY'S RED' (TYP.) REFER TO EXTERIOR FINISH SCHEDULE.
- EXISTING METAL BOLLARD TO REMAIN AND TO BE REPAINTED IF NOT CAPPED. REPLACE CAPS ON CAPPED BOLLARDS IF DAMAGED. REFER TO EXTERIOR FINISH SCHEDULE.
- NEW WENDY'S 'THANK YOU' SIGN TO BE SUPPLIED BY WENDY'S FRANCHISEE AND INSTALLED BY SIGN COMPANY.
- WENDY'S DECORATIVE WALL SCENCE. REFER TO ELECTRICAL DRAWINGS.
- G.C. TO INSTALL NEW WENDY'S WORD ART SIGN (SIGN TO BE SUPPLIED BY WENDY'S FRANCHISEE) AND INSTALLED BY SIGN COMPANY. REFER TO EXTERIOR ELEVATIONS AND DETAILS 'X'AX AND 'Y'AX.
- EXISTING METAL SOFFIT TO REMAIN AND PAINTED TO MATCH METAL FLASHING 'RAL - DUSTY GREY' PATCH AND REPAIR AS REQUIRED. RE-LAMP/RE-LENSE EXISTING LIGHTS (TYP.)
- EXISTING FIELD & SOLDIER COURSE BRICK TO REMAIN (TYP.)
- EXISTING ENTRANCE DOOR TO REMAIN BLACK.
- EXISTING EXTERIOR GLAZING AND BLACK WINDOW MULLIONS TO REMAIN (TYP.)
- EXISTING TIM HORTON'S DRIVE-THRU WINDOW TO REMAIN. HATCHED AREA INDICATES AREA OF 'RED' PAINT. UPPER AND LOWER PANELS TO BE PAINTED 'BLACK'. REFER TO EXTERIOR FINISH SCHEDULE ON SHEET A5.4 FOR PAINT FINISH. G.C. TO PREPARE SURFACE TO RECEIVE NEW FINISH.
- EXISTING WENDY'S DRIVE-THRU WINDOW TO REMAIN.
- G.C. TO INSTALL NEW WOOD GRAIN WALL TILE. REFER TO EXTERIOR FINISH SCHEDULE.
- EXISTING RECYCLING GARBAGE UNIT TO REMAIN.
- EXISTING WALL PACK LIGHTS TO BE REPLACED WITH TDL STANDARD LED LIGHT FIXTURE. REFER TO EXTERIOR FINISH SCHEDULE ON SHEET A5.4. REFER TO ELECTRICAL DRAWINGS.
- NEW VINYL GRAPHIC AWNING.
- EXISTING CONCRETE SIDEWALK TO REMAIN.
- EXISTING BARRIER FREE PUSH BUTTON TO REMAIN.
- PROVIDE AND INSTALL THREE (3) "NO-SMOKING WITHIN 7.5m" SIGNAGE AT ENTRIES/EXITS. CONFIRM SIZE, COLOUR & REQUIREMENTS AS PER SPECIFIC LOCAL CODES AND BYLAWS. SUPPLIED AND INSTALLED BY G.C.

SYMBOL LEGEND

	SECTION NUMBER DRAWING SHEET NUMBER
	DETAIL NUMBER DRAWING SHEET NUMBER
	NOTE REFERENCE REFER TO ELEVATION NOTES

GENERAL NOTES

- REFER TO SHEET A5.4 FOR EXTERIOR FINISH SCHEDULE.
- REFER TO EXTERIOR FINISH SCHEDULE FOR CAULKING COLOUR.
- G.C. TO REPAINT ALL SITE DIRECTIONAL SIGN POLES AND BOXES BLACK. SEE EXTERIOR FINISH SCHEDULE.
- G.C. TO REPLACE D/T MENU AND PRE-SELL SCREEN WITH NEW DIGITAL SCREENS AS REQUIRED. SEE SCOPE OF WORK FOR MORE INFO.
- SITE & DRIVE THRU DIRECTION SIGN FACES TO BE REPLACED THROUGHOUT.



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Toronto, ON,
M2N 6K8
T.416.497.3662
gsmith.ca



Wallfacer Architecture Inc.

4711 Yonge Street, Suite 801
Toronto, Ontario M2N 6K8
647 547 6060

PROFESSIONAL STAMPS:

GENERAL NOTES:

- ALL CONSTRUCTION ACTIVITIES MUST FULLY COMPLY WITH THE PROVINCIAL BUILDING CODE, AS AMENDED, AND TO ALL OTHER APPLICABLE LAWS.
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- I HAVE EXERCISED RESPONSIBLE CONTROL WITH RESPECT TO DESIGN REVIEW ACTIVITIES.
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- DRAWINGS MAY BE USED FOR CONSTRUCTION, ONLY WHEN SIGNED AND SEALED BY THE ARCHITECT.
- CONTRACTOR CANNOT COMMENCE ANY ON-SITE WORK UNLESS ALL APPLICABLE BUILDING PERMITS ARE DISPLAYED ON-SITE.

ISSUE

#	Date	Description	Dwn
1	OCT 03, 2019	ISSUED FOR DEVELOPMENT PERMIT REVIEW	WS

PROJECT TITLE:

Wendy's
Tim Hortons

6533 / 101303 / RN.08467
TIMWEN 2019
1078 SUNSHINE COAST HWY,
GIBSON, BC.
V0N1V7

REVISION

#	Date	Description	Dwn

DRAWING TITLE:

EXTERIOR ELEVATIONS
SCHEDULES
& NOTES

PRINT DATE:	SCALE:
3-Oct-19	AS NOTED
DRAWN BY:	DRAWING NO:
WS	
CHECKED BY:	
PA/SP	
PROJECT NO:	
101303	

A5.2



EXTERIOR ELEVATION NOTES

SYMBOL LEGEND

GENERAL NOTES

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G.L. SMITH



Wallfacer Architecture Inc.

4711 Yonge Street Suite 801
Toronto Ontario M2N 6K8
647 547 6060

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- I HAVE EXERCISED RESPONSIBLE CONTROL WITH RESPECT TO DESIGN REVIEW ACTIVITIES
- REVIEW WORK PERTAINS TO COMPLIANCE TO THE PROVINCIAL BUILDING CODE FOR ARCHITECTURAL WORK ONLY. DRAWINGS OF OTHER PROFESSIONAL ENGINEERS INCLUDING STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER PROFESSIONAL DESIGNERS MUST BE REFERENCED ACCORDINGLY.
- DRAWINGS MAY BE USED FOR CONSTRUCTION, ONLY WHEN SOMEONE IS ALLOWED BY THE ARCHITECT
- CONTRACTOR CANNOT COMMIT ANY ONSITE WORK UNLESS ALL APPLICABLE BUILDING PERMITS ARE DISPLAYED ON SITE

ISSUE

1	OCT 03, 2019	ISSUED FOR DEVELOPMENT PERMIT REVIEW	WS
#	Date	Description	Dwn

PROJECT TITLE:



6533 / 101303 / RN.08467
TIMWEN 2019
078 SUNSHINE COAST HWY,
GIBSON, BC.
V0N1V7

REVISION

#	Date	Description	Dwn
DRAWING TITLE:			

EXTERIOR ELEVATIONS SCHEDULES & NOTES

PRINT DATE: 3-Oct-19 SCALE: AS NOTED

DRAWN BY: WS DRAWING NO:

CHECKED BY: PA/SP **A53**

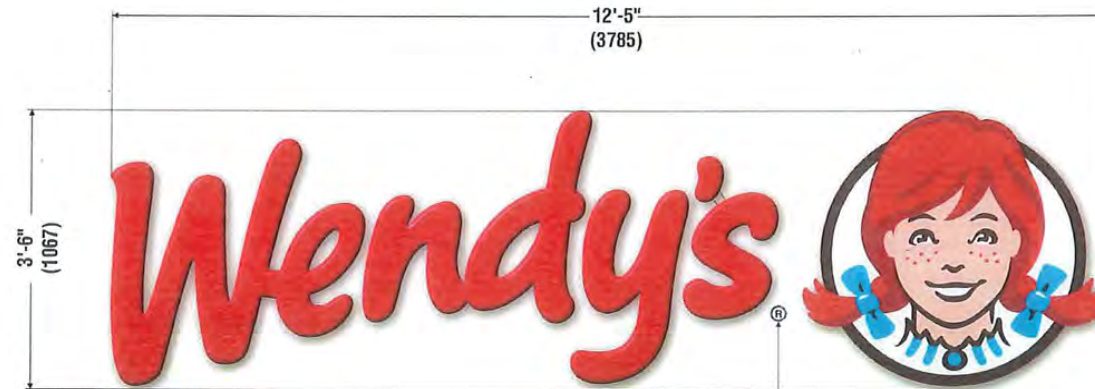
PROJECT NO:
101303

A5.3

LED Illuminated Channel Letters - 1 Required
Scale: N.T.S

SIGN #1 Attachment B - Page 1 of 8

sign area = 4.04 m2



- .100 flat routed aluminum primed and painted White
- Brown Avery A9298-T applied over top of paint cured White
- Pin mounted 5/8" off wall surface

Material Specifications

Wendy's

- Pre-finished .040 Bronze aluminum letter coils returns
- Faces to be .118 Red 2793 vacuum formed acrylic
- Red LED illumination

Cameo

- Pre-finished .040 Bronze aluminum letter coils returns
- Face to be .118 Clear vacuum formed acrylic with digitally printed (2 layer process) translucent vinyl applied to 2nd surface
- White LED illumination

5 3/4"
(146)



Drawing No.
WEND-CL042x0149.120B

Electrical Requirements

120v

CUT FILE

WEND-CL042x0149.120A

WEND-CL042x0045.120A

CHANNEL LETTERS

PL: 21.89m PA: 1.47m²

Preliminary Artwork

Approved for Production

October 21, 2019 B. Guse



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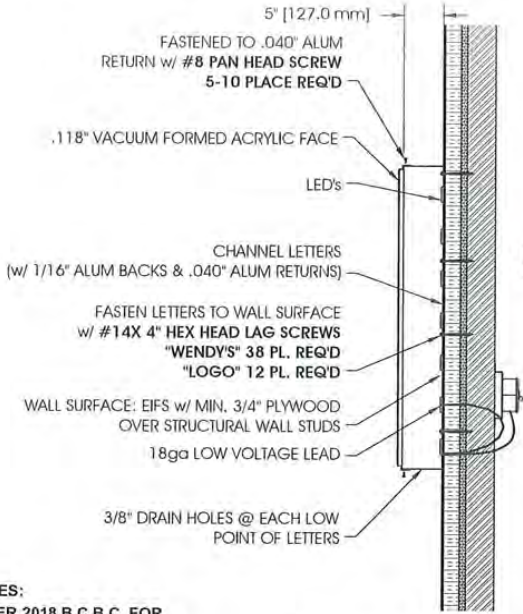
Various Locations
Canada



DRAWN BY: B. Guse
DATE: October 21, 2019

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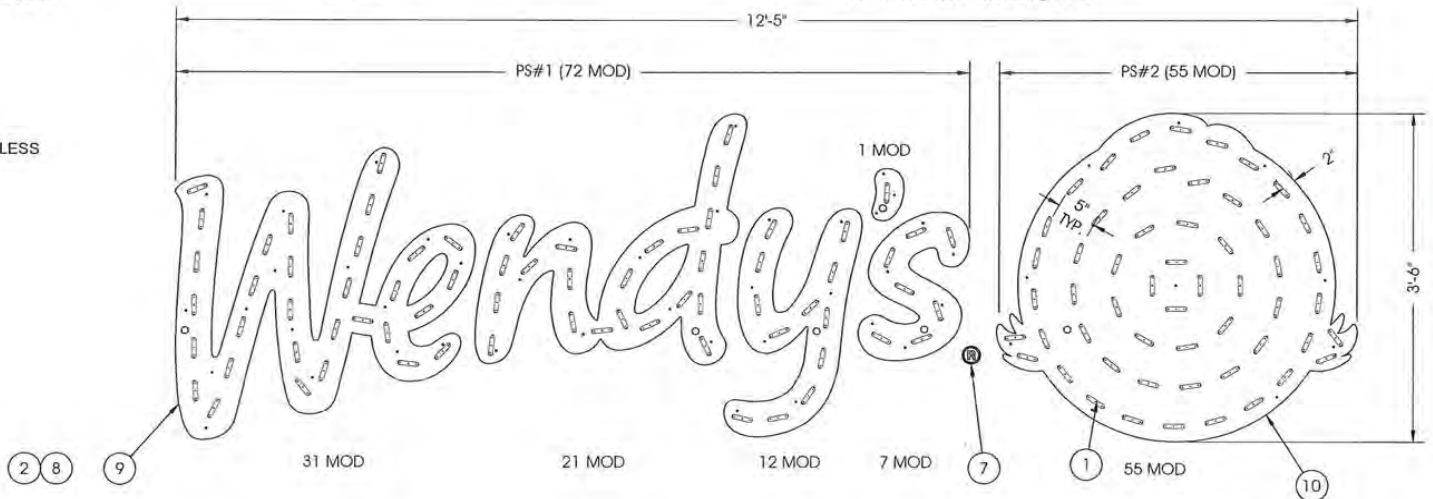
ELECTRICAL INSTALLATION INSTRUCTIONS



DESIGN NOTES:
LOADS AS PER 2018 B.C.B.C. FOR GIBSONS, BC AREA:
WIND $q(1/50) = 0.49 \text{ kPa}$
SNOW $S_s = 4.2 \text{ kPa}$
 $S_r = 0.4 \text{ kPa}$

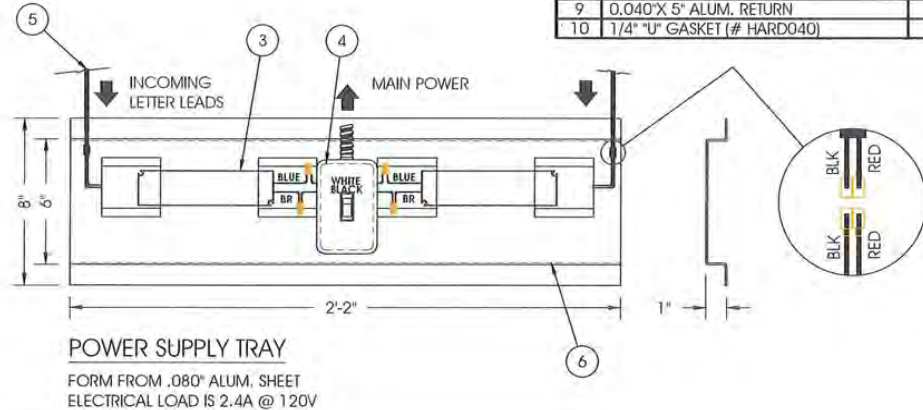
GENERAL WELD NOTE:
1/8" FILLET WELD REQ'D UNLESS OTHERWISE SPECIFIED

LETTER INSTALLATION INSTRUCTIONS



ATTENTION:
FIELD ASSEMBLY OF THIS SECTIONAL SIGN IS SUBJECT TO THE ACCEPTANCE OF THE LOCAL AUTHORITY

LES ENSEIGNES MODULAIRES MONTES SUR PLACE PEUVENT ETRE VERIFIEES EN TOUT TEMPS PAR LE SERVICE D'INSPECTION LOCAL



WEND-CL042X0149.120B			
SHEET # 1 OF 1			
BILL OF MATERIALS			
REF #	DESCRIPTION	QTY	LENGTH
1	GOQ-3 LED (WHITE)	55	
2	GOQ-3 LED (RED)	72	
3	60W-12V POWER SUPPLY	2	
4	15A SP SWITCH SET	1	
5	18ga. LOW VOLTAGE WIRE	6	15'-0"
6	0.080" FORMED ALUM. SUPPLY TRAY	1	2'-2"
7	0.100" ROUTED ALUM. DISC	1	
8	0.063" ROUTED ALUM. BACK	6	
9	0.040" X 5" ALUM. RETURN	1	82'-0"
10	1/4" "U" GASKET (# HARD040)	1	15'-0"



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ILLUMINATED CHANNEL LETTERS

AMP DRAW: 2.4A @ 120V

WENDY'S

VARIOUS

00 RELEASED FOR PRODUCTION		JC 03-MAR-16	
DRAWING CHECKED BY: C. LENZ		CUT FILE: 03-MAR-16	
02 May, 2016		WEIGHT: 62 LBS.	

REVISION

■ Non-Illuminated Routed Substrate - 1 Required
Scale: 3/4"=1'-0"

SIGN #2

sign area = 2.85 m2

Attachment B - Page 3 of 8

Drawing No.
WEND-RS062x0071.000A

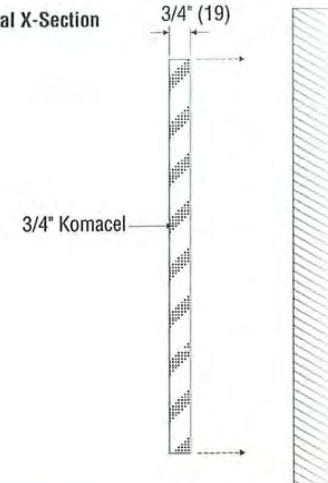


MATERIAL SPECIFICATIONS

- 3/4" router cut White Komacel to be primed and painted as indicated and finished with a Satin Clear Coat
- Letters mounted flush to wall surface w/ d/s tape & silicone

TOP & BOTTOM TEXT LINES: GG 353 G3 Metallic (MP 18214)
3 CENTER LINES: GG 353 E3 Metallic (MP 18140)

Typical X-Section



ALL KOMACEL LETTERS USE:
LOW TEMP DS TAPE - PART #tape023

ROUTED LETTERS

PA: 0.97m²

Preliminary Artwork

Approved for Production

June 19, 2019 B. Guse



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Various Locations
Canada

Wendy's

DRAWN BY: B. Guse
DATE: June 19, 2019

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and/or print variations.

Non-Illuminated Wall Sign - 1 Required
Scale: As Shown

Attachment B - Page 4 of 8

Drawing No.
WEND-WS042x0007.000A

SIGN #3

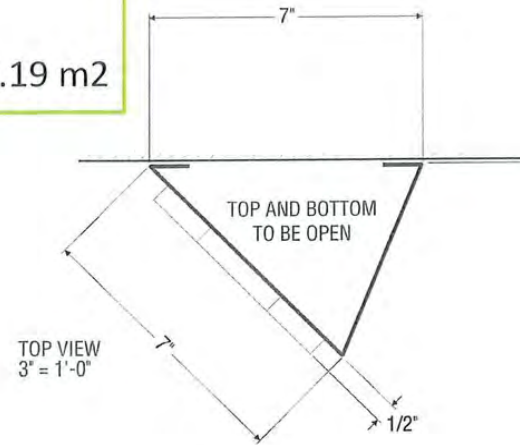
sign area = 0.19 m2



.063 Brake formed pre-painted aluminum (part # As276)

1/2" White Komacel Letters adhered to aluminum panel w/ d/s tape and silicone

1/2" White Komacel w/ Opaque digitally printed vinyl applied over top (adhered to aluminum panel w/ d/s tape and silicone)



File Name : WEND-DG005x0006.000A

<input checked="" type="checkbox"/>	WHITE OPAQUE (digi010 / 54" ROLL)
<input type="checkbox"/>	WHITE OPAQUE (digi007 / 60" ROLL)
<input type="checkbox"/>	WHITE TRANSLUCENT
<input type="checkbox"/>	WHITE TRANSLUCENT APPLIED OVER TOP OF CLEAR (2 LAYER)
<input type="checkbox"/>	HP MPI 2728 65/35 PERFORATED
NOTE: USE SEALING TAPE ON EDGES AFTER INSTALLED)	
<input checked="" type="checkbox"/> OPTICALLY CLEAR OVER LAMINATE	
CUT CONTOUR INCLUDED YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
<input checked="" type="checkbox"/> 1st Surface <input type="checkbox"/> 2nd Surface	

Note:
- Digital File Located Under "DIGITAL" Either In Master Or Site Specific Folders
- ALWAYS USE RECOMMENDED MEDIA ICC PROFILE

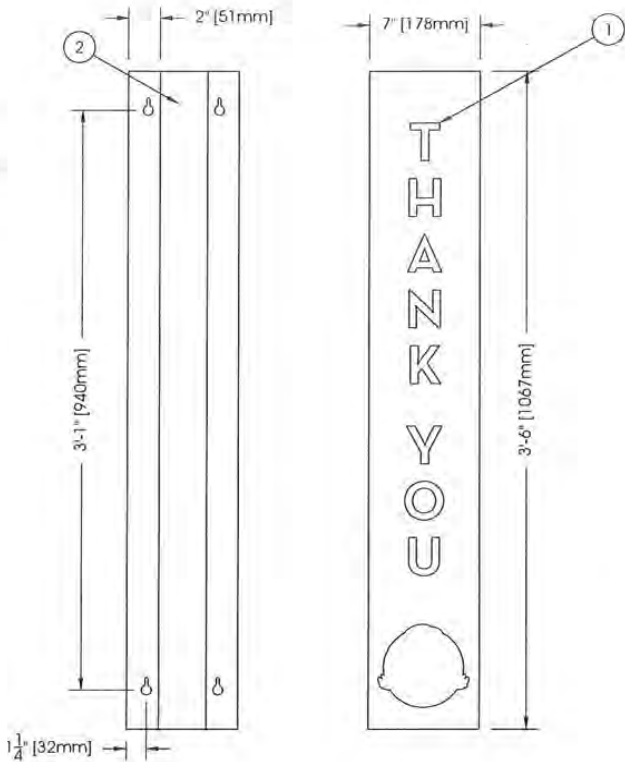
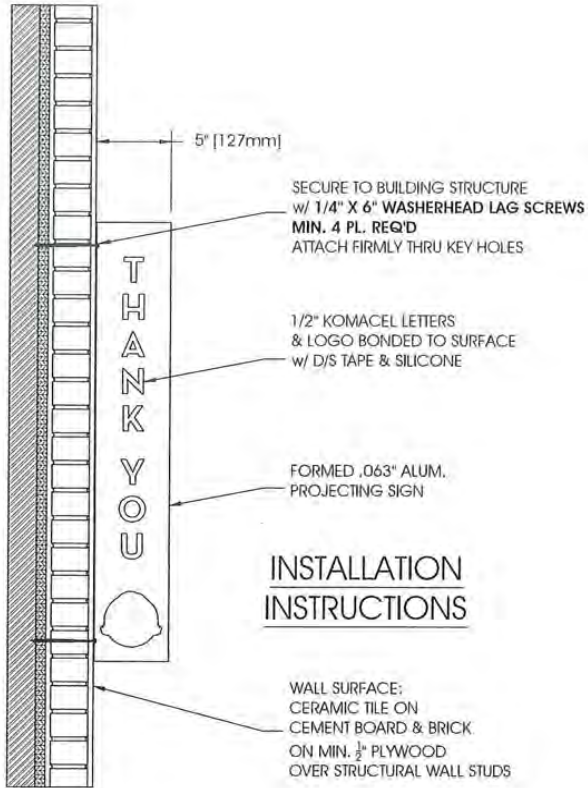


Preliminary Artwork
☒ Approved for Production
June 19, 2019 B. Guse



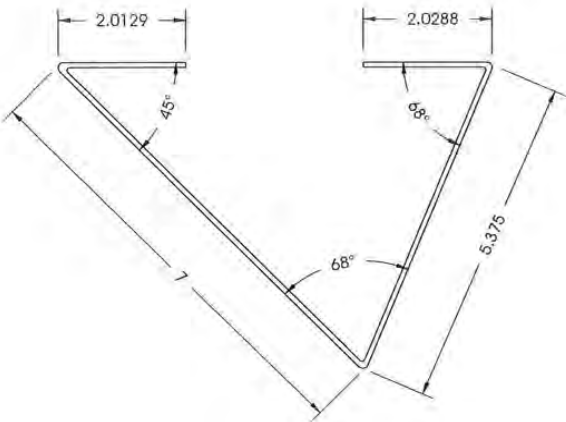
ASSEMBLY INSTALLATION INSTRUCTIONS

WEND-WS042X0007.000A			
SHEET # 1 OF 1			
BILL OF MATERIALS			
REF.#	DESCRIPTION	QTY	LENGTH
1	1/2" ROUTED KOMACEL LETTERS	9	
2	0.063" ROUTED/FORMED PRE-PAINTED SHEET	1	3'-6"



DESIGN NOTES:
LOADS AS PER 2018 B.C.B.C. FOR
GIBSONS, BC AREA:
WIND q(1/50) = 0.49 kPa
SNOW Ss = 4.2 kPa
Sr = 0.4 kPa

GENERAL WELD NOTE:
1/8" FILLET WELD REQ'D UNLESS
OTHERWISE SPECIFIED



② FORMING DETAIL
OUTSIDE DIM'S SHOWN



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NON-ILLUMINATED WALL SIGN

AMP DRAW: N/A

WENDY'S

VARIOUS LOCATIONS

01 CHANGED MATERIAL TO .063" PRE-PAINTED ALUM SM 12-JUN-17
00 RELEASED FOR PRODUCTION JC 08-APR-15

DRAWING CHECKED BY:
S. POWER

27 Feb, 2017

CUT FILE: 12-JUN-17

WEIGHT: 8 LBS

REVISION

Signage Placement / Installation Guide
Scale: 1/8" = 1'-0"

Drawing No.
WEND-SP006533.000A1

Electrical Requirements

STRUCTURAL REFERENCE

CHANNEL LETTERS

SITE CHECK REQUIRED

WEND-CL042x0149.120B

WEND-CL042x0149.120B

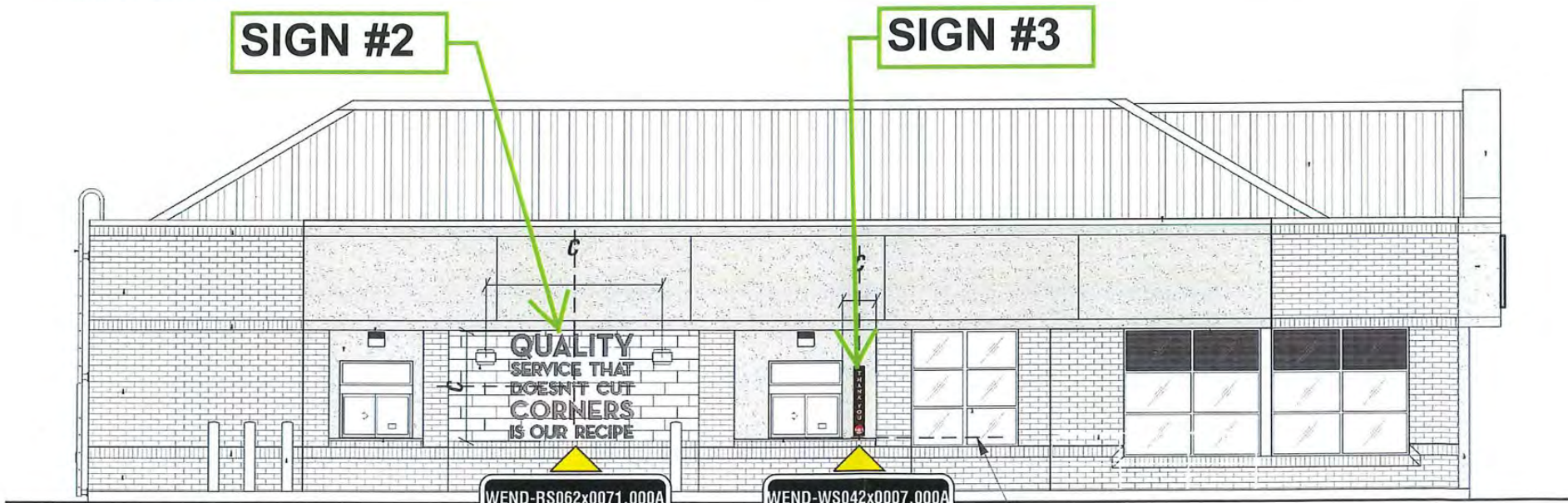
SIGN #1



FRONT ELEVATION

SIGN #2

SIGN #3



WENDY'S SIDE ELEVATION

*ALIGN TO WINDOW BOTTOM



Preliminary Artwork

Approved for Production



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INTERNATIONAL
SIGN ASSOCIATION

sacace



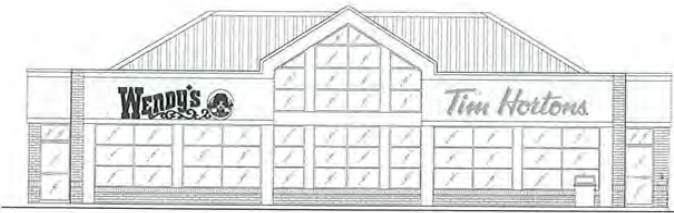
1078 Highway 101
Gibsons, BC



DRAWN BY: B. Guse
DATE: September 19, 2019

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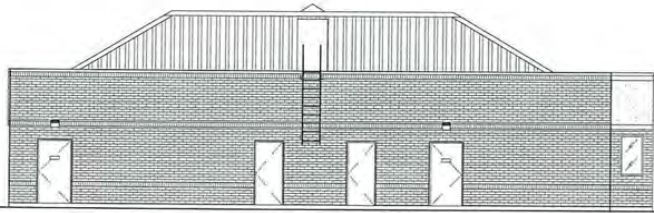
Drawing No. WEND-CL042x0007.000A Attachment B - Page 7 of 8



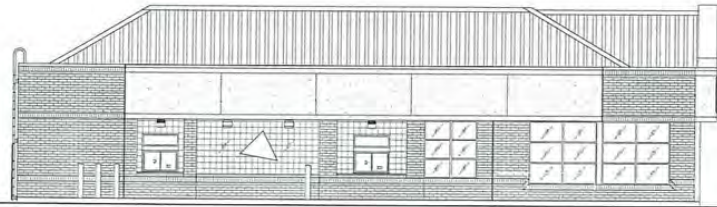
1 EXISTING FRONT ELEVATION Scale: 1:100



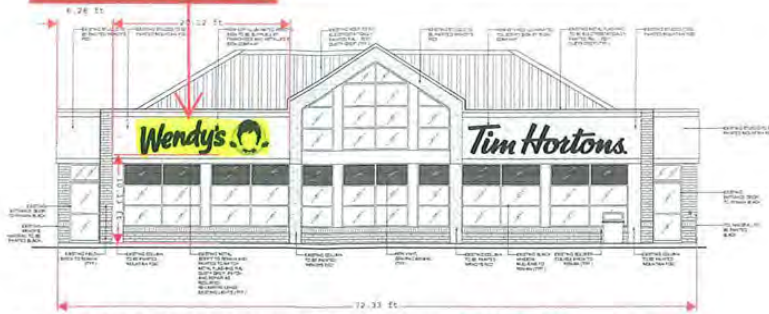
2 EXISTING TIM HORTONS SIDE ELEVATION Scale: 1:100



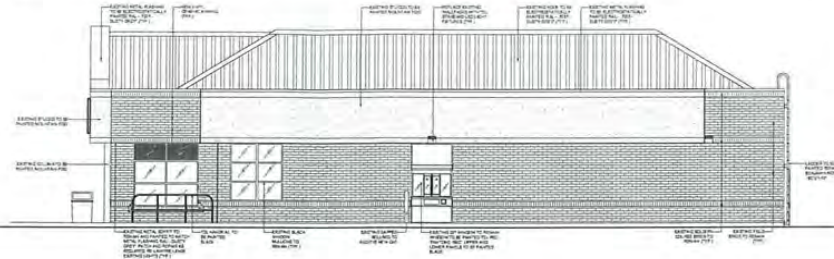
3 EXISTING REAR ELEVATION Scale: 1:100



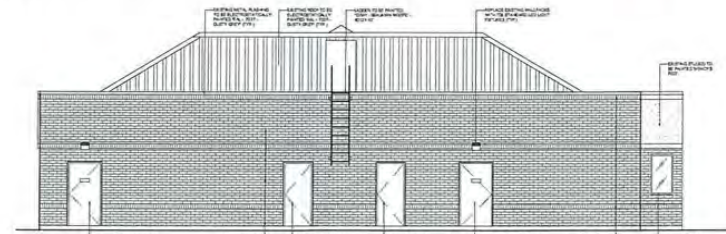
4 EXISTING WENDY'S SIDE ELEVATION Scale: 1:100



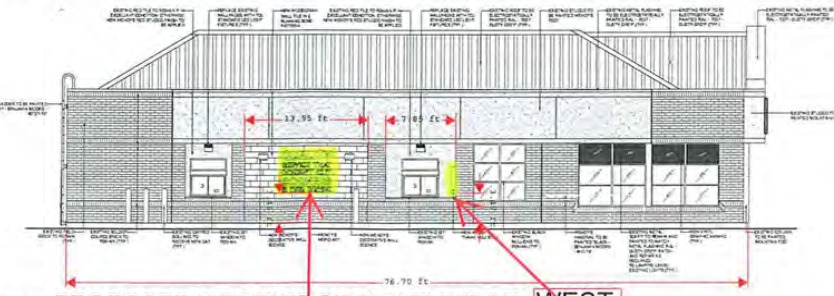
5 PROPOSED FRONT ELEVATION SOUTH Scale: 1:100



6 PROPOSED TIM HORTONS SIDE ELEVATION EAST Scale: 1:100



7 PROPOSED REAR ELEVATION NORTH Scale: 1:100



8 PROPOSED WENDY'S SIDE ELEVATION WEST Scale: 1:100

Drawing No. WEND-RS062x0071.000A

Drawing No. WEND-WS042x0007.000A

EXTERIOR FINISH SCHEDULE		
PRODUCT	MANUF.	TYPE & COLOUR
ELECTROSTATICALLY APPLIED WATER BASE PRIMER AND PAINT. FLASHING (METAL ROOF ONLY)	BENJAMIN MOORE	WATER BASE ENAMEL PRIMER STEEL WOOL #2121-30, COLOUR TO MATCH RAL 7031
EXTERIOR WALL TILE (WENDY'S SIDE)	CROSSVILLE	300x2 WOODGRAIN BLEND 10001X1100M (INSTALLED IN 1/2\"
ACRYLIC STUCCO STAIN FOR EXISTING STUCCO TO REMAIN	DRYVIT	#132 MOUNTAIN FOG (COMMON AREA STUCCO BANDS & COLUMNS, TIM HORTONS SIDE STUCCO BANDS)
ACRYLIC STUCCO FRESH MIX AT WENDY'S GUT)	DRYVIT	OUTSULATION MD SYSTEM (HIGH IMPACT INSTALLATION - PROVIDE RAIDER MESH REINFORCING, FINISH HYPERBOLIC TEXTURE, LIMESTONE, COLOUR, VIBRONATONS-WENDY'S RED TO MATCH PANTONE COLOUR #187C WITH STRATOTONE HIGH PERFORMANCE COLOURS)
EXTERIOR DOORS, LADDER PAINT	BENJAMIN MOORE	#2121-10 GRAY
EXTERIOR WENDY'S/TIM HORTONS HAND RAIL PAINT	BENJAMIN MOORE	BLACK
METAL BOLLARD PAINT	BENJAMIN MOORE	BABY CHICK

NOTE:
1. REFER TO SPECIFICATIONS ON SHEET SP4 FOR APPROVED SUPPLIERS LIST
2. G.C. TO REQUEST WRITTEN APPROVAL FROM DESIGNER PRIOR TO USE OF ALTERNATE FINISHES.

☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT FOR APPROVAL

NAME: _____
DATE: _____
SIGNATURE: _____

*PLEASE NOTE ANY CHANGES AFTER APPROVAL WILL RESULT IN ADDITIONAL COSTS.



OPERATED BY THE TDL GROUP CORP.

HEAD OFFICE:
225 WYECROFT RD OAKVILLE, L6K 3Y7
TEL (905) 845-5511 FAX (905) 845-5511

CALGARY OFFICE:
3501-15 ST SE, CALGARY, ALBERTA, T2C 4B4
TEL (403) 263-7409 FAX (403) 263-7450

MONTREAL OFFICE:
1080 CHEMIN COTE DU LIESSIE,
LACHAPELLE, QUEBEC H1T 1A4
TEL (514) 435-2233 FAX (514) 435-3313

THESE DRAWINGS SHOULD BE CHECKED FOR CONFORMANCE TO LOCAL, PROVINCIAL AND STATE BUILDING CODES.
DO NOT SCALE DRAWINGS
THIS DRAWING SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION BY AN ARCHITECT

REVIEW CHECKLIST

1. REVIEW FACILITY STATISTICS	
2. QUEUING AND STACKING	
3. SEATING LAYOUT	
4. FIREPLACE / TV LOCATION	
5. FRONT LINE SETUP	
6. SHOWCASE CAPACITY	
7. GRAB & GO LOCATION	
8. STAFF AREA	
9. PATIO	

RVP APPROVED: _____ DATE: _____
DIRECTOR OF INTERNATIONAL BUILDING STANDARDS: _____ DATE: _____
RESTAURANT OWNER: _____ DATE: _____

1. The drawings are prepared by the architect and are subject to the approval of the local, provincial and state building codes. The drawings are not to be used for construction purposes until issued for construction by an architect.

EXTERNAL REFERENCES:

No.	REVISIONS	DATE
1	TDL STANDARDS VERSION: v.1607	

STATUS:

PROJECT:

WENDYS #6533
TIM HORTONS #1303
1078 SUNSHINE COAST HWY
GIBSONS, BC

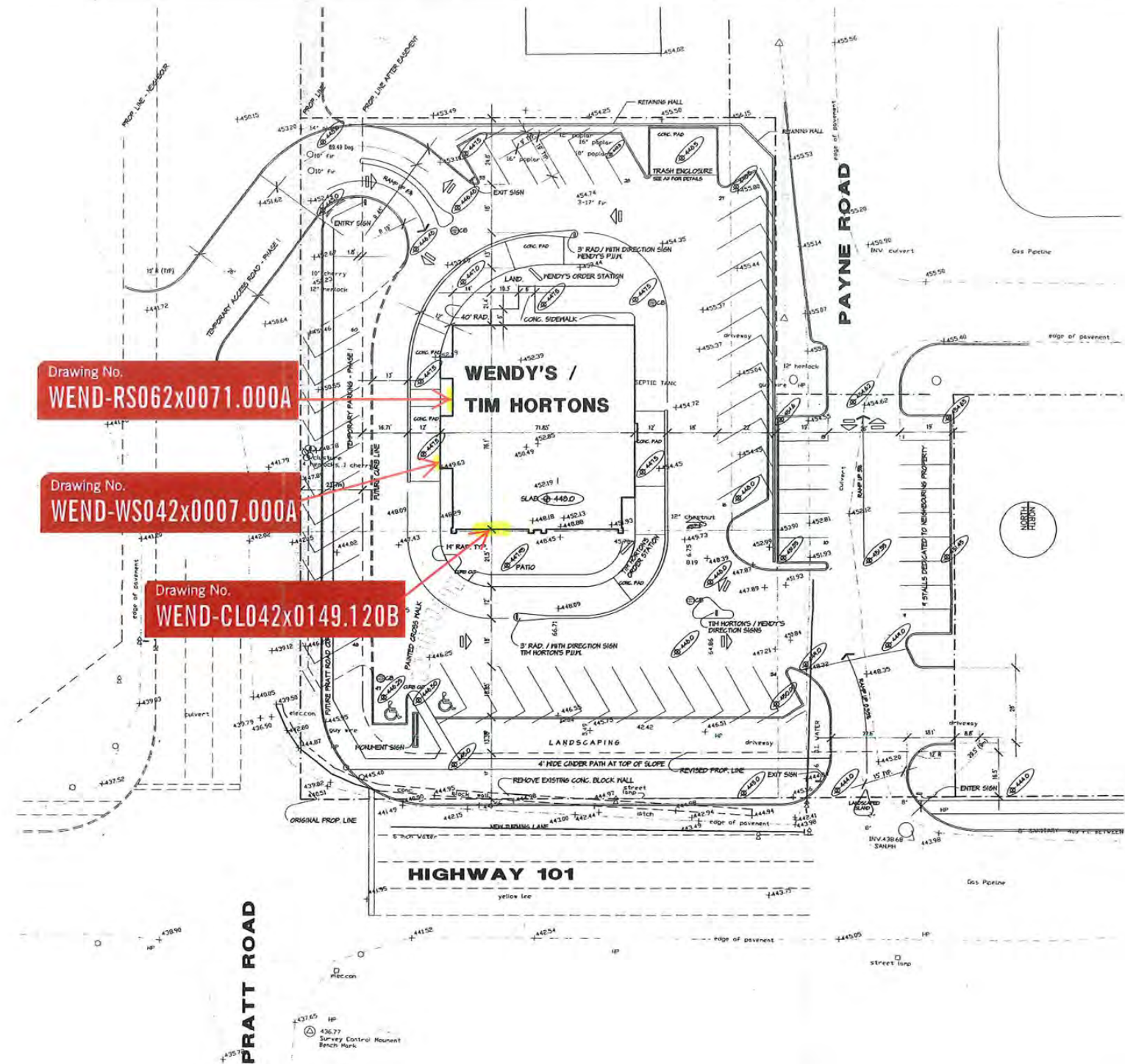
DRAWING TITLE:
EXISTING & PROPOSED EXTERIOR ELEVATIONS

DRAWN BY: SP
DATE: AUG 20, 2019
SCALE: AS NOTED
COLOUR SCHEME: TANGEN COMBO
DRAWING NO:
SK1-EX

Project Location: 1078 Sunshine Coast Hwy, Gibsons, BC. Drawing: SK1-EX. Date: 20 Aug 2019. 1:100000

PROJECT SUMMARY

PROJECT ADDRESS:	1078 HIGHWAY 101 GIBSONS
LEGAL DESCRIPTION:	Lot A (Exp Plan 5382) of Lot 5, Bk C, Lot 690 Plan 3589 and Lot B, Bk C District Lot 690, Plan 17636
ZONING:	C-5
SITE AREA:	45,005.4 S.F.
BUILT DEVELOPMENT AREA:	5,206.65 S.F.
SITE COVERAGE:	5,206.65 S.F. - 11.59% BUILDING ONLY 32,045.65 S.F. - PAVING, PARKING, PATIO AND SIDEWALKS 37,252.3 S.F. - 82.77% ALL DEVELOPMENT - 80% PERMITTED
LANDSCAPE AREA:	7,753.1 S.F. - 17.23% - 20% REQUIRED
SEATING:	104
PARKING 35 REQUIRED	TOTAL PROVIDED: 60 PERMANENT TIM HORTONS / WENDY'S 38 TEMPORARY PRATT ROAD EASEMENT: 13 PAYNE ROAD NEIGHBOUR ALLOCATION: 9 DISABLED ACCESS STALLS: 2 LOADING DOCK: 1



JOB NAME		WENDY'S RESTAURANTS		DATE		30/10/95		CONSULTANTS		A		A		01/01/96	
JOB NUMBER		96004		DRAWN		FS		CHECKED		A		A		01/01/96	
DRAWING TITLE		WENDY'S / TIM HORTON'S		SCALE		1" = 20'		ACAD FILE NO.		2289602		A		01/01/96	
GIBSONS		GIBSONS		FREDERICK P. SLY		MARC CP		2020 EAST 33TH AVE. VANCOUVER B.C.		V6N 1M1		PHONE: 254-4884 FAX: 254-8602		01/01/96	
SITE PLAN		SITE PLAN		ARCHITECT		ARCHITECT		ARCHITECT		ARCHITECT		ARCHITECT		01/01/96	

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signs

130
Performance Dr.
Richmond Hill
Ontario
L4S 0H5
☎ 905.474.1678
/ 905.474.0515
e www.steelart.com

Client

TDL

Location

Store #1303
1078 Gibsons Way
Gibsons, BC

Project Title

SignType(s)

Perforated Vinyl

Scale Date
3/8" = 1' - 0" 11.05.2019

Drawn Approved
K.B. /

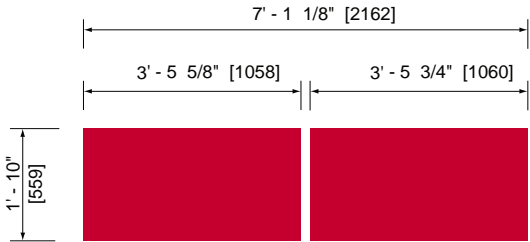
Drawing No. Revision
PD 190594-D 0

No.	Description	Date
0	-	00.00.2019

Approvals:

x:
Approved By:

x:
Date:



SUPPLY AND INSTALL

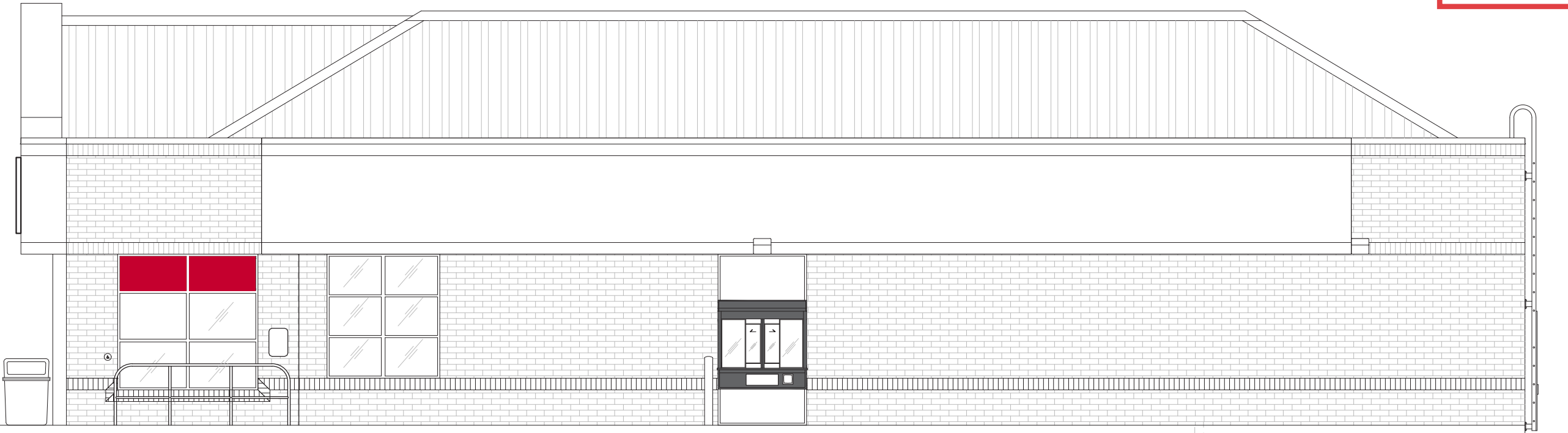
TWO (2) PERFORATED DECALS (EXTERIOR)

- 3M PERFORATED WINDOW FILM 8674-10
- COLOUR TO BE CARDINAL RED 180C-53
- INSTALL IN POSITIONS AS SHOWN **SECOND SURFACE**

*****SITE CHECK REQUIRED**

COLOUR SCHEDULE




- 3M PERFORATED FILM 8674-10
CARDINAL RED 180C-53



PROPOSED TIM HORTON'S DRIVE THRU ELEVATION
SCALE: 3/16" = 1' - 0"

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SCHEDULE OF COLOURS			
	RED # 2793 PIGMENTED PLEX FACES		RED TRIM CAP
			GLOSS BLACK

SUPPLY AND INSTALL

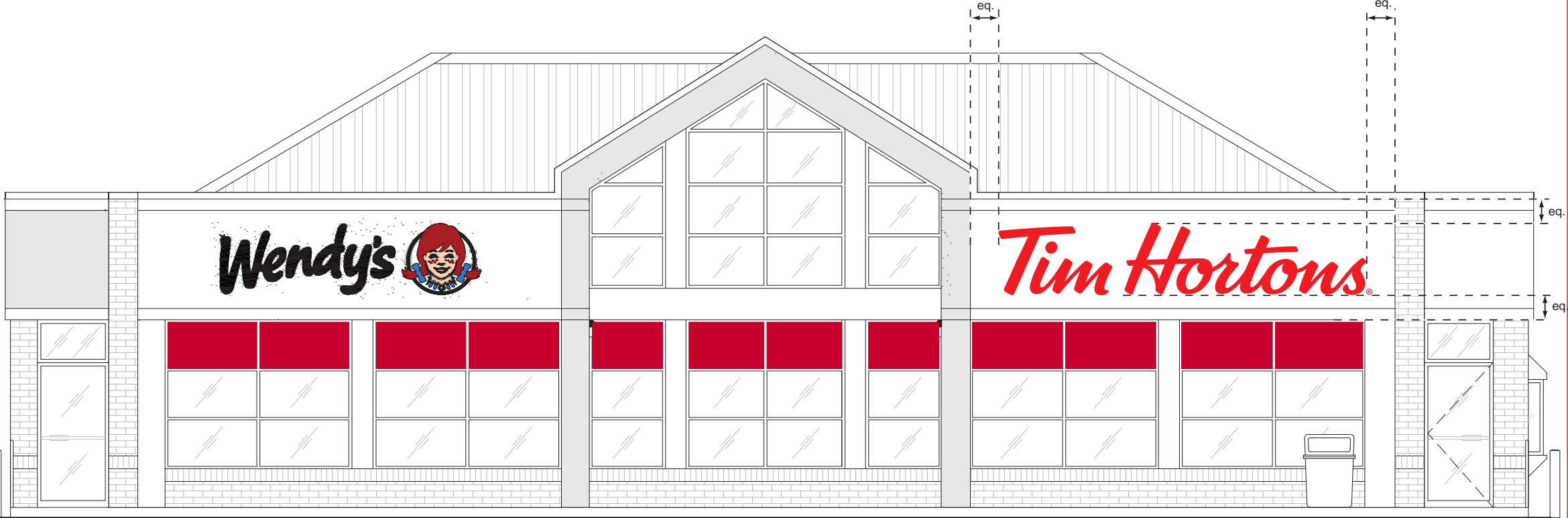
ONE (1) SET OF ILLUMINATED LETTERS (EXTERIOR)

- 3/16" RED #2793 PIGMENTED PLEX FACES
- 1" RED TRIM CAP
- 5" DEEP PRE PAINTED GLOSS BLACK ALUMINUM RETURNS
- WHITE LED ILLUMINATION

***SITE CHECK REQUIRED

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Ontario
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905.474.0515
www.steelart.com

Client		
TDL		
Location		
Store #1303 1078 Gibsons Way Gibsons, BC		
Project Title		
SignType(s)		
S/F Illuminated Letters		
Scale	Date	
3/8" = 1' - 0"	11.05.2019	
Drawn	Approved	
K.B.	/	
Drawing No.	Revision	
PD 190594-A	0	
Revision Notes		
No.	Description	Date
0 -		00.00.2019



PROPOSED FRONT ELEVATION
SCALE: 3/16" = 1' - 0"

Approvals:
x:
Approved By:
x:
Date:

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Store #1303
1078 Gibsons Way
Gibsons, BC

Scale	Date
3/8" = 1' - 0"	11.05.2019

Drawing No.	Revision
PD 190594-B	0

		Revision Notes
No.	Description	Date
0 -		00.00.2019

3M PERFORATED FILM 8674-10
CARDINAL RED 180C-53



x: _____
Date: _____

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Ontario
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☎ 905.474.1678
/ 905.474.0515
e www.steelart.com

Client

TDL

Location

Store #1303
1078 Gibsons Way
Gibsons, BC

Project Title

SignType(s)

Perforated Vinyl

Scale
3/8" = 1' - 0"

Date
11.05.2019

Drawn
K.B.

Approved
/

Drawing No.
PD 190594-C

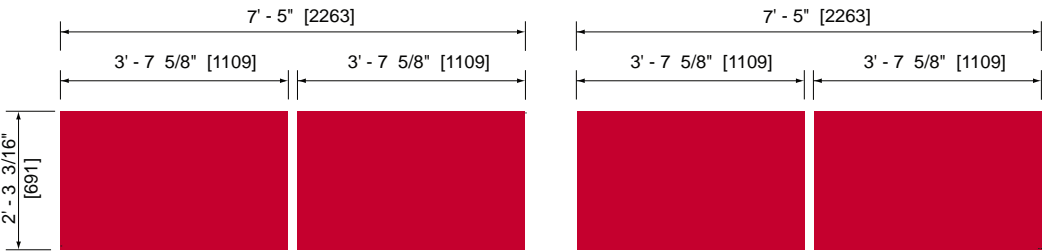
Revision
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Revision Notes		
No.	Description	Date
0	-	00.00.2019

Approvals:

X:
Approved By:

X:
Date:




SUPPLY AND INSTALL

FOUR (4) PERFORATED DECALS (EXTERIOR)

- 3M PERFORATED WINDOW FILM 8674-10
- COLOUR TO BE CARDINAL RED 180C-53
- INSTALL IN POSITIONS AS SHOWN **SECOND SURFACE**

*****SITE CHECK REQUIRED**

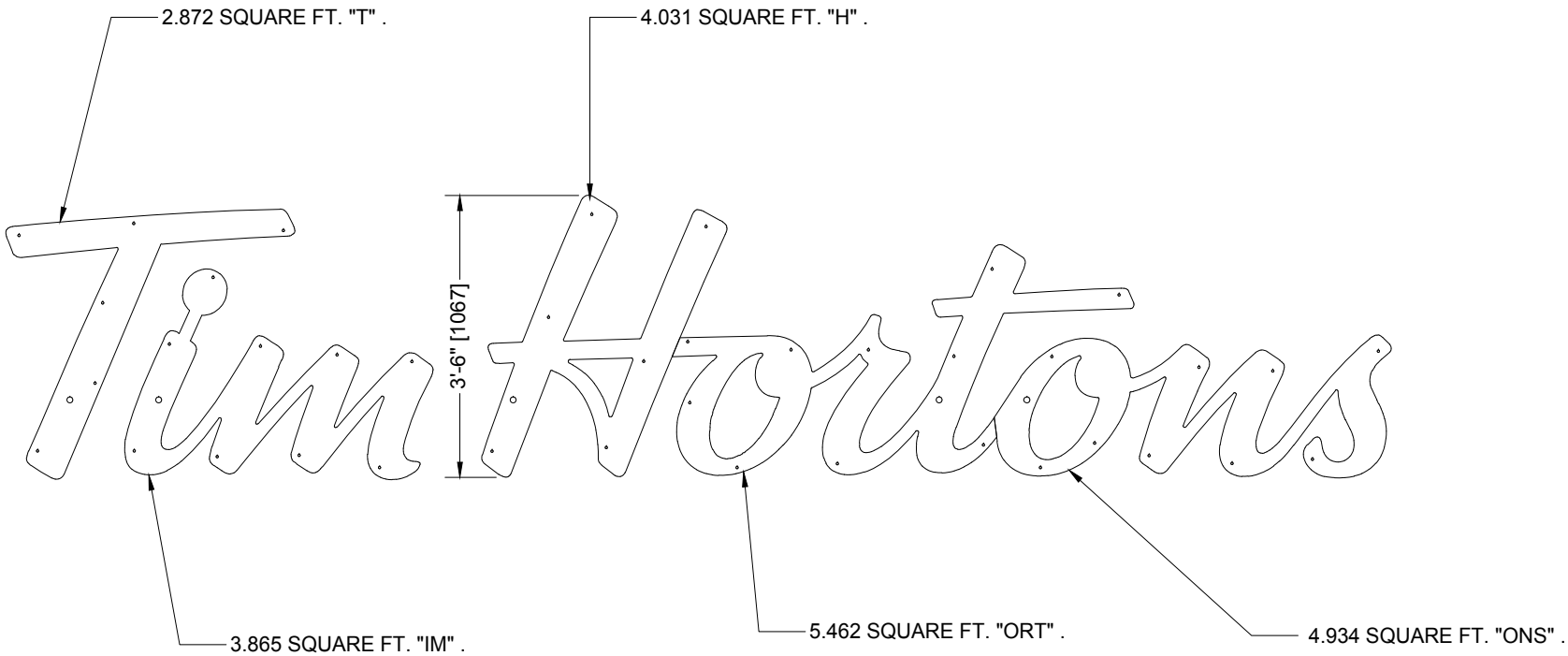
COLOUR SCHEDULE	
	3M PERFORATED FILM 8674-10 CARDINAL RED 180C-53



PROPOSED WENDY'S DRIVE THRU ELEVATION
SCALE: 3/16" = 1' - 0"

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N:\DWG-ARCH\CUSTOMER\TIM HORTONS\0001-TIMS 2018\NEW STYLE LETTERS\42 INCH LETTERS.DWG



1 FRONT ELEVATION
SCALE: 1/2" = 1'-0"

PROFESSIONAL ENGINEERS SEAL

ELECTRICAL REQUIREMENTS

LED ILLUMINATION

ONE (1) 15A CCT'S REQ'D @ 120V

ANCHOR BOLTS TO BE MIN. 44W STEEL
MIN YIELD 44,000 LBS TENSILE

	DIA	a	b	c
1/2"	30"	4"	1"	
3/4"	30"	4"	1"	
1"	48"	6"	1 1/2"	
1 1/4"	48"	6"	2 1/2"	
1 1/2"	60"	6 1/2"	2 1/2"	
1 3/4"	60"	9"	2 1/2"	
2"	60"	9"	2 1/2"	

ALL HSS TO CSA G40.21 - 50W
ALL ROLLED SECTIONS AND PLATES
TO CSA G40.21 - 44W
ALL WELDS AND WELDING TO CSA W59
AND WELDERS CERTIFIED UNDER W47.1
CONCRETE TO BE MIN. 25 MPa
@ 28 DAYS.
SOIL TO BE MOIST TO DRY WITH A
BEARING CAPACITY OF 3000 PSF MIN.
(POUR AGAINST UNDISTURBED SOIL)
REBAR TO CSA G30 GRADE 400



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130 Performance Drive, Richmond Hill, Ont. L4S 0H5 (905) 474-1678

Fax (905) 474-0976

customer: TIM HORTONS

date: JUN 22/18

sales: P. DEVOLIN

w/o no: VARIOUS

site address: VARIOUS

store #: VARIOUS

design:

art dwg no:

job description: 42" HIGH LED ILLUMINATED LETTERS "TRUE AREA"

eng: R. GAUL

CAD dwg no: 42 TRUE AREA

customer approval:

date:

sheet 1 of 1



Re: Tim Hortons and Wendy's

1078 Sunshine Coast Highway
Gibsons, BC
V0N 1V0

ATTN: Development Permit - Application Submission - Proposal

Nature of Development

The existing Tim Horton's and Wendy's combination restaurant at 1078 Sunshine Coast Highway in Gibsons, BC is proposing an exterior renovation that coincides with the interior retrofit to follow the updated Tim Horton's "Welcome" and Wendy's 2.0 brand standard, which is warm and inviting, inside and out. The purpose of the exterior renovation proposed is to bring the façade of the building up to meet current Tim Horton's and Wendy's store design standards, which can be seen in communities across the nation. The existing property and site plan are proposed to remain as per existing conditions. The intention of the proposed exterior renovation is to provide a positively enhanced community and guest experience through the visual appeal of the building, to create a welcoming atmosphere, and to establish an inviting and recognizable gathering place in the community.

Design Character

The proposed updates to the exterior of the building include replacing existing branded signage with new, updating stucco paint colours, painting the roof, the addition of a small portion of new exterior wall tile in the Wendy's drive-thru area, and interior applied window film faux awning decals, as per current brand standards. The Tim Horton's drive-thru window is proposed to be painted red with black upper and lower panels, complete with black window frames, as per Tim Horton's store standards, to cohesively tie in the brand to the building.

4711 Yonge Street, Unit 800

North York, Ontario

M2N 6K8

Tel: 416. 497 3662 x 4322

Fax: 1 866. 472 9693

megan@glsmith.ca

Neighbourhood, Community, and Land Use Impact

The proposed renovation improvements compliment the neighbourhood and character of the community by tying into the landscape of the surrounding area of Gibsons, BC due to the proposed natural main colour palette. The clean and simple hints of red to the exterior improves the visibility of the structure, and helps to bring a fresh, recognizable, and welcoming façade to the area. The landscaping of the property is proposed to remain as per existing site conditions, providing no disturbance to the foliage that surrounds and resides within this address. The existing lighting will be replaced with new LED lighting, providing an environmentally sustainable feature to the building facade. All other exterior finishes are to remain as per existing conditions, unless noted otherwise.

The location of the Tim Horton's and Wendy's is a short distance from the highway, providing a convenient stopping place for passerby and the community to meet, gather, and recharge. The increased aesthetic appeal of the proposed exterior will create a fresh, inviting, and recognizable icon for residents of the community and a positive first impression for patrons of the highway. In conclusion, the proposed exterior renovation will enhance the property, meet current Tim Horton's and Wendy's brand standards, and provide a positive gathering place and icon in the community of Gibsons.

If you have any questions, please feel free to contact our office.

Sincerely,



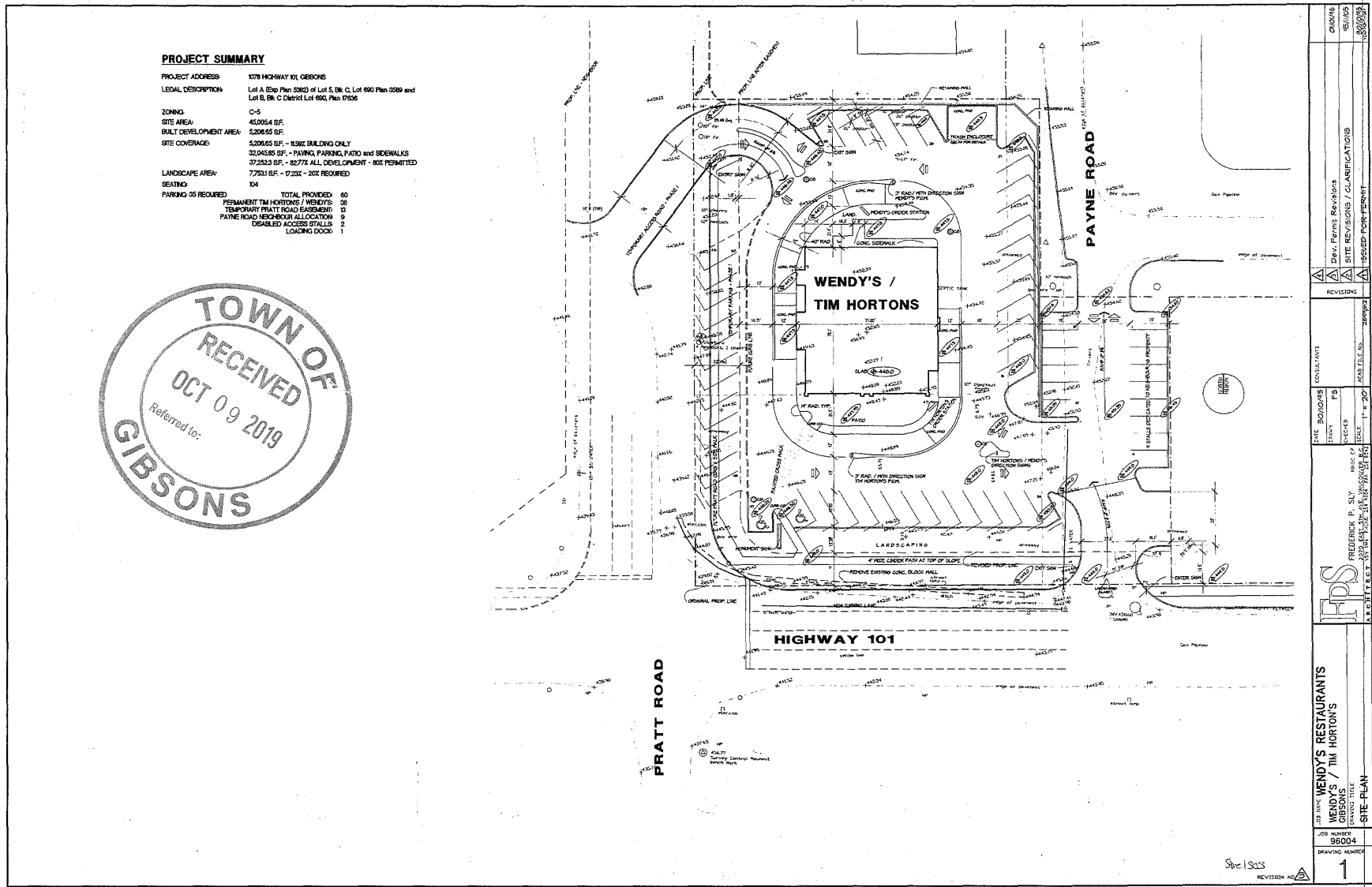
Megan Germaine

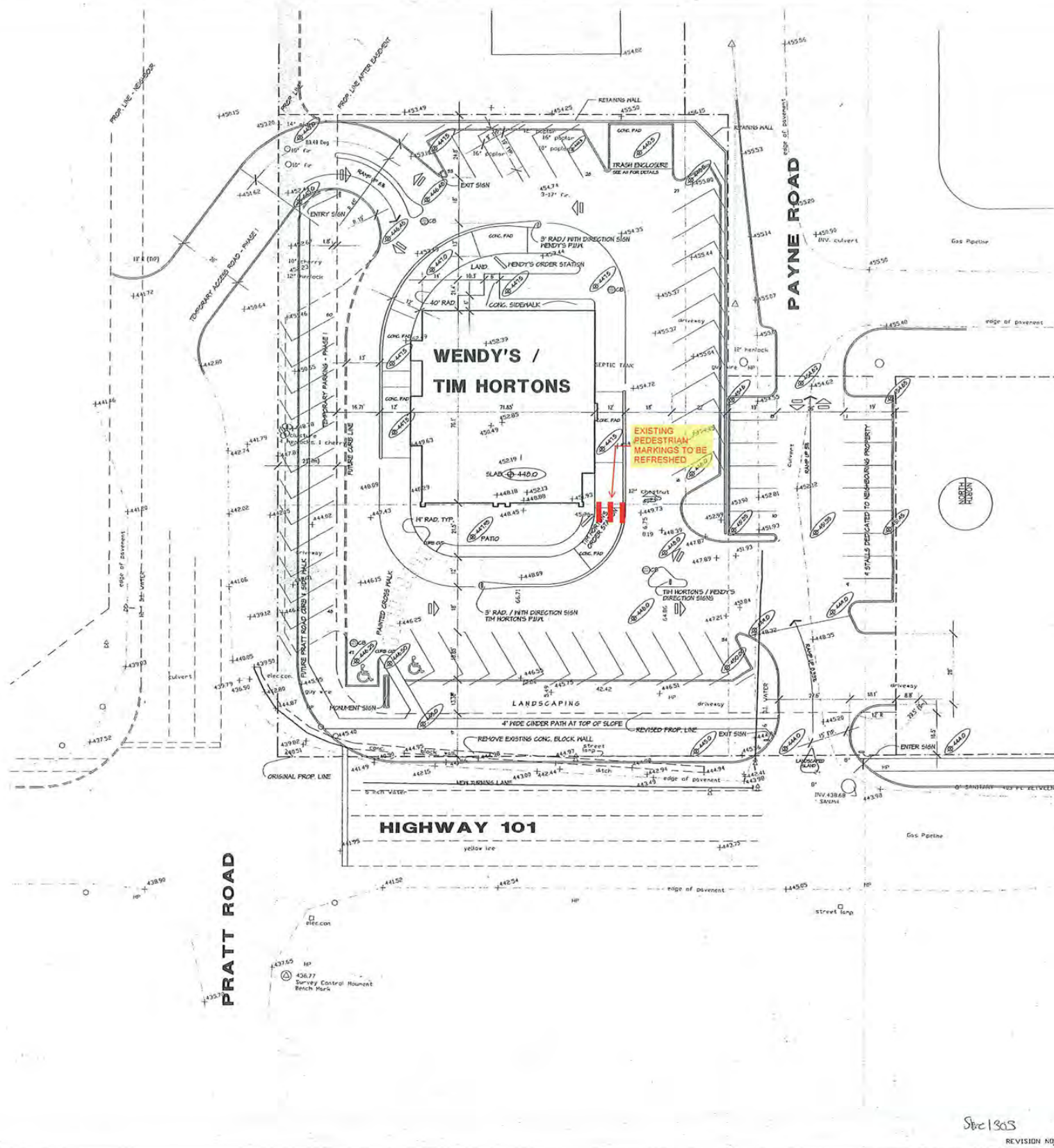
Account Manager


G.L. Smith Planning & Design

G. L. SMITH PLANNING + DESIGN INC.

Attachment E





JOB NAME	WENDY'S RESTAURANTS	
JOB NUMBER	WENDY'S / TIM HORTON'S	
DRAWING TITLE	GIBSONS	
DRAWING NUMBER	96004	
		
FREDERICK P. SLY MIBC CP 2070 EAST 5TH AVE VANCOUVER B.C. ARCHITECT V1A PHONE 254 4844 FAX 254 8642		
DATE	30/10/95	CONSULTANTS
DRAWN	FS	REVISED
CHECKED		
SCALE	1" = 20'	ACAD FILE NO.
REVISIONS 1 Dev. Permit Revisions 2 SITE REVISIONS / CLARIFICATIONS 3 ISSUED FOR PERMIT 4 30/10/95 5 10/11/95		



(DRAFT) DEVELOPMENT PERMIT

NO. DP- 2019-21

TO: **Megan Germaine**

ADDRESS: **4711 Yonge Street, Suite 800
North York, ON. M2N 6K8
(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: 023-371-722
Legal Description: Lot 5, Block C, District Lot 689, Plan LMP27562
Civic Address: 1078 Gibsons Way (Sunshine Coast Highway)
- 3) The lands are within Development Permit Area No. 3 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: Exterior Elevations Schedules & Notes, dated Oct 3, 2019*
 - *Wendy's Signage Plans drawn by Pride Signs and dated October 21, 2019*
 - *Tim Hortons Signage plans prepared by Steel Art Signs and dated November 5, 2019*
 - *Site Plan dated January 1, 1996 with revision received February 7, 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) Additional signage or posters not covered by this permit or Development Permit DP-95-11 may not be posted without written approval from the Town of Gibsons Planning Department.
- 8) 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.
- 9) Minor changes to the aforesaid drawings that do not affect the intent of this Development

Attachment G - Page 2 of 2

Development Permit 2019-21

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.

- 10) 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.
- 11) As there is no landscaping component to this Development Permit application, no landscaping deposit is required as a condition of the permit.
- 12) This Permit is NOT a Building Permit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL

THIS THE XX DAY OF <month>, 2020.

ISSUED THIS ____ DAY OF _____, 2020.

William Beamish,
Mayor

Lindsey Grist
Corporate Officer



STAFF REPORT

TO: Planning and Development Committee **MEETING DATE:** March 3, 2020

FROM: Katie Thomas
Planner I **FILE NO:** 3220-GibsonsWay-1045

SUBJECT: Development Permit Application for 1045 Gibsons Way for a storage building

RECOMMENDATIONS

THAT the report titled Development Permit Application for 1045 Gibsons Way for a storage building be received;

AND THAT Development Permit DP-2020-01 for the storage building at 1045 Gibsons Way be authorized.

AND FURTHER THAT these recommendations be forwarded directly to the next Council meeting for adoption.

BACKGROUND / PURPOSE

The Town of Gibsons has received an application for a Development Permit for the form and character of a proposed addition to the rear of the existing building at 1045 Gibsons Way as shown in figure 1. The property is the site of Kenmac – a retail auto parts store, and Dominique's Dance School. The Kenmac building has been a staple along Gibsons Way since 1959. The applicant is looking to add a warehouse for storage of automotive parts.

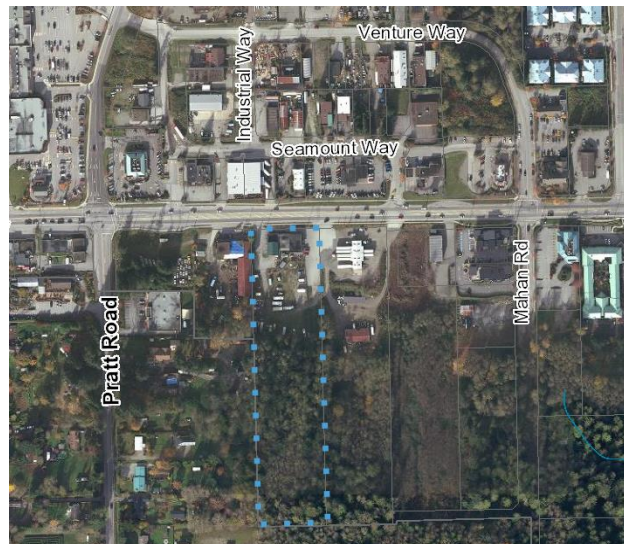


Figure1: Location of Subject Property

The Official Community Plan designates the property in Development Permit Area Number 3 (DPA3) Upper Gibsons Commercial Area. The Upper Gibsons Commercial Development Permit Area is designated under Section 488 (1) (f) of the Local Government Act to guide the form and character of commercial development along Gibsons Way and North Road.

Form and Character guidelines apply to all buildings and structures within a DPA and are evaluated with consideration to the intended use and project scope and context.

The purpose of this report is to review the proposed addition in relation to the Development Permit Area Number 3 guidelines and obtain a recommendation from the Planning and Development Committee.

DISCUSSION

An application summary is provided in Table 1.

Table 1: Application Summary

Application Purpose:	Form and Character to construct a warehouse
Owner / Applicant:	S. Boyd Holdings Ltd.
Civic Address:	1045 Gibsons Way
Lot Area:	18911m ²
Zoning Land Use:	C-5 and RU-1 per SCRD Bylaw 310
OCP Land Use:	Mixed-Use Commercial and Medium Density Residential

The subject property is almost 5 acres, and has split zoning under the Sunshine Coast Regional District Zoning Bylaw 310. Staff have performed a zoning check of the application, see table 2- and looked specifically at the portion of land that is zoned for commercial use.

It should be noted that the SCRD's Zoning Bylaw does not take asphalt into consideration when calculating lot coverage.

As the table suggests, the application conforms to Bylaw 310's Commercial 5 zoning.

Table 2: Zoning Review

	BYLAW (SCRD C-5)	PROPOSED	MET? Y/N
Front Setback	5 m	25m	Y
Rear Setback	5 m	>6m	Y
Interior Side Setback	0 m	25m	Y
Height	11m	5.8m	Y
Lot Coverage	50%	30% (of C-5 zoned portion)	Y

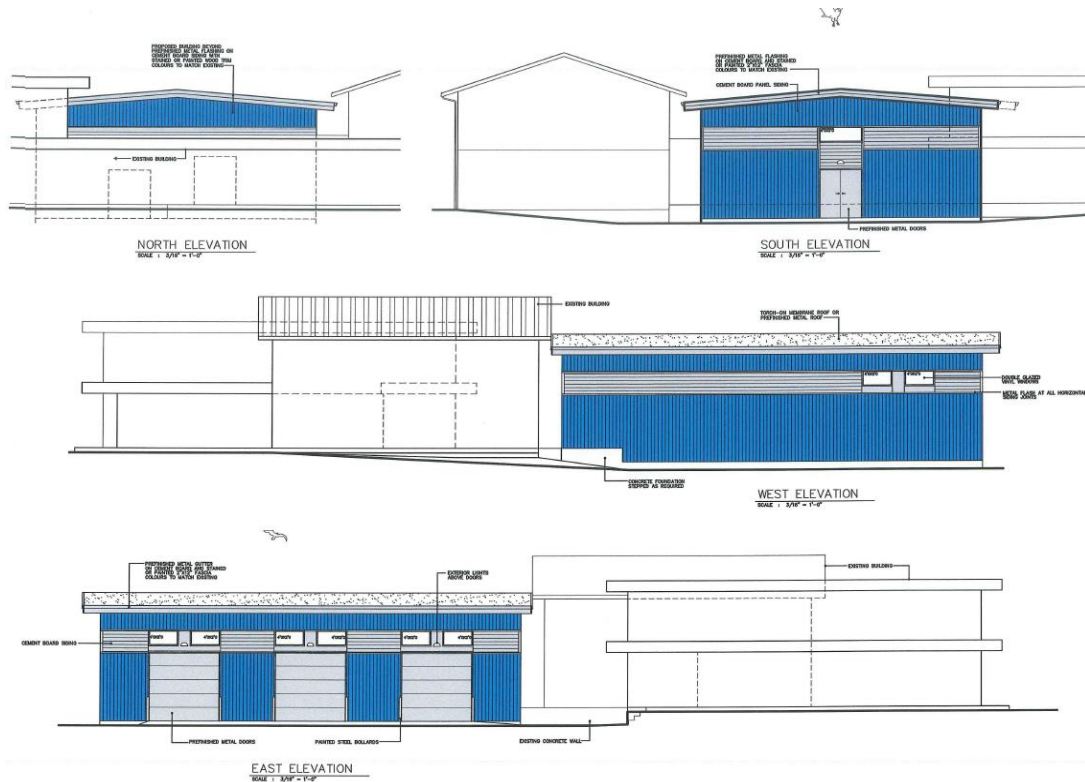


Figure 2: Elevations of the proposed building at 1045 Gibsons Way

Development Permit Guidelines

The objective of DPA 3 is to improve the commercial area and enhance the appearance of private developments for the benefits of visitors, residents and businesses.

Staff have reviewed the application enclosed as Attachment A, with DPA 3 guidelines (elevations shown in figure 2). Table 3 below summarizes the DPA 3 guidelines, provides staff comments and determines whether the proposed addition improves the current condition of the lot.

Due to the addition being located to the rear of the existing buildings, the proposed building is concealed from the highway and sidewalk. A number of the guidelines are not applicable.

DPA 3 Guidelines	Staff Comments
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:	
Innovative building design and configuration which introduces variety and detail to the buildings.	Improves existing – The proposed building takes the existing building into context. Most or all of the structure is concealed from the road, due to being behind the existing building, and at a lower gradient than the Highway.
Siting of buildings near the front of a parcel with the building's front face and main access facing the street	Not applicable – the addition is to be located behind the existing building
Parking at the rear or side of buildings rather than the front.	Yes – parking is at the side of the building
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.	Remains the same - Landscaping was provided along the highway as part of the reconfiguration of the Highway. No additional landscaping is proposed
The form and character should support and enhance the small town character.	Improves existing – The Kenmac building has been a staple along Gibsons Way since 1959.
West Coast design features should be included in the design.	Yes – There are some west coast elements in the design including a gently sloping roof and blue cement board siding
The use of natural colours is encouraged, and the use of a variety of complementary colours as accents is also encouraged to promote visual interest.	Yes - the proposed design shows blue cement board panel siding, the walls are broken up with grey horizontal cement board siding.
Design lighting to minimize light spill, glare and sky glow by using non-glare full cutoff fixtures.	Yes – exterior down lights are proposed above the doors.
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. Long, single story buildings should incorporate elements that add vertical definition such as sloped roofs or façade treatments such as fascia or awnings.	Improves existing – The proposed design has a slightly sloped roof, and uses colour and orientation of siding to provide some definition to the façade. The large garage doors provide an industrial look.

DPA 3 Guidelines	Staff Comments
Large areas of blank wall are not acceptable on a face with a pedestrian or residential area orientation.	Not applicable – the proposed addition does not face the pedestrian or residential area
Wall lines should be off-set and modulated along the building elevation to create visual interest along the building section	Yes - the proposed design shows blue cement board panel siding, the walls are broken up with grey horizontal cement board siding.
Pitching and stepping down of rooflines should be incorporated to vary height in the roofscapes of buildings.	Yes -The proposed building steps down from the existing building significantly.
On sloped sites, building forms should step gradually step down to follow the slope of the site.	Not applicable -the gradient change is not significant
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.	Not applicable
General modification of standardized corporate franchise building designs or features may be required in the event of conflict with these design guidelines.	Not applicable
Siting of Building and Structures To reduce the impact of the large parking areas associated with commercial areas, and to reduce the apparent width of Gibsons Way, the following guidelines respecting siting of buildings shall apply:	
Buildings should be sited with the entrance to the buildings facing the street (Gibsons Way, North Road or the access road) to encourage creation of an interest and access for pedestrians. Buildings on corner sites should have façade interest facing both streets.	Not applicable
Parking should occur at the rear or side of buildings rather than the front and shall be buffered from view by significant landscape islands.	Yes – Parking is along the side of the existing and proposed building
The buildings or structures should be used to reinforce the definition of street corners.	Not applicable

DPA 3 Guidelines	Staff Comments
Natural landscape which includes significant tree stands should be retained and incorporated into site development plans when feasible.	Not applicable – there are no trees on this portion of the lot.
Residential/Commercial Buffers	Not applicable - Well concealed from existing residential areas. Should the property owner wish to develop the south portion of the lot to residential as per the zoning– the rear of the property will require some buffering.
Pedestrian Environment	Not applicable
Landscaping	Not applicable - A Landscaping Plan has not been provided, as the existing landscaping is on the Ministry of Transportation and Infrastructure's Right of Way. The application was sent to MOTI for comment, however none have been received. The street edge is significantly higher than the grade of the property, this means that street trees would need to be at least 3-4 metres high for them to be seen from the highway.
Parking	Not applicable – The proposed building does not directly impact use or need for parking on the site
Signage	Not applicable - No additional signage is proposed

Staff consider that while a number of the guidelines are not applicable, the proposed building improves the existing site, and therefore recommend authorization of Development Permit DP-2020-01.

REFERRAL

Referrals were sent to the Ministry of Transportation and Infrastructure, Gibsons and District Volunteer Fire Department, Skwxwú7mesh Uxwumixw and the Town's Infrastructure Services Department and Building Department on February 3, 2020.

Infrastructure Services – DCCs and SCRD facilities charges applicable, water service will need to be upgraded.

Building Department – sprinklers required.

Fire Department – no concerns.

RECOMMENDATIONS / ALTERNATIVES

Staff recommendations are on page 1 of this report. Alternatively, the Planning and Development Committee may request changes to the design and bring back changes to the PDC or recommend that Council denies the issuance of the permit

Attachments

- Attachment A – Application
- Attachment B – Draft Development Permit

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

SITE LIGHTING
EACH GROUND LEVEL ENTRY/ EXIT DOOR
TO HAVE EXTERIOR DIRECTIONAL
WALL MOUNTED LIGHTING

ALL SITE LIGHTING TO BE LOCATED
SO AS NOT TO CAUSE ANY LIGHT
TO BE DIRECTED TOWARDS
NEIGHBORING PROPERTIES

GENERAL NOTES

ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE. THESE DRAWINGS SHOW THE COMPLETED PROJECT ONLY AND DO NOT INCLUDE COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY.

THE GENERAL CONTRACTOR SHALL ENSURE THE STABILITY OF THE STRUCTURE AS A WHOLE DURING ALL STAGES BY TEMPORARY BRACING AND BRACING, AS NECESSARY UNTIL THE STRUCTURE IS COMPLETE AND CLOSED IN.

THE USE OF THESE DRAWINGS SHALL BE STRICTLY LIMITED TO THE INSTRUCTION LISTED IN THE REVISION BLOCK OF THESE DRAWINGS.

BUILDING FROM THESE DRAWINGS SHALL PROCEED ONLY WHEN THE DRAWING HAS BEEN ISSUED FOR CONSTRUCTION.

1. ALL CONSTRUCTION & MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF B.C.B.C.
2. ALL FINISHES AS SPECIFIED ON PLANS ARE TO BE CONFIRMED BY THE OWNER.
3. ALL DOOR AND WINDOW MANUFACTURERS AS PER OWNER'S SPECIFICATIONS.
4. CLOSET DEPTHS ARE 2'-0" FROM FACE TO FACE OF CLOSET STUD WALLS UNLESS OTHERWISE NOTED.
5. MECHANICAL CONNECTORS REQUIRED FOR ALL POST/BEAM & POST/BASE CONNECTIONS.

METALS:

1. JOIST HANGERS: 20 GA. OR HEAVIER.
2. NAILS GALVANIZED AT EXTERIOR APPLICATION.
3. ANCHOR BOLTS AS PER STRUCTURAL DRWS.
4. THREADED REINFORCING RODS AS PER STRUCTURAL DRWS.

SHEET METAL FLASHING

- SEAL ALL SEAMS AND JOINTS
- FLASHING MATERIAL TO BE MIN. 28 GA. AT ROOF PARAPETS
- FLASHING MATERIAL TO BE MIN. 18 GA. AT WINDOW SILLS TYP.
- CAULKED S-LOCK OR STANDING SEAM JOINTS ONLY
- COLOUR TO BE SELECTED BY OWNER

NOTE TO FASTENING:

PROVIDE SOLID 2" X 6" WOOD BLOCKING BEHIND C.W.B. IN STUD WALLS, CORNERS, CUPBOARDS / CABINETS / W.M. PARTITIONS, ACCESSORIES / GRAB-BARS / HANDRAILS, BENCHES / SINKS / PANELS AND ANY OBJECT TO BE FASTENED TO WALL AS REQUIRED

NOTES STAIRS & RAILINGS

GUARDRAILS SHALL BE PROVIDED WHEN DISTANCE BETWEEN GRADE AND LANDING EXCEEDS 1'-11"

ALL HANDRAILS SHALL BE 2'-9" TO 3'-0" HT. MAX. ABOVE NOSINGS

ALL EXTERIOR WOOD TO BE PAINTED/ STAINED / OILED OR OTHERWISE WEATHER-TREATED

ALL STEEL PRIMED AND PAINTED

GLASS GUARDRAILS TO BE TEMPERED SAFETY GLASS OR WOOD GUARDRAILS TO HAVE 2" X 2" VERTICALS WITH 4" MAX. OPENINGS BETWEEN

NO GUARDRAILS SHALL HAVE CLIMBABLE HORIZONTALS BETWEEN 4" ABOVE LANDING AND TOP RAIL

EXTERIOR GUARDRAILS SHALL BE 1'-0" ABOVE FIN. F.L.T.

FINISHES

ALL MILLWORK SHALL CONFORM TO THE CURRENT EDITION OF THE ARCHITECTURAL WOODWORK MANUFACTURERS ASSOCIATION OF CANADA (A.W.A.C.)

ALL WALL FINISHES SHALL CONFORM TO THE CURRENT EDITION OF THE ASSOCIATION OF WALL & CEILING CONTRACTORS OF B.C. SPECIFICATION STANDARDS MANUAL (A.W.C.C.)

ALL PAINTED SURFACES SHALL HAVE A PRIMER BASE COAT AND 2 TOP COATS MIN.

CEILINGS SHALL BE FLAT FINISH

WALLS SHALL BE EGGSHELL FINISH

ALL COLOURS SHALL BE CONFIRMED BY THE OWNER.

ALL EXTERIOR WOOD TO BE PRIMED & PAINTED/ STAINED OR OILED OR OTHERWISE WEATHER-TREATED

CONCRETE:

1. ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL CAPABLE OF SUSTAINING 3000 PSF, AND TO A MINIMUM DEPTH OF 18" BELOW FINISHED GRADE.
2. DESIGN BEARING PRESSURE ON COMPACTED GRANULAR FILL 3000 PSF.
3. COMPRESSIVE STRENGTH OF CONCRETE FOR FOOTINGS: 20 MPA AT 28 DAYS; FOR CONCRETE SLABS: 20 MPA AT 28 DAYS; WALLS 28 MPA AT 28 DAYS.
4. ALL EXTERIOR STAIRS TO SIT ON CONCRETE PAD, UNLESS OTHERWISE NOTED.

ELECTRICAL:

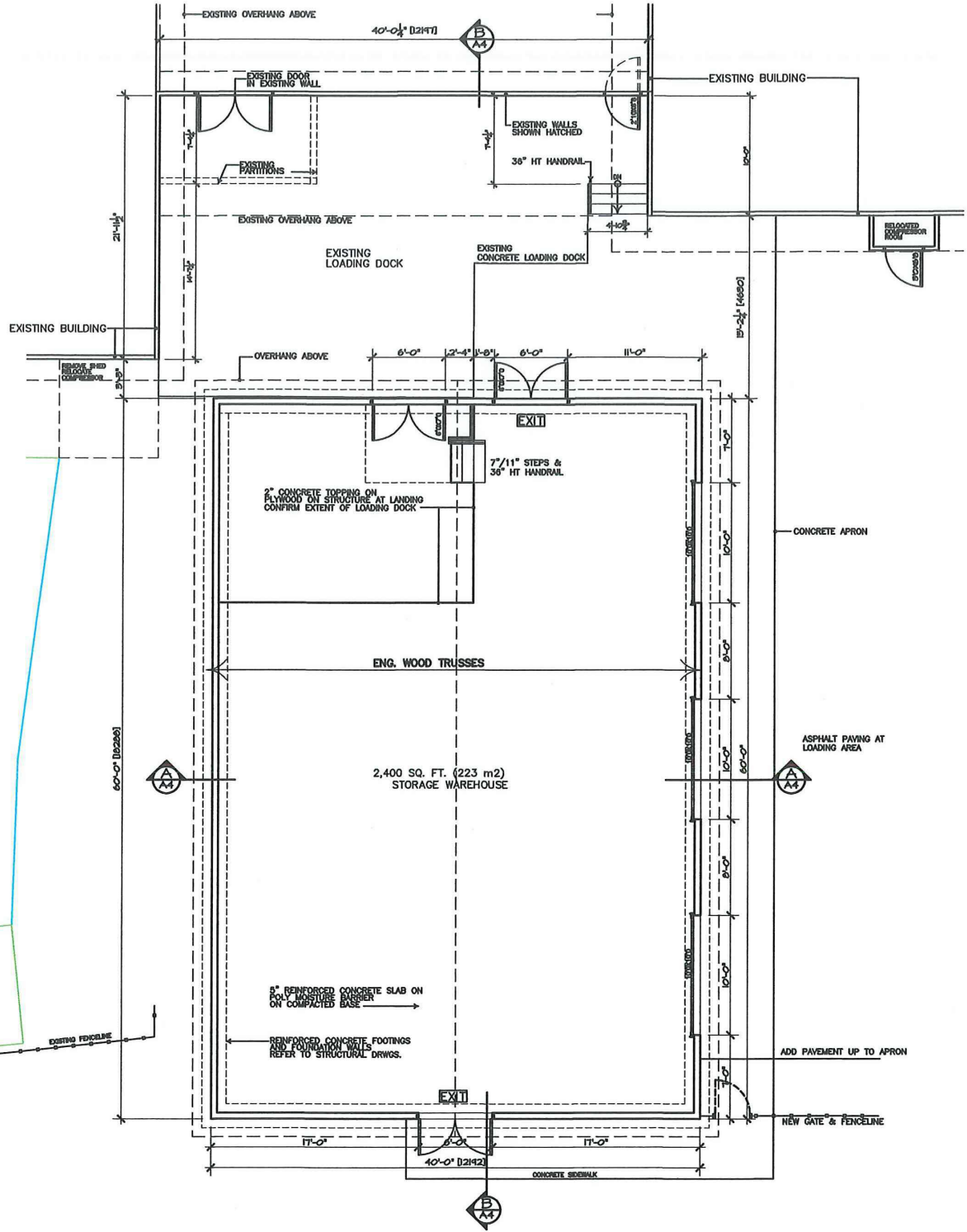
1. FIXTURES, SWITCH PLATES, AND RECEPTACLES AS SPECIFIED BY OWNER.
2. ELECTRIC BASEBOARD HEATERS TO BE CSA APPROVED SPECIFIED BY OWNER.
3. SMOKE ALARMS TO BE WIRED IN AND INTERCONNECTED

CARPENTRY:

1. ALL STRUCTURAL WOOD TO BE NO. 1 & 2 KILN DRIED D.F.R. (EQ. OR BETTER).
2. ALL WOOD AT EXTERIOR APPLICATIONS, TO BE PRESSURE-TREATED (WOLMANIZED) TYPE LUMBER, HEM/FIR OR WEATHER-TREATED CEDAR
3. PROVIDE DOUBLE STUDS AROUND OPENINGS, TRIPLE STUDS AT CORNERS, SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE, UNLESS OTHERWISE NOTED.
4. PROVIDE DOUBLE JOISTS UNDER ALL NON-LOAD BEARING WOOD PARTITIONS PARALLEL TO JOISTS. PROVIDE DOUBLE JOIST TRIMMERS AROUND STAIR OPENINGS.
5. EXTERIOR WALL FRAMING TO BE 2x8 WOOD STUDS @ 16" O/C, WITH 2x8 WOOD ORT AT MID-HEIGHT. PROVIDE DOUBLE PLATE AT TOP; SILL PLATE AT BOTTOM U.N.O.
6. INTERIOR NON-LOAD BEARING PARTITIONS TO BE 2x4 STUDS @ 16" O/C; LOAD BEARING PARTITIONS TO BE 2x6 STUDS @ 16" O/C, UNLESS OTHERWISE NOTED.
7. ALL ENGINEERED TRUSSES AND 10'S TO BEAR ENGINEER'S SEAL.
8. PLYWOOD SHEATHING: 1/2" EXT. GRADE D.F.R.
9. PLYWOOD SUBFLOOR: 5/8" MIN. T&G D.F.R. ALL WOOD SUBFLOORS TO BE NAILED AND GLUED.
10. DOOR & WINDOW FRAMES AS PER MANUFACTURER'S SPECIFIED ROUGH OPENINGS; VERIFY WITH OWNER AND ARCHITECT PRIOR TO ORDERING. CONFIRM ROUGH OPENING ON SITE.
11. PROVIDE WOOD HANDRAIL (OR EQUAL) AS APPROVED BY OWNER AT STAIR, (32" MIN) ABOVE NOSING OF TREAD; PROVIDE GUARDRAILS AS APPROVED BY OWNER, AS REQUIRED, (36" MIN) ABOVE FINISH FLOOR. 2'-0" GUARDRAIL AT EXTERIOR CONDITIONS WHERE HT. TO GRADE IS 800 mm OR GREATER.
12. CONTRACTOR TO VERIFY WINDOW OPENINGS & ALL STAIR RISES AND RUNS ON SITE.

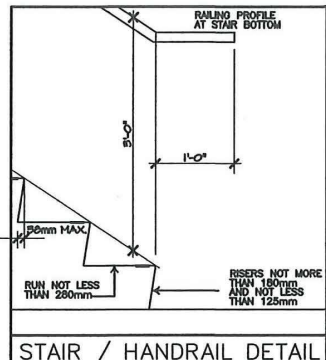
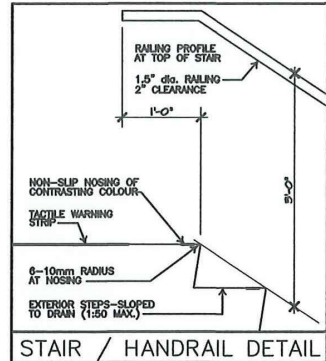
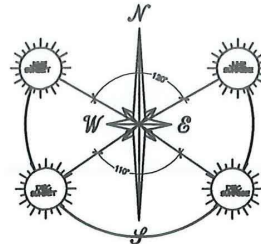
THERMAL AND MOISTURE PROTECTION:

1. BATT INSULATION: FIBREGLASS CANADA BATT INSULATION IN R-VALUES INDICATED ON DRAWINGS.
2. VAPOUR: 4 IN. POLYETHYLENE U.V. RESISTANT SHEET, LAP 6" AT JOINTS AND EXTEND CONTINUOUSLY TO CONNECT WALL, FLOOR, AND CEILING CONSTRUCTION AS REQUIRED. SEAL ALL JOINTS.
3. FLASHING: PROVIDE METAL FLASHING OVER ALL EXTERIOR WALL OPENINGS AND, AT ALL HORIZONTAL TRIM BOARDS WHERE REQUIRED.
4. PROVIDE FLASHING & WEATHERING APPLICATIONS @ VALLEYS AND ALL ROOF TO WALL JUNCTIONS AND AT ALL ROOF EDGES TO B.C.B.C. CODE REQUIREMENTS
5. CAULKING: DIMERIC BY TREKO OR CSA APPROVED EQUAL. INSTALL AS PER SECTION 8. OF THE B.C. BUILDING CODE.
6. ROOF VENTILATION SHALL CONFORM TO THE CURRENT EDITION OF THE B.C. BUILDING CODE
7. SILL GASKETS BELOW ALL SILL PLATES
8. ALL DOORS AND WINDOWS AS PER MANUFACTURER'S ENGINEERED SHOP DRAWINGS TO BE AFFIXED WITH ENGINEER'S SEAL. CONFORMING TO: ANNA/WDMA/CSA 101/1.5.2/A440-08, (NAFS-08), AS WELL AS CSA M40S1-09 Canadian Supplement to ANNA/WDMA/CSA 101/1.5.2/A440, NAFS



FLOOR PLAN

SCALE : 1/4" = 1'-0"



NOTE TO NEW DOORS & WINDOWS

ALL DOORS AND WINDOWS AS PER MANUFACTURER'S ENGINEERED SHOP DRAWINGS WITH ENGINEER'S SEAL CONFORMING TO: ANNA/WDMA/CSA 101/1.5.2/A440-08, (NAFS-08), AS WELL AS CSA M40S1-09 Canadian Supplement to ANNA/WDMA/CSA 101/1.5.2/A440, NAFS

BACK-CAULK AROUND WINDOW FLANGE AT HEAD AND JAMB
BACK-CAULK WINDOW FRAME
PEEL & STICK SILL @ ROUGH OPENING
REFER TO RAINSCREEN DETAILS
FLASH AT HEAD & SILL C/W END DAM
REFER TO RAINSCREEN DETAILS (ATTACHED)

Stephen Hanneman Architect

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coastaro@telus.net

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REVISION		
NO.	DATE	REMARKS
A	DEC.20.14	ISSUED FOR REVIEW
B	JAN.22.20	DEVELOPMENT PERMIT
C		

NOTES:

MINERAL WOOL BATT SOUND INSULATION TO ALL BATHROOM WALLS

ALL FANS TO BE "LOW NOISE"

ALL SINKS & TOILETS TO HAVE SHUT OFF

MECHANICAL DRAIN CONNECTIONS REQUIRE

ALL POST TO HAVE EMBEDDED MECHANICAL CONNECTORS AT BASE

ALL BEAMS AND POINT LOADED HEADERS

AND HARDWIRED

ALL EXTERIOR WOOD TO BE PAINTED/ STAINED / OILED PRESSURE TREATED OR OTHERWISE WEATHER-TREATED

PRE-FINISH ALL SIDES OF EXTERIOR WOOD AND TRIM COAT AFTER APPLICATION

ALL WOOD & SIDING 6" ABOVE GRADE TYP.

EXTERIOR WOOD STEPS TO HAVE CONCRETE LANDING. ELEVATE STRINGERS ABOVE GRADE

FLASH ALL HORIZONTAL SIDING JOINTS

ALL STEEL PRIMED AND PAINTED

MECHANICAL CONNECTORS TO BE GALVANIZED

FLASH ALL ENVELOPE PENETRATIONS AS PER PROPRIETARY SPECIFICATIONS

1/2" G.W.B. INTERIOR WALL FINISH TYPICAL UNO

5/8" GYPSUM BD. CEILING FINISH TYPICAL UNO

CEMENT BOARD OR "DENSGLASS" OR APPROVED EQ. AS TILE BACKING

ALL INTERIOR DOORS AND WINDOWS 6'-8" HT. 4" MIN. CLEAR FROM WALLS FOR TRIM UNO

ALL EXTERIOR DOORS/ RATED DOORS/ AND DOORS TO GARAGE TO HAVE CLOSERS/ WEATHERSTRIPPING/ AND THRESHOLD

this drawing must not be scaled. the general contractor shall verify all dimensions, datums and elevations prior to commencement of work. any errors or omissions shall be reported at once to the architect.

Project

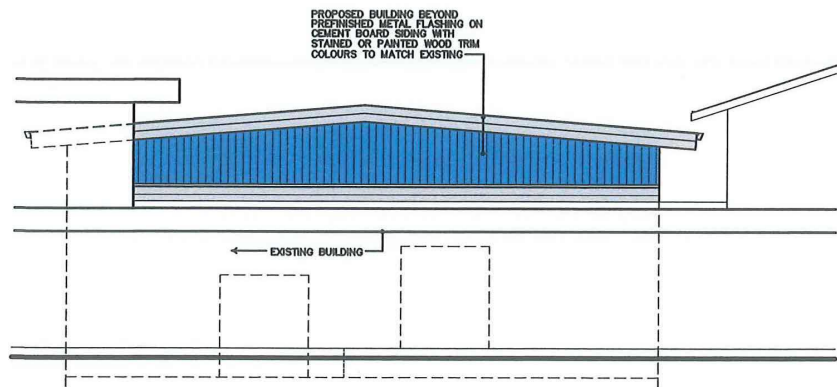
KENMAC PARTS ADDITION

1045 GIBSONS WAY
GIBSONS, B.C.

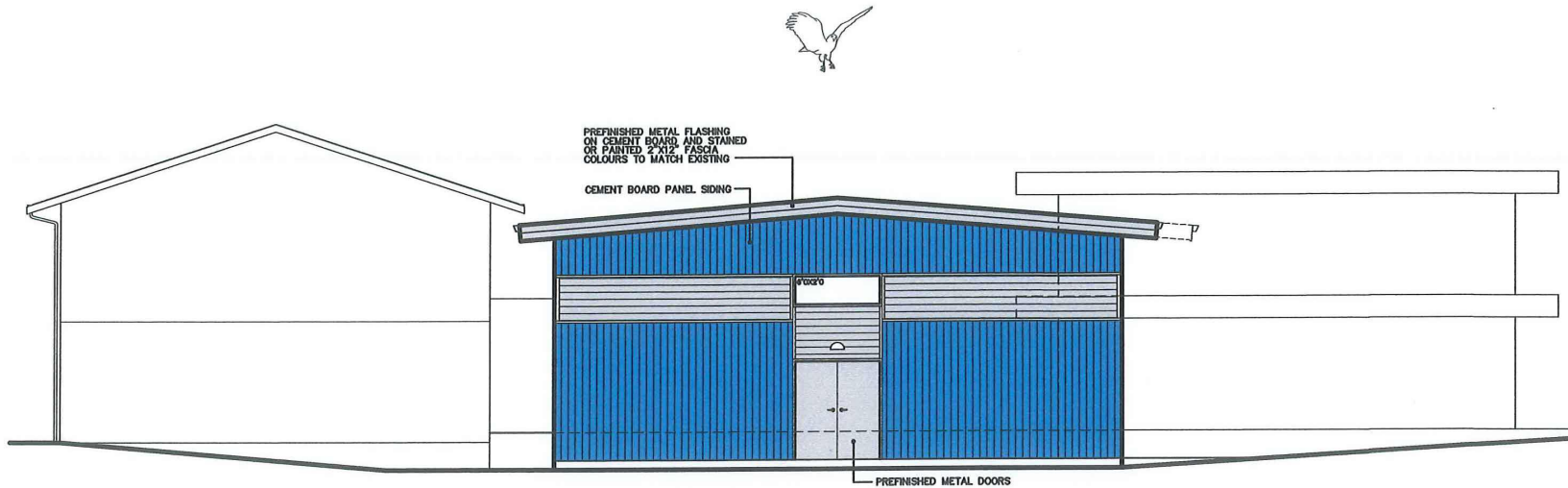
TITLE
FLOOR PLAN
NOTES & DETAILS

START DATE	DEC. 2019
SCALE	3/16"=1'-0"
DRAWN	
CHECKED	
PROJECT NO.	
SHEET NO.	REV. NO.
A 2	B

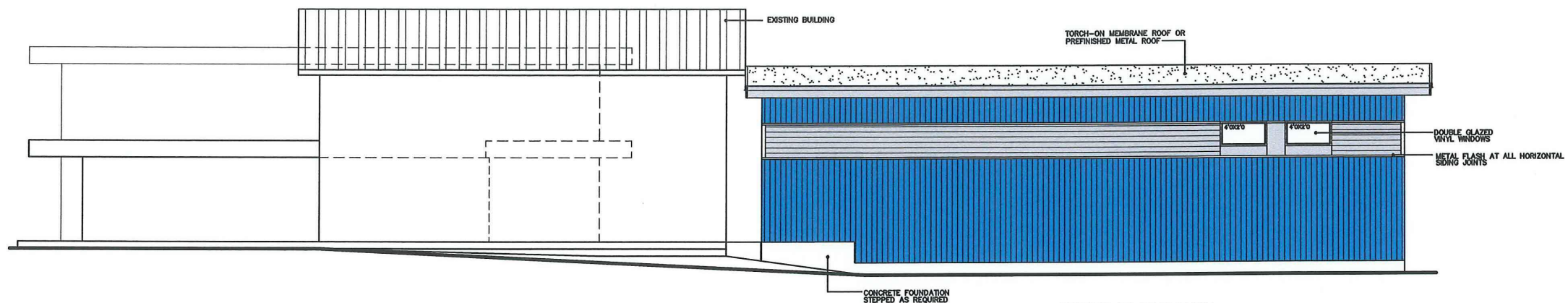
REFER TO STRUCTURAL DRWS.



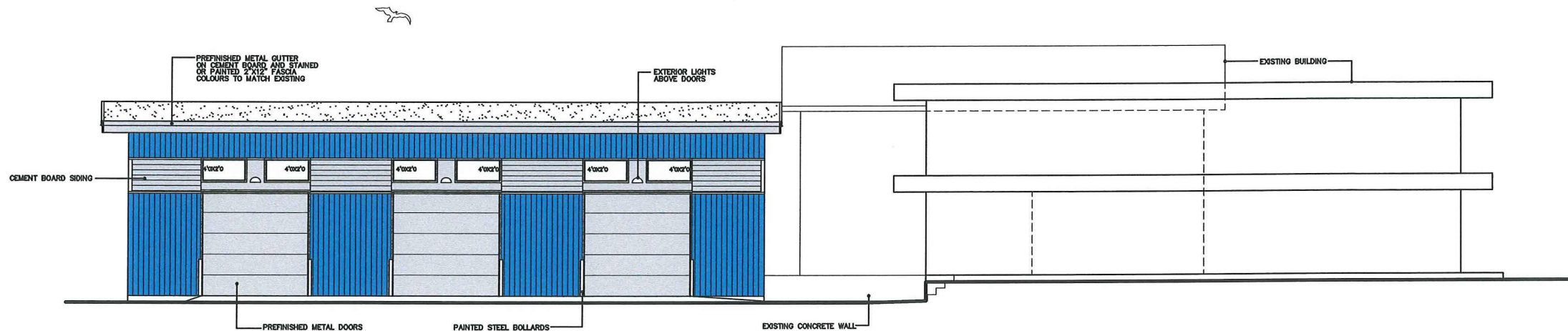
NORTH ELEVATION
SCALE : 3/16" = 1'-0"



SOUTH ELEVATION
SCALE : 3/16" = 1'-0"



WEST ELEVATION
SCALE : 3/16" = 1'-0"



EAST ELEVATION
SCALE : 3/16" = 1'-0"

Stephen Hanneman Architect

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NO.	DATE	REMARKS
A	DEC.20.19	ISSUED FOR REVIEW
B	JAN.22.20	DEVELOPMENT PERMIT
C		

this drawing must not be scaled.
the general contractor shall verify
all dimensions, datums and elevations
prior to commencement of work.
any errors or omissions shall be
reported at once to the architect.

Project
KENMAC PARTS ADDITION
1045 GIBSONS WAY
GIBSONS, B.C.

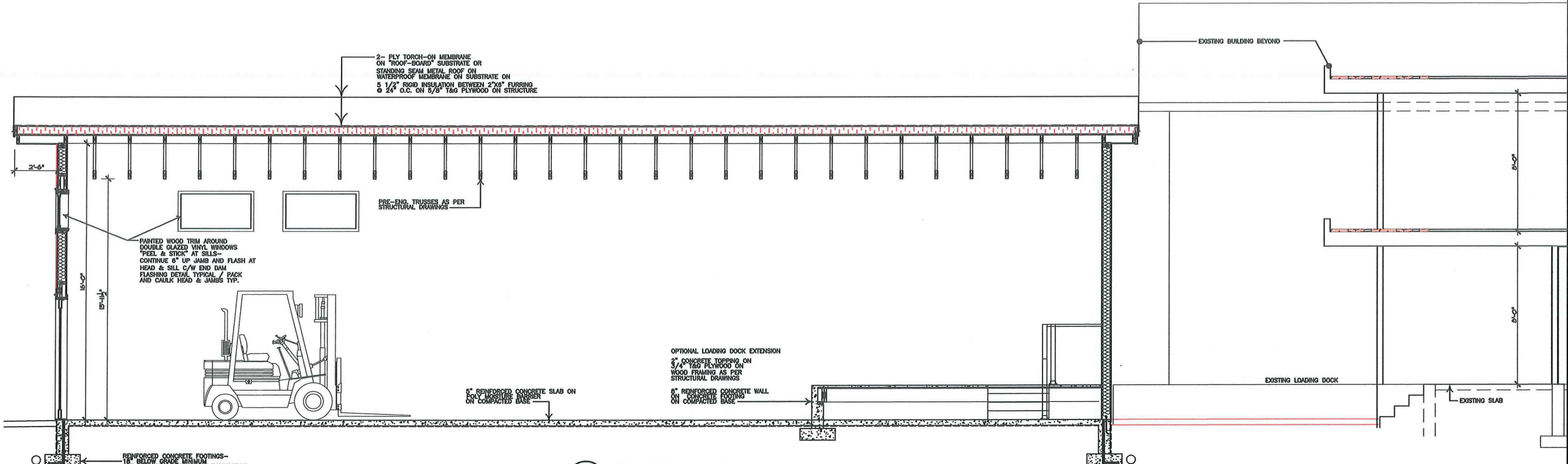
TITLE
EXTERIOR ELEVATIONS

START DATE NOV. 2019
SCALE 3/16"=1'-0"

DRAWN
CHECKED

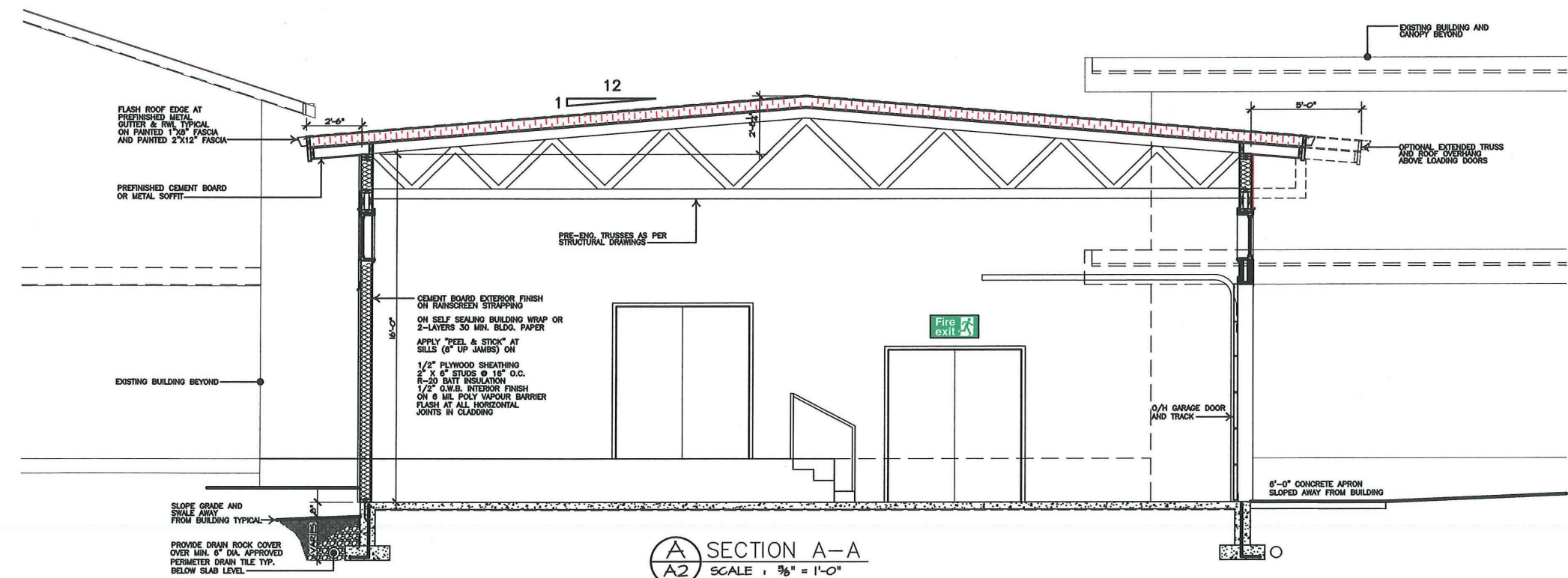
PROJECT NO.

SHEET NO. A 3
REV. NO. B



B SECTION B-B
A2 SCALE : 3/8" = 1'-0"

REFER TO STRUCTURAL DRAWINGS



A SECTION A-A
A2 SCALE : 3/8" = 1'-0"

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REVISION		
NO.	DATE	REMARKS
A	DEC.2019	ISSUED FOR REVIEW
B	JAN.2020	DEVELOPMENT PERMIT
C		

this drawing must not be scaled, the general contractor shall verify all dimensions, datums and elevations prior to commencement of work. any errors or omissions shall be reported at once to the architect.

Project
KENMAC PARTS ADDITION
1045 GIBSONS WAY
GIBSONS, B.C.

TITLES	
SECTIONS	
START DATE	DEC.2019
SCALE	3/8"=1'-0"
DRAWN	
CHECKED	
PROJECT NO.	
SHEET NO.	REV. NO.
A 4	B



Attachment B

DRAFT DEVELOPMENT PERMIT

NO. DP- 2020-01

TO: **S. Boyd Holdings Ltd**

ADDRESS:

(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: 012-442-020
Legal Description: THE WEST 1/2 OF BLOCK 2 DISTRICT LOT 683 PLAN 3639
Civic Address: 1045 Gibsons Way
- 3) The lands are within Development Permit Area No. 3 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: Kenmac Parts Addition dated December 30, 2019, revised January 22, 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.

Development Permit 2020-01

AUTHORIZING RESOLUTION PASSED BY COUNCIL

THIS THE XX DAY OF <month>, 202X.

ISSUED THIS ____ DAY OF _____, 202X.

William Beamish
Mayor

Lindsey Grist
Corporate Officer



STAFF REPORT

TO: Planning and Development Committee **MEETING DATE:** March 3, 2020
FROM: Katie Thomas **FILE NO:** 3220-Venture-1000
Planner I
SUBJECT: Covenant Amendment Request at 1000 Venture Way

RECOMMENDATIONS

THAT the report titled Covenant Amendment Request at 1000 Venture Way be received;

AND THAT the Planning and Development Committee recommends that Council direct staff to amend the Section 219 Covenant registered on the property at 1000 Venture Way to allow for a minimum of 39 apartment units, consisting of at least 15 1-bedroom units, 18 2-bedroom units and 6 3-bedroom units;

AND FURTHER THAT these recommendations be forwarded directly to the next Council meeting for adoption.

BACKGROUND / PURPOSE

The Town has received a request from the owner of 1000 Venture Way to amend the Section 219 covenant in regards to Section 2.0 Market-Rental Housing, which was registered on title in 2018 as part of the OCP and Zoning amendment to create a mixed-use development incorporating light industrial, commercial and residential uses. The request letter is enclosed as Attachment A.

The purpose of the report is to provide the Planning and Development Committee with the Covenant Amendment request, and to obtain a recommendation to Council on a decision.

DISCUSSION

The Live-Work zone provides for a base density of 3 apartment units per lot, a bonus density permits a floor space ratio (FSR) of 0.7 for apartment use subject to conditions being met. This includes:

- entering into a Section 219 Covenant to secure 100% of the units as rental;
- development and maintenance of pedestrian trail links on site, and lastly,
- registration of a Noise Advisory Covenant on title advising of the presence of industrial noise and extended operating hours – which would be provided to all tenants on the site at the beginning of their tenure.

The applicant entered into a Section 219 Covenant which states the following:

In accordance with the requirements of the 'Live-Work Zone 1" as outlined in the *Town of Gibsons Zoning Bylaw No. 1065, 2007*, the owner shall take all necessary steps, including the registration of additional instruments at the Land Title Office, to ensure that thirty-nine (39) of the housing units contained in the Development are used exclusively for market-rental tenure (the Market-Rental Units").

The applicant has asked to amend this statement to remove a limit to the number of units that can be built – instead designing the building within the zoning limitations (such as heights, setbacks, lot coverage, FSR). The number of units in the agreement was taken from the OCP and Zoning Amendment application package, which provided an overview of what the building could consist of.

The applicant is working with an architect to develop detailed plans for a Development Permit application for form and character, and has found that a higher number of units could be built in the building, while keeping within the specified setbacks, maximum height, FSR and lot coverage outlined in the Live-Work zone.

In maintaining the intent of the covenant by providing rental housing, Staff recommend changing the wording of the covenant to ensure that at least thirty-nine (39) units are constructed. The OCP and Zoning Amendment proposed that the building would provide a range of 1-bedroom, 2-bedroom and 3-bedroom apartment units. Staff suggest that it would be important to ensure that a variety of unit sizes should be available, and therefore recommend replacing Section 2.0 in the Section 219 Covenant with the following:

In accordance with the requirements of the 'Live-Work Zone 1" as outlined in the *Town of Gibsons Zoning Bylaw No. 1065, 2007*, the owner shall take all necessary steps, including the registration of additional instruments at the Land Title Office, to ensure that all housing units contained in the Development are used exclusively for market-rental tenure (the Market-Rental Units"). The Development will contain at least thirty-nine (39) units consisting of at least fifteen (15) 1-bedroom units, eighteen (18) 2-bedroom units and six (6) 3-bedroom units;

Staff suggest that this change of wording clearly states the intent to maintain all the units as market rental units and maintains the intent of the covenant by ensuring there is no decrease in market rental units, however this would allow an increase in units.

NEXT STEPS

A Covenant Amendment request requires a resolution from Council. Staff recommend forwarding the recommendations to tonight's Council meeting to enable the applicant to register the amended covenant and begin detailed designs for the Development Permit for Form and Character.

RECOMMENDATIONS / ALTERNATIVES

Recommendation are listed on Page 1 of the report.

Alternatively given that the Housing Needs Assessment has not been completed and the data to support the housing need is not available, Council may choose to relax the wording of the covenant to allow a broader mix of unit types.

AND THAT Council recommend amending Section 2.0 of the Section 219 Covenant registered on the title of 1000 Venture to enable at least thirty-nine (39) market rental units, maintaining a mix of 3-bedroom, 2-bedroom and 1-bedroom apartment units and not more than 45% of one unit type.

Or Council may decide to keep the wording in the Covenant as is.

Attachments

- Attachment A – Covenant Amendment Request.

Respectfully Submitted,



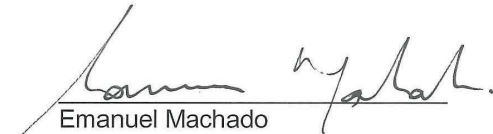
Katie Thomas
Planner I



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

Attachment A

RUSSELL F. CRUM

LAW OFFICE

R.F. CRUM, B.A., LL.B.
KARLENE OSTROSKY, J.D., ASSOCIATE

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Gibsons, BC, V0N 1V7
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karlene@suncoastlaw.ca

January 8, 2020

Town of Gibsons
474 S. Fletcher Road
Gibsons, BC
V0N 1V0

Attn: Lesley-Anne Staats

Dear Ms. Staats:

RE: Proposed Amendment to Housing Covenant, CA6930005

The Developer: Shazach Holdings Inc. (Julian Burtnick)

The Property: 1000 Venture Way, Gibsons, BC

As per your email dated December 10, 2019, attached please find a copy of our proposed amendment to the existing Housing Covenant registered in the Land Title Office as CA6930005 (the "Housing Covenant").

The Developer has not yet designed the building that will be located on the Property and therefore wishes to amend section 2.0, Market-Rental Housing, of the Housing Covenant in order to ensure that the Developer can design to what is allowable under the current zoning. The current zoning does not provide a number of units allowable, only a maximum square footage that may be built, the Developer would like to optimize the zoning and construct what is allowable.

If you have any questions or concerns please do not hesitate to contact Karlene at 604-886-0004 or Julian Burtnick directly at 604-886-2500.

Russell F. Crum Law Office



Per: Karlene Ostrosky



STAFF REPORT

TO: Planning and Development Committee **MEETING DATE:** March 3, 2020

FROM: Lesley-Anne Staats, RPP, MCIP **FILE NO:** 3220-Gower Pt Rd-377-385
Director of Planning

SUBJECT: Crown Referral File No. 2411955 – Foreshore Lease Application for the
“New Marina at the George”

RECOMMENDATIONS

THAT the report titled Crown Referral File No. 2411955 – Foreshore Lease Application for the “New Marina at the George” be received;

AND THAT the following comments be forwarded to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development, along with DPA No. 1, DPA No. 2, and DPA No. 9 guidelines:

THAT The Town of Gibsons has no objections to the foreshore lease application for the “New Marina at the George”, Provincial File 2411955, subject to the following conditions:

1. The foreshore is zoned Marine Zone 1 (M-1). The marina and restaurant use is permitted in the M-1 zone.
2. Development permits under DPA No. 1, DPA No. 2, and DPA No. 9 are required for any land alteration, including soil removal and dredging.
3. A building permit is required for any structures constructed to access the foreshore lease area.
4. Eelgrass beds in or near the tenure area should be identified and protected.
5. Water quality should not be impacted by the maintenance of the marina, pier, gangway, and floats.
6. The proponent should implement Provincial Best Management Practices for building and maintaining moorage facilities to protect the foreshore ecosystems.

AND FURTHER THAT this recommendation be forwarded to the next Council meeting for Adoption.

PURPOSE

The purpose of this report is to provide the Planning and Development Committee with information on the Provincial referral with a response to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRO), that will advise FLNRO in its decision on whether to grant the Lease permission. The referral is enclosed for reference as Attachment A.

BACKGROUND

The Town received a Provincial referral from FLNRO for a foreshore lease fronting 377-385 Gower Point Road (“The George property”) for the purpose of combining three waterfront Leases into one Lease, identified as “the New Marina at the George”.

The Town of Gibsons has a Public Recreation Lease on the majority (not including Government Wharf) of the foreshore (101.7 ha) of Gibsons Harbour and a major portion of Shoal Channel granted in 1976. Within this overall lease, numerous subleases have been issued by the province for commercial marine uses. The harbour has played an historic commercial role, providing a home port for the commercial fishing fleet, and as a marine service centre for businesses serving the nearby islands (Keats, Gambier and other coastal locations).

Proposal

The proponent has requested to amalgamate three existing Leases into one. The three leases outlined in the referral include the following:

- Lease No. 237789 (water lot fronting Winegarden Park, currently held by the Town of Gibsons)
- Lease No. 238162 (water lot currently held by the George Gibsons Development Ltd, formerly Hyak Marine Services Ltd.)
- Private Moorage Permission No. 243097 (currently held by Klaus Fuerniss)

The amalgamation of the lease area provides an area large enough to allow for the remediation of the site, and construction of a marina, a pier, and a restaurant.

To develop a marina, the foreshore works would include:

- Removal of 989 m² of existing float anchor poles and temporary relocation of existing floates
- Dredging 16,000 m² of sediments over 7,157 m² of intertidal/subtidal foreshore
- Dredging of the marina basin to improve water depth and navigation
- Installation of 1,457 m² of new renovated floates, piles, gangways and services, and
- Installation of above ground fuel tanks and relocation of the gas float

To develop the pier and restaurant, the foreshore works include:

- Removal of existing infrastructure including 274 m² of pile-supported timber approaches, 101 m² of existing boat grids, and 326 m² of marina ways
- Installation of concrete, steel, or wood piles and footings where required by design
- A restaurant on the pier, and
- Habitat enhancements and plantings.

Figures 1-4 below show an artist's rendering along the foreshore, a location map, a waterfront development map, and an artist's rendering of the foreshore walk.



Figure 1: Artist's rendering of proposed 2-storey 198-seat restaurant sided with wood shingles and corrugated metal as approved under Development Permit DP-2018-05.

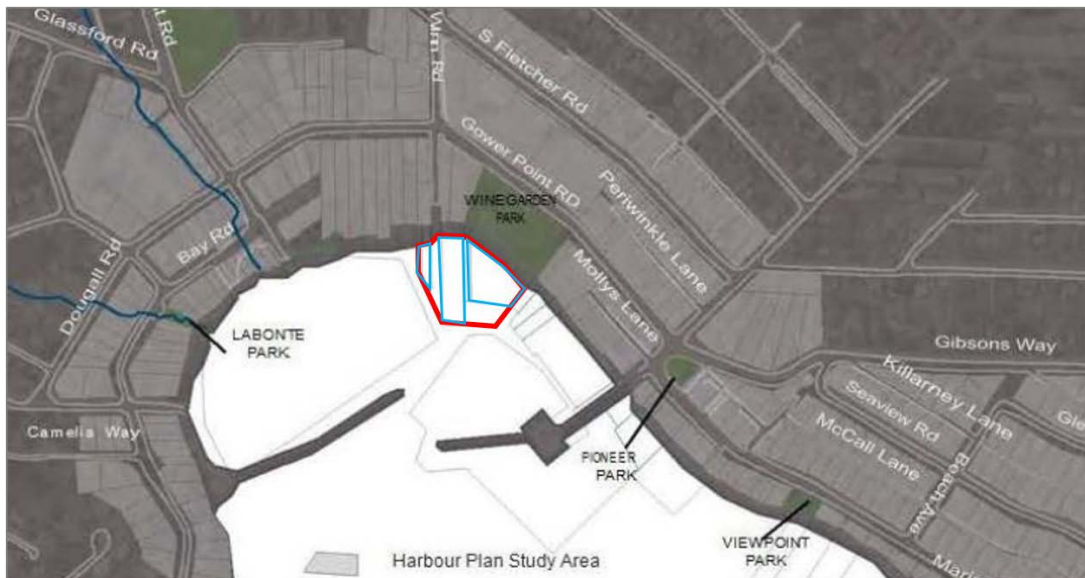


Figure 2: Location of approximate requested Lease area (Provincial File No 2411955) showing three leases to be combined into one

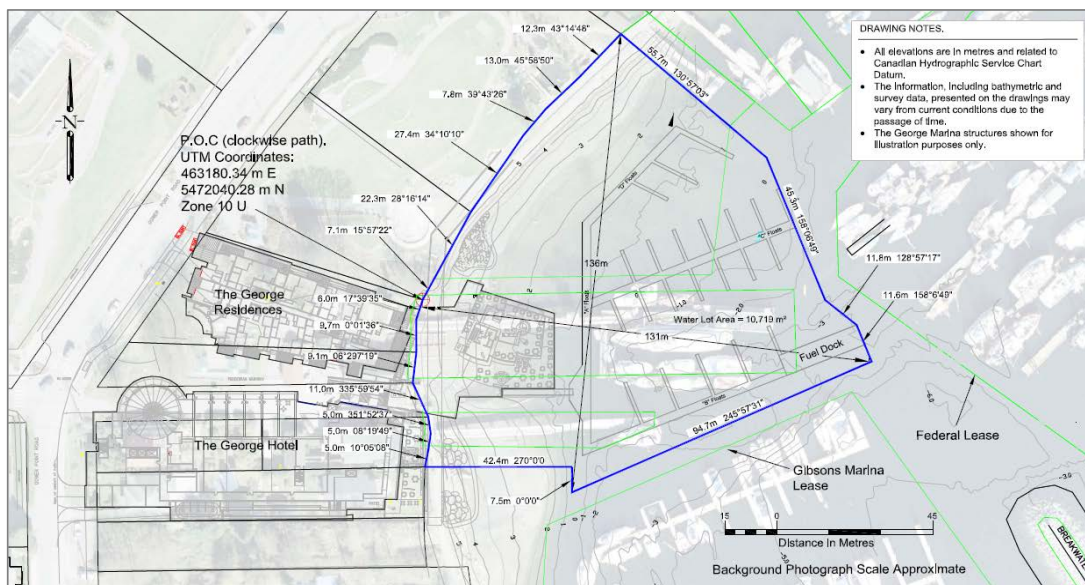


Figure 3: Waterfront development site plan from Balanced Environmental's plans showing restaurant, pier, and marina floats, located within requested leased area outlined in blue. The existing lease areas are outlined in green.

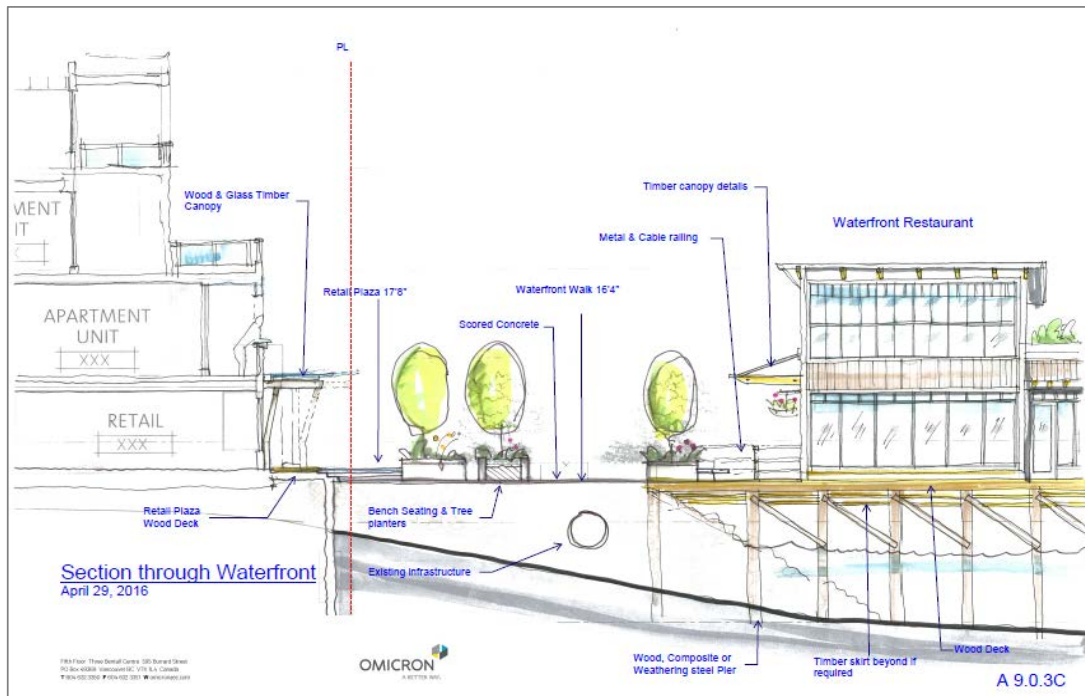


Figure 4: Artist's rendering by Omicron of foreshore development showing waterfront walk improvements, and pier with waterfront restaurant

SUMMARY

Table 1 below provides a summary of the provincial application.

Proponent:	Klaus Fuerniss Enterprises Inc
Purpose:	To allow remediation, dredging, and construction of a marina, pier, and restaurant
Tenure Type:	Commercial Lease (typically a 30-year term)
Size:	1.08 ha
OCP Land Use:	Commercial Harbour
Land Use Zone:	Marine Zone 1 (M-1)
Comment deadline:	March 18, 2020 (extended for the Town of Gibsons)

Options

The Province requests one of the following options in response to the referral:

1. Interests unaffected
2. No objection to approval of project.
3. No objection to approval of project subject to the conditions outlined below.
4. Recommend refusal of project due to reasons outlined below.
5. N/A

As part of the Town's approval of the development, the OCP and Zoning Amendments were adopted in 2015 to allow the marina and restaurant use on the foreshore; negotiations between the Town and the proponent took place in 2016 and were secured with a revenue sharing agreement in 2017 that provides the Town with 15% of the annual gross revenue for the marina; the foreshore will be remediated to remove and contain contaminated sediments; the waterfront walkway will be connected and improved to maintain public access; and the marina will provide a new economic opportunity in the harbor area; therefore, staff recommends that Council authorizes staff to forward the following comment to the province: that the Town of Gibsons has no objections to the foreshore lease application for the “New Marina at the George”, Provincial File 2411955, subject to the proponent: (1) obtaining Development permits under DPA No. 1, DPA No. 2, and DPA No. 9 for any land alteration, including soil removal and dredging; (2) obtaining building permits for any structures constructed to access the foreshore lease area; (3) identifying and protecting eelgrass beds in or near the tenure area; (4) protecting water quality during maintenance of the marina, pier, gangway, and floats; and (5) implementing Provincial Best Management Practices for building and maintaining moorage facilities to protect the foreshore ecosystems.

DISCUSSION

Zoning

The “George Hotel and Residences” development application was initially received by the Town in February 2013 by Klaus Fuerniss Enterprises Inc. On October 6, 2015, Council approved the requested Official Community Plan and Zoning Bylaw amendments with Resolutions R2015-330 and R2015-331.

The CDA-2, M-1 and PRO zones (adopted in 2015) regulate how the property can be used, the type and size of buildings that may be constructed and the required parking for vehicles and bicycles. The zoning fixes development requirements for the building's maximum height, permitted uses, parking requirements and allowable density (floor area limits).

The M-1 zone allows a number of uses including a marina, service stations use, and a restaurant use with a maximum floor area of 372 m² within the proposed lease area.

Summary of Remediation Plan

The referral package contains a summary of investigation work completed for The George Property, which has been conducted in 2003, 2004, 2012, 2015, 2016, 2017, and 2019. It notes

that as a result of the November 1, 2017 amendments to the Contaminated Sites Regulation (CSR), tributyltin (TBT) became a regulated parameter in soil and the soil standards for several metals parameters were lowered. This triggered the developer to complete additional investigations in 2019 to sample and test for TBT to determine if TBT concentrations exceeded the CSR standard. The findings of the 2019 investigation indicated that there were no exceedances of the CSR soil or groundwater standards for TBT in the upland portions of the site; thus, remediation of the upland site is not required. However, the Ministry of Environment (MoE) identified a “high risk condition within the sediment” offshore, related to metals in the sediment, and required the developer to provide a remediation plan. In July 2017, the MoE provided a letter to the developer stating that it “is supportive of the plan and schedule for the investigation and remediation of high risk conditions at the site and affected off-site parcels.” The MoE letter is enclosed for reference as Attachment B. Remediation cannot occur until a provincial lease authorizes the access for remediation, which is part of this application referral.

The Keystone Environmental report, enclosed as part of the referral, provides the following explanation for the remediation:

The soil contamination appears to be related to past on-site activities and is concentrated within fill materials and the underlying organic silts. These contaminants are present in the shallow soils and extend to a depth of approximately 1.8 metres (m) below ground surface. Sediment contamination is limited primarily to the upper 0.3 m to 0.5 m of the sand and gravel sediment in the intertidal zone with some minor TBT contamination present in the subtidal zone.

As the sand and gravel sediments are considered suitable for geotechnical use, the recommended remedial plan for the sediments is to excavate the upper 0.3 m to 0.5 m of sediment where contamination is present and use it as structural fill upland for the building construction. This will reduce the need to transport the sediments off-site and import the equivalent volume of fill material onto the site reducing truck traffic and the associated greenhouse gas emissions of the project.

Deep soil mixing has been proposed for ground stabilization and reinforcement as part of the building foundation design. Deep soil mixing involves mixing cement in with the soil to produce a firmer substrate. Where deep soil mixing occurs in areas with soil contamination, the contaminants will be stabilized/immobilized and thereby isolated from human and ecological receptors by being bound up with the cement. Soil contamination located outside of the deep soil mixing areas along with the sediments excavated from the intertidal zone, will also be isolated from potential human and ecological receptors by being capped by the proposed George Gibsons Development building.

A preliminary evaluation of human health and ecological risks associated with the site has indicated that the recommended remedial plan to risk manage the contamination using deep soil mixing and capping the site with the building would meet the requirements of the CSR for risk-based remediation. The evaluation of the risk management measures would be documented in a human health and ecological risk assessment (HHERA) report.

Development Permit Requirements

In advance of proceeding with the development, the proponent is required to obtain several development permits. Relevant Development Permit Area (DPA) requirements include:

- DPA No. 1 Geotechnical Hazards – review by staff, before Building Permit;

- DPA No. 2 Environmentally Sensitive Areas – review by Council for any proposed significant environmental enhancement ahead of the Building Permit; review by staff for any investigative works or demolitions near or on the foreshore, before Building Permit;
- DPA No. 9 Gibsons Aquifer – review by staff before Building Permit or before any drilling or excavation;
- DPA No. 5 Harbour Area Form and Character – review and authorized by Council.

Table 2 below summarizes the development permits issued to date:

Permit Number	Date issued	DPA	Scope of Work	Status of work
DP-2018-05	Jun 1, 2018	DPA 5 (F/C)	Landscape bond: \$312,501 to be paid at the time of building permit issuance	Expires June 1, 2020 unless work has commenced
DP-2017-18 DPA-2017-18-AM1 DPA-2017-18-AM2	Aug 1, 2017 May 1, 2019 May 15, 2019	DPA 9 (Aquifer)	Ground improvements necessary for the construction of the George hotel and residence buildings on the landward side only, including: <ul style="list-style-type: none"> • Removal of contaminated materials • Cone penetration tests • Installations of piezometers • Test trenching • Field verification trial • Deep soil mixing • Replacement of existing sanitary sewer • Construction of stormwater channel, north of the site • Ancillary works associated with the above 	Work begun (May 2019), still in progress Permit is active
DP-2016-13	Aug 2, 2016	DPA 9 (Aquifer)	Drilling program to determine if soil contamination at the site has impacted the shallow groundwater aquifer.	Complete
DP-2016-10	July 22, 2016	DPA 9 (Aquifer)	Test pit sampling in conjunction with DP-2016-04.	Complete
DP-2016-04	July 7, 2016	DPA 2 (Env)	<ul style="list-style-type: none"> • Demolition of the boathouse • Removal of fuel storage tanks • Detailed site investigation regarding site contamination in the foreshore and marine areas adjacent to the land portion of the sites and adjacent to Winegarden Park. 	Complete
DP-2013-03	Aug 1, 2017	DPA 2 (Env)	<ul style="list-style-type: none"> • Demolition of existing structures • Excavation and removal of contaminated soils • Construction of walkway and berm along the shoreline; replacement of sanitary pipe; shoreline improvements • Excavation, shoring and Deep Mixing • Dredging, pile driving and construction of a pier <p><i>Requirements:</i> Submit confirmation from MoE that contamination remediation has been completed.</p>	Permit is active. May need to be amended.

Permit Number	Date issued	DPA	Scope of Work	Status of work
DP-2013-02	Aug 8, 2017	DPA 1 (Geo)	<ul style="list-style-type: none"> • Remediation of contaminated soils • Construction of a walkway and berm along the shoreline; replacement of sanitary pipe; shoreline improvements • Excavation, shoring and Deep Mixing • Excludes Dredging, pile driving and construction of a pier for a waterfront Restaurant, Fuel Dock and Marina <p><i>Requirements:</i></p> <ul style="list-style-type: none"> • On-site monitoring by the Geotechnical Engineer. • Isherwood Engineers on site for Deep Mixing design and construction as referenced in Appendix H of the Geotech Report. 	Permit is active May need to be amended.

Staff note that Development Permits for the upland property have been issued, however, the development permits do not apply to any works in the foreshore areas. Development Permits are required for works in the foreshore area under DPA No. 1, DPA No. 2, and DPA No. 9. A report completed by a qualified professional, that meets the criteria in the OCP's DPA guidelines must be met prior to the issuance of a Development Permit and building permit. Staff note that all DPA No. 9 (Aquifer) permits for drilling in the lower Gibsons sub-area are peer-reviewed to ensure impacts to the Town's aquifer and drinking water source are mitigated.

The Town's Water Lease 237789

The Town has a water lot lease fronting Winegarden Park (Lease 237789), which is for "institutional use". The water lot lease is set to expire in 2022. In 2016, the proponent requested to extend the marina associated with the George Hotel and Residences Project into the Town's water lot lease, thus triggering negotiations with Council. The provided Council with an opportunity to request financial compensation in exchange for the lease.

On September 6, 2016, Council passed the following resolution, which was released from In Camera on February 25, 2020:

R2020-083 Request to Acquire the Town's Interest in Water Lot Lease 237789

THAT the Chief Administrative Officer's report regarding the request to acquire the Town's interest in water lot lease 237789, be received;

AND THAT staff be directed to negotiate the terms of the disposition of the Town's interest in the water lot lease 237789;

AND THAT in exchange for the Town's abandonment of the interest in the water lot lease, Klaus Fuerniss Enterprises (KFE) be required to pay the Town of Gibsons fifteen percent (15%) of the gross revenues from all sources, except fuel sales, collected from the water lot lease area, as defined in Schedule A;

AND THAT the Town enter into a Revenue Sharing Agreement with Klaus Fuerniss Enterprises (KFE) for a term equal to the future water lot lease to be acquired by KFE, including renewal on the same terms and conditions, if available to KFE;

AND THAT the lease payments to the Town arising of its share of the gross revenue commence at the beginning of the second year of operations;

AND THAT staff be authorized to initiate the process of relinquishing the Town's interest in the water lot lease 237789, subject to successful negotiations. In the event that KFE's application is not approved by the Province of BC, the Town's interest in the water lot lease area shall remain unchanged.

As part of the compensation requested, Council directed staff to proceed with notifying the Province that the Town is willing to dispose of Lease 237789, in exchange for 15% of the Annual Gross Revenue from the marina. This was later secured through a Revenue Sharing Agreement, authorized by Council, and executed on January 10, 2017. The revenue sharing agreement is enclosed as Attachment C.

COMMUNICATION

A provincial referral is provided to the Town for comment. To advise the public of this application, the applicant was required to stake and advertise at the time this was initially processed. The province requires an application to publish a notice in the newspaper for 2 consecutive weeks, and the public comment period is open for 30 days. Staff have been advised by the province that the newspaper ads were published when this referral previously went out in 2018. Anyone who commented was notified of the updated remediation plan and provided with an additional 30 days to comment on the updates.

The province has also referred this application to the following agencies for comment:

- Town of Gibsons
- Recreation Sites and Trails (FLNRO)
- Forest District
- Ministry of Transportation and Infrastructure
- Environment Canada – noted that the applicant must comply with Fisheries Act
- Transport Canada (Navigable Waters)
- Environmental Assessment Office – typically for larger projects with contaminated sites – no comments received
- Squamish Nation – through separate consultation process – open for 45 days for initial response

POLICY / PLAN IMPLICATIONS

Strategic Plan Implications

The Town's strategic plan outlines the following priorities which align with this proposal:

- *Plan for Sustainable Growth* – this refers to creating spaces that promote a sense of community and are accessible to all, and supporting local businesses and fostering a diverse economy. A connected waterfront sea walk improves accessibility; a new waterfront restaurant and marina and upgrades to the fuel sales supports local businesses and provides an opportunity for economic development in the harbor. The Marina will also provide the Town with an additional revenue.
- *Advocate and Collaborate on Regional Issues* – this refers to partnering with neighbouring jurisdictions to effectively address shared opportunities and challenges. An opportunity for a marina may improve future opportunities for a passenger ferry.

Financial Plan Implications

This proposal has a positive impact on the Town’s financial plan, as the Town will be provided with a new revenue source from the new Marina. The Marina will provide the Town with 15% of its annual gross revenue, per the revenue sharing agreement executed in 2017.

Official Community Plan

Smart Plan

The Lease area is located within the Commercial Harbour Land Use Designation, which is intended “to support a wide range of marine uses including recreational, visitor-oriented activities such as marinas and associated upland uses, boat sales, charters and marine fuel sales, as well as marine industrial/transportation uses. All uses need to be environmentally benign and compatible with surrounding land uses.”

The Smart Plan notes that the development of a sea walk will help to make the waterfront more accessible at all tides, although the natural “edge” to the shoreline has been altered.

The foreshore improvements with the marina, additional moorage areas, marine fuel sales, restaurant, and sea walk connection are all consistent with the direction of the OCP’s Commercial Harbour land use designation.

Harbour Area Plan

The Harbour Area Plan’s Vision Statement is to: *Facilitate balanced development that ensures the ongoing attractiveness and the social, cultural, economic and environmental vitality of the Harbour Area, recognizing the unique and crucial role it plays in the life and economy of Gibsons.*

The Harbour Area Plan identifies the following goals:

1. Preserve the scale and character of the Harbour Area.
2. Make the waterfront fully accessible, physically and visually, retaining the sense of proximity to nature.
3. Ensure environmentally responsible and sustainable planning and development.

4. Support and enhance social and cultural activity in the Harbour Area.
5. Ensure the economic viability of the Harbour Area, recognizing the unique role the Harbour plays in the local economy and the economic history of the area.

The Harbour Area Plan further notes that

- in 2010, Best Coast Initiatives (BCI) surveyed 28 Small Craft Harbours and private marinas in order to assess the demand and supply of vessel berths and routine vessel maintenance services in the Georgia Strait region. The analysis determined that there is a shortage of both. Thousands of vessels do not have berths. Vessels travel long distances to obtain services and waiting times for services are getting longer. The existing marine services industry serving Gibsons Harbour will remain vigorous and would expand if harbour capacity is increased.
- Within the Commercial Harbour designation a wide range of marine uses are supported. These include both visitor-oriented activities such as marinas and associated upland uses, boat sales, charters and marine fuel sales, as well as marine industrial /transportation uses such as public boat moorage, commercial fishing moorage, boat building and repairs, marine ways, water taxis, float plane docks and tug/ barge operations. Due to the nature of marine activities, some noise and visual impacts will be an inevitable part of the Commercial Harbour uses.

Staff considers that the proposal within the requested lease area makes meets many of the goals and intents of the OCP though improving the waterfront accessibility through the improvements to the sea walk; it supports and enhances the social activity through the marina and restaurant use; and it ensures the economic viability of the Harbour Area with the improved economic development opportunities.

NEXT STEPS

Council's resolution on this referral will be sent to FLNRO for consideration. The province will then decide whether to issue the Lease, based on all the comments it receives. Should the province issue the Lease, the developer would be required to obtain development permits for the dredging, remediation, shoreline enhancements, and construction of the pier, marina, and restaurant prior to obtaining any building permits for those works.

Given the Town's recent Opt-in to the Site Profile process, the developer may need to meet Ministry requirements prior to the issuance of any additional Development Permits.

Should the province issue the lease, the Town would run a notice of disposition to advise the public of the release of the Lease.

The referral notes the following timeline for construction:

- June 2020 – marina dredging to begin (2 weeks), shoreline enhancements and pedestrian walk way improvements (2 weeks)
- November 2020 – Fuel tanks and pipes installation (2 months)
- January 2021 – construction of pier and marina (up to 6 months)
- May 2021 – construction of waterfront restaurant

RECOMMENDATIONS / ALTERNATIVES

Staff's recommendations are on page 1 of this report. Alternatively, Council may suggest another option from the provincial referral:

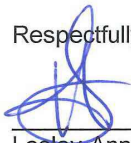
THAT the Town of Gibsons' Council's ...

1. *Interests unaffected*
2. *No objection to approval of project.*
3. *No objection to approval of project subject to the conditions outlined below.*
4. *Recommend refusal of project due to reasons outlined below.*
5. *N/A*

Attachments

- Attachment A – Crown Land Referral 2411995
- Attachment B – MoE letter, dated July 12, 2017
- Attachment C – Revenue Sharing Agreement

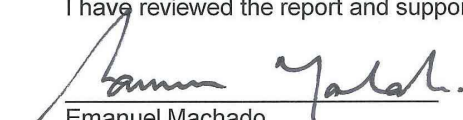
Respectfully Submitted,



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

1.0 Background

1.1. Project Overview

Water Lease Application Intent

The intent of this application is to acquire a lease over an area of 10719m² (as per attached proposed lease boundary/site plan drawing) which encompasses the following three tenures and surrounding area:

- Lease No. 237789 (water lot fronting Winegarden Park, currently held by the Town of Gibsons)
- Lease No. 238162 (water lot currently held by the George Gibsons Development Ltd, formerly Hyak Marine Services Ltd.)
- Private Moorage Permission No. 243097 (currently held by Klaus Fuerniss)

We are requesting the incorporation of these 3 Lease areas for the primary purpose of substantiating the “New Marina at the George”, which makes up the waterfront of the George Hotel and Residences Development that will be constructed on the upland area to this Water Lease. Currently, the developer, Klaus Fuerniss, has specific permission No. 243097 issued for private moorage, and his company George Gibsons Development Ltd holds tenure of lease No. 238162. The Town of Gibsons has surrendered in writing its leasehold interest of Water lot lease 237789 to Klaus Fuerniss Enterprises Inc (Parent company of the George Gibsons Development Ltd) for the proposed expanded Marina. Please see letter from the Town of Gibsons regarding surrender of lease tenure attached.

The Marina at the George

The Marina at the George incorporates and expands the former Hyak Marine Ltd marina, fuel dock, and water lease. The existing Hyak Marina will be renovated to increase moorage efficiently and improve vessel access to the gas float. The marina work will require dredging and installation of a new pier, gangway, and floats. Upon renovation, the new Marina at the George will have 2700 linear feet of moorage (Hyak Marine’s existing 523 ft plus 2,138 new). Under the George Gibsons Marina Resort and Residences operation, the new marina will offer moorage and 100amp shore power to large vessels.

The new marina layout will be constructed with timber and/or composite floats. Construction of the marina includes the following:

- Removal of 989m² of existing float anchor poles and temporary relocation of existing floats
- Dredging 16,000m³ of sediments over 7,157m² of intertidal/subtidal foreshore
- Dredging of the marina basin to improve water depth and navigation
- Installation of 1,457m² of new or renovated floats, piles, gangway and services, and,
- Installation of above ground fuel tanks and relocation of the gas float

The Pier at the George

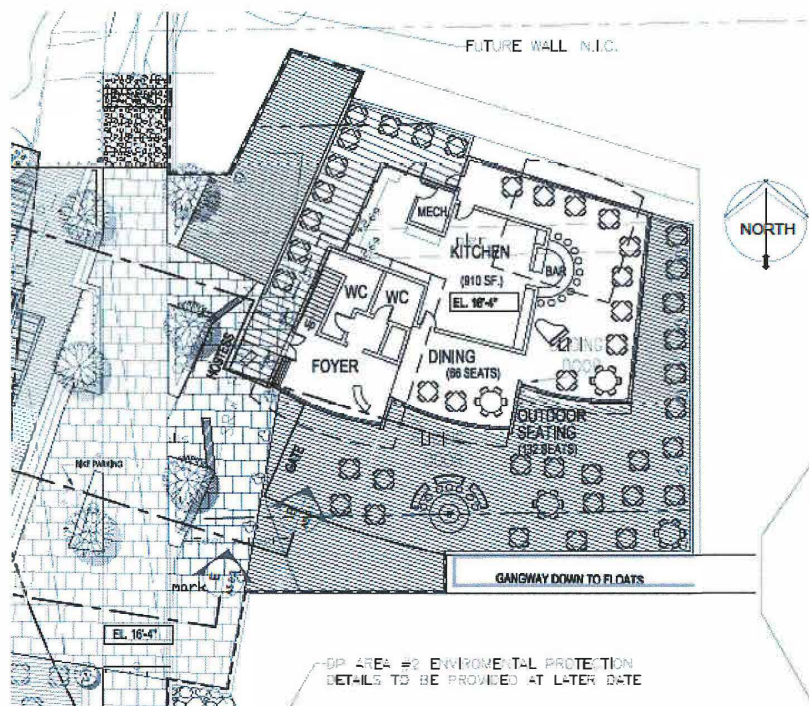
The Pier at the new Marina will be another attractive addition to the Gibsons Harbour sea walk. It will be constructed over a portion of the intertidal zone fronting the hotel and primarily within the footprint of existing marine ways. The pier will be constructed of concrete, steel and wood using standard marine construction practices. The pier will serve as a public meeting place, provide connectivity for the existing

waterfront trail on either side of the property, maintain access to the marina/gas float and provide space for a waterfront restaurant. Construction of the 1,265m² pier includes the following major elements:

- Removal of existing infrastructure including 247m² of pile-supported timber approaches, 101m² of existing boat grids, and 326m² of marina ways,
- Installation of concrete, steel or wood piles and footings where required by design,
- A restaurant located on the pier, and,
- Habitat enhancements and planting

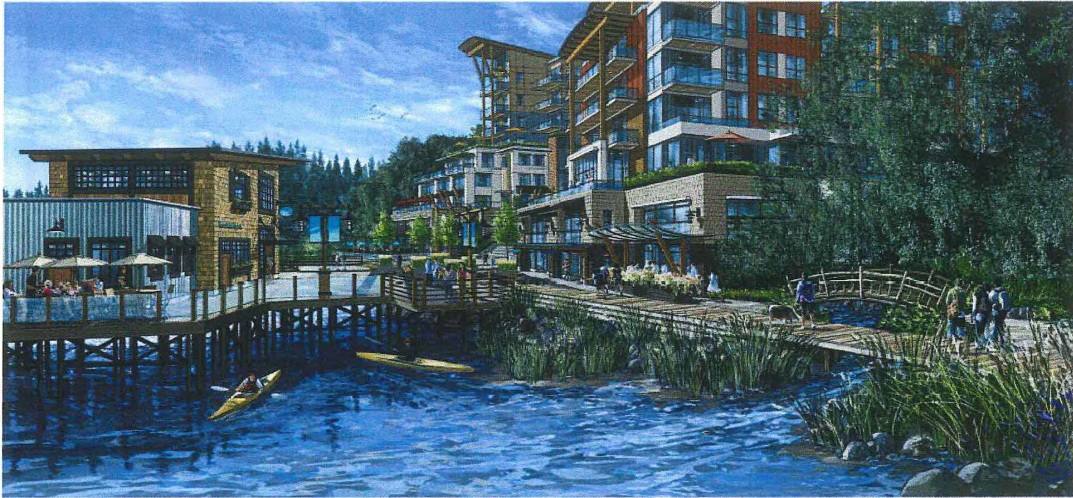
Restaurant at the George Marine Resort

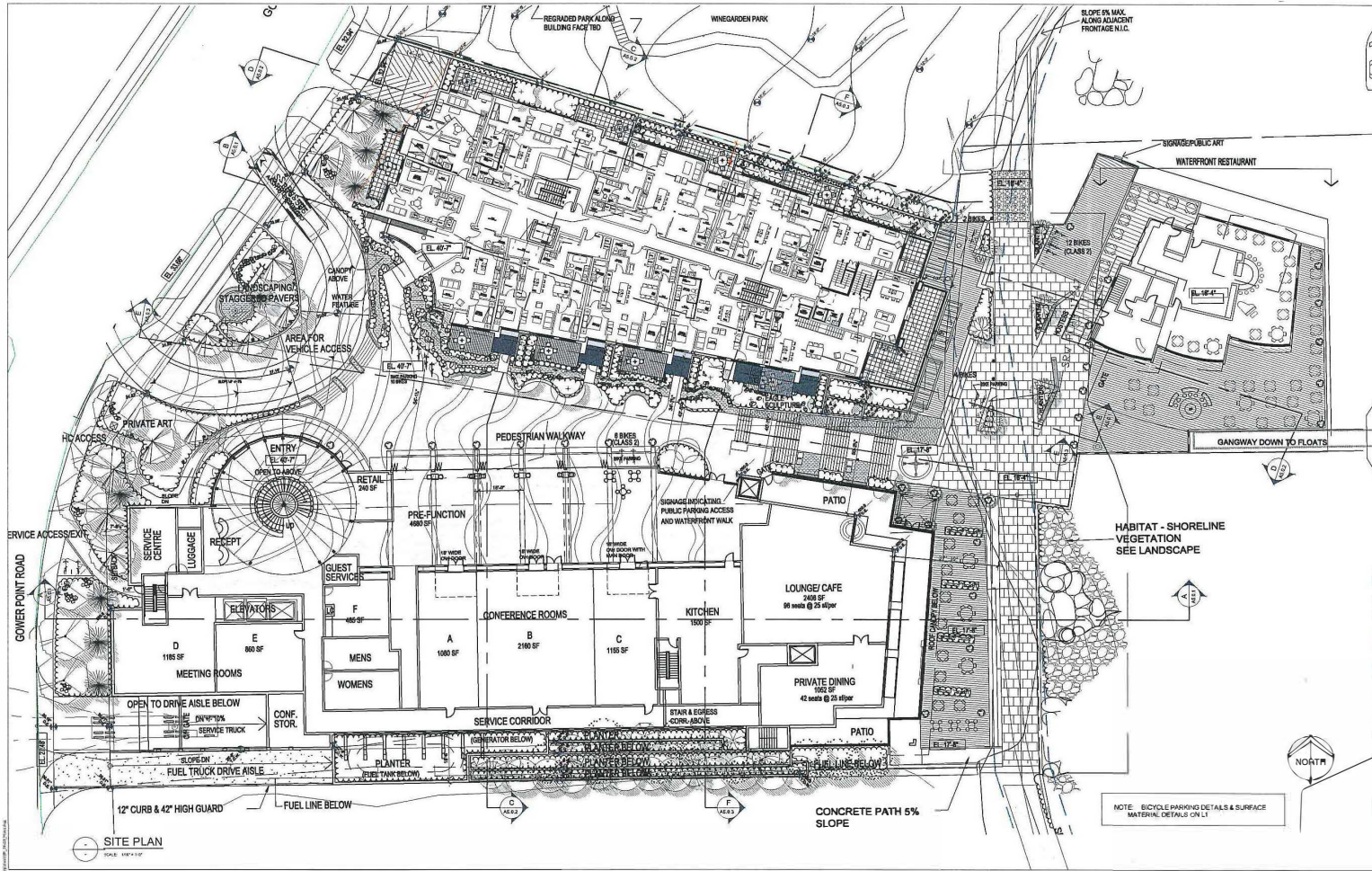
The waterfront restaurant at the George Marine Resort will be a seafood based restaurant that will seat up to 198 guests - 132 on the outside patio, and 66 inside. The restaurant building will be 2 stories. The ground floor which is the indoor section of the restaurant is 3298 sq. ft, and the upper floor which is comprised of office areas is 712 sq.ft. All together, the waterfront restaurant building is 3995 sq. ft. As mentioned throughout the Management Plan, the pier which the restaurant will be built on will be 1,265m².



Snapshot from DP Drawings Issued for Form and Character (Omicron, 2016)

The restaurant building will have a wood frame, and will be sided with both wooden shingles and corrugated metal. The windows will be double paned and French style. Please see image below which shows exterior details of the restaurant upon completion. Also included are multiple drawings which we have of the restaurant plan at this time. As this phase of the project approaches, more detailed information on construction and materials will become available.





OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.
1000 West Beaver Creek Road, Suite 100, Richmond Hill, Ontario L4B 1N2
Tel: (905) 882-1111 Fax: (905) 882-1112
www.omicronarchitect.com

NOT FOR CONSTRUCTION

SITE PLAN

OMICRON
1000 West Beaver Creek Road, Suite 100, Richmond Hill, Ontario L4B 1N2
Tel: (905) 882-1111 Fax: (905) 882-1112
www.omicronarchitect.com

NO.	Date	Revisions
1	2019.03.05	Issued for Form & Character - DP
2	2019.03.05	Revised for Form & Character - DP
3	2019.03.05	Revised for Form & Character - DP
4	2019.03.05	Revised for Form & Character - DP
5	2019.03.05	Revised for Form & Character - DP
6	2019.03.05	Revised for Form & Character - DP
7	2019.03.05	Revised for Form & Character - DP
8	2019.03.05	Revised for Form & Character - DP
9	2019.03.05	Revised for Form & Character - DP
10	2019.03.05	Revised for Form & Character - DP
11	2019.03.05	Revised for Form & Character - DP

Issued for Form & Character - DP

KLAUS FUERNISS ENTERPRISES INC.
THE GEORGE HOTEL & RESIDENCES
COVER POINT ROAD, GUELPH, ONT.

Drawn:	Checked:
Project Number:	10 13 075

A1.0.1



Issued for Form &
Character - DP

**KLAUS FUERNISS
ENTERPRISES INC.**

**THE GEORGE
HOTEL & RESIDENCES**

COVER POINT ROAD, GIESSEN, BC

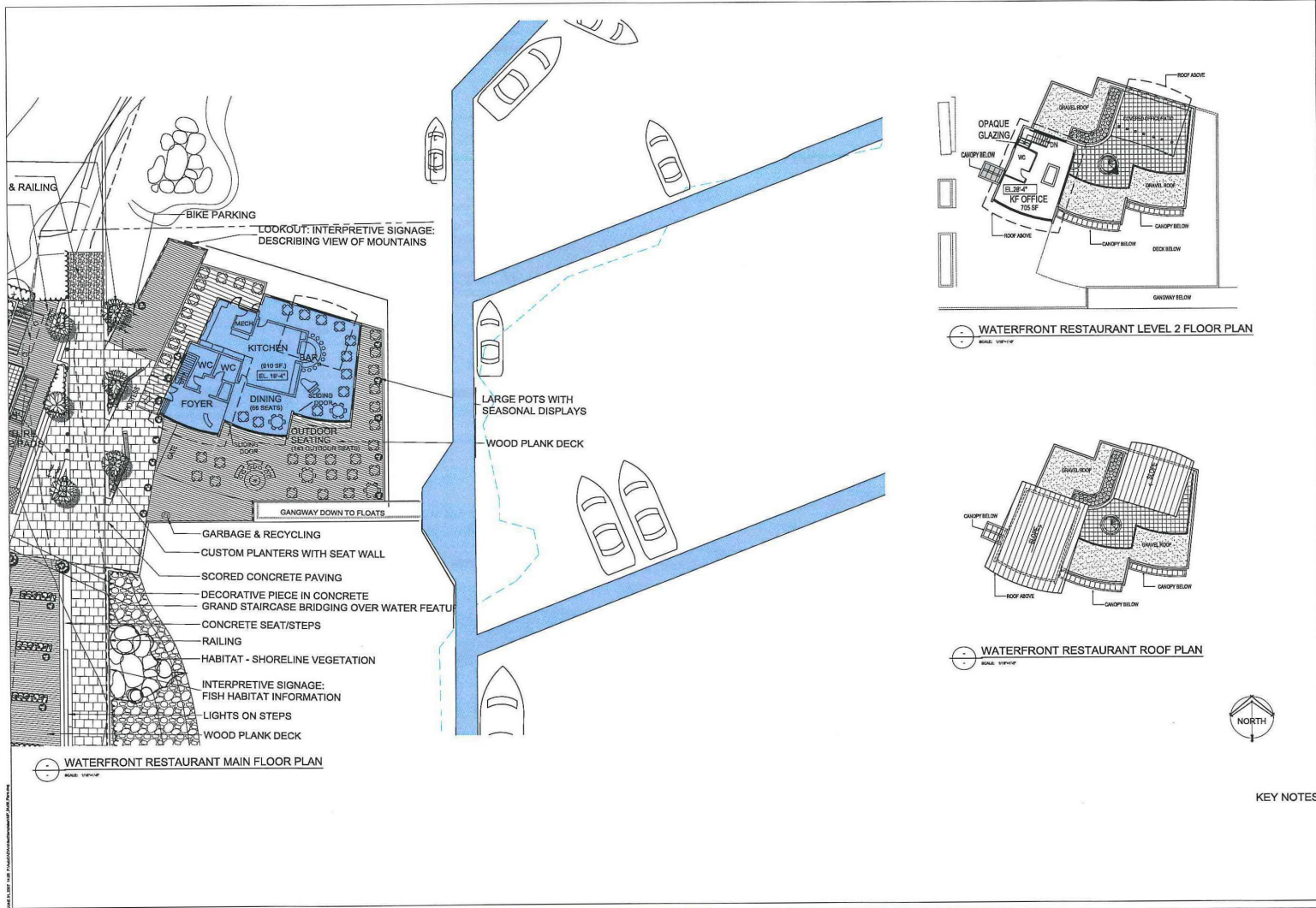
Drawn:	Checked:
Project Number	10 13 075

[illegible]

NOT FOR CONSTRUCTION

LEVEL 1
FLOOR PLAN

A2.0.3



OMICRON
Firm: Plan, Design, Build, Construct
100 West Street
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NO.	DATE	REVISIONS
1	2018.12.20	Issued for Planning / DP
2	2018.12.20	Revised for Planning / DP
3	2018.12.20	Revised for Planning / DP
4	2018.12.20	Revised for Planning / DP
5	2018.12.20	Revised for Planning / DP
6	2018.12.20	Revised for Planning / DP
7	2018.12.20	Revised for Planning / DP
8	2018.12.20	Revised for Planning / DP
9	2018.12.20	Revised for Planning / DP
10	2018.12.20	Revised for Planning / DP
11	2018.12.20	Revised for Planning / DP

Issued for Form & Character - DP

KLAUS FUERNISS ENTERPRISES INC.
THE GEORGE HOTEL & RESIDENCES
CONSTRUCTION (KLAUS) CORP.

Drawn: _____
Checked: _____
Project Number: 10 13 075

A2.10

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

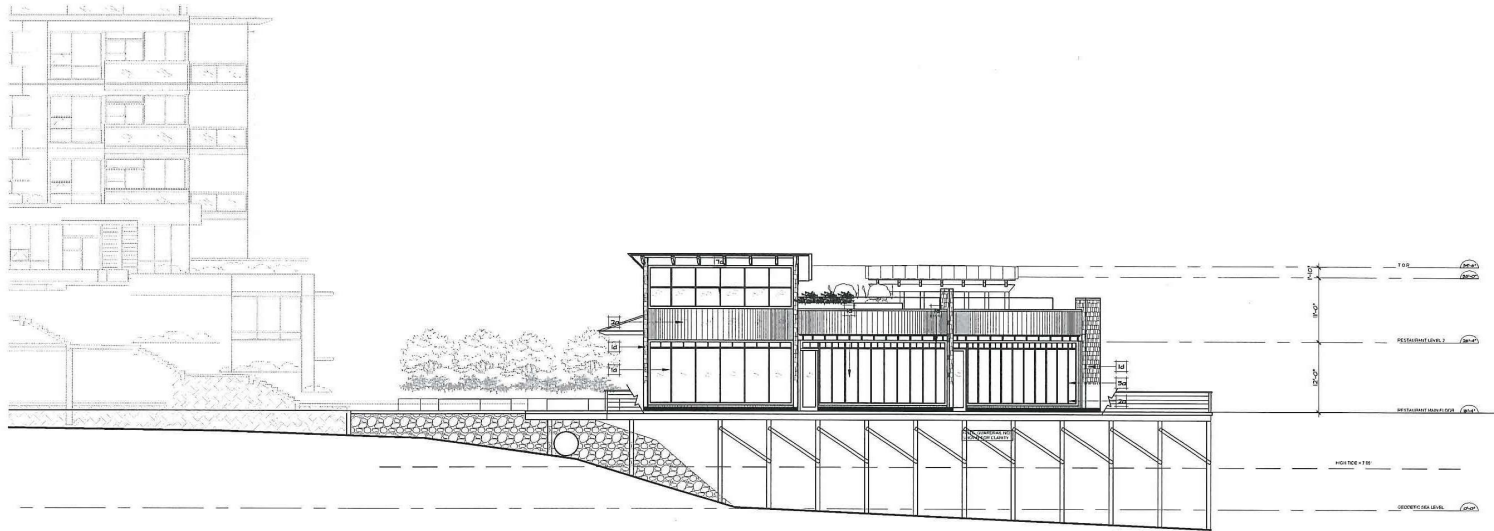
NOT FOR CONSTRUCTION

WATERFRONT RESTAURANT PLAN

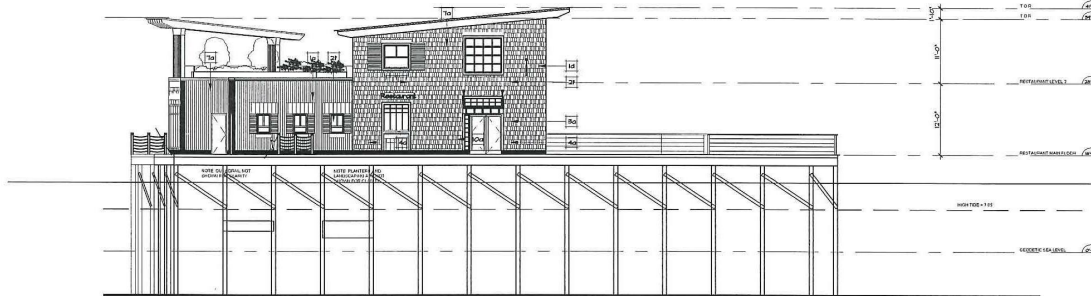
WATERFRONT RESTAURANT
BUILDING ELEVATIONS

Drawn _____
 Checked _____
 Project Number 10 13 075

A4.0.5



1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"

- 1 METAL FIN DETAIL
Colour: Warm Tan (Cedar Colour)
- 2 METAL SCREEN DETAIL
Colour: Warm Brown
- 3 EXTERIOR LIGHTING
- 4 SIGNAGE (UNDER SEPARATE SIGN PERMIT)
- 5 SUBMITTAL
- 6 GAS VENT
- 7 THUNDER

- 8 PAINTED METAL DOORS
Colour: Charcoal Grey
- 9 OVERHEAD SECURITY GRILLE METAL
Colour: Bronze
- 10 CONCRETE
Colour: Integrally HP
- 11 SLOTTED HOOD
Colour: CEDAR COLOUR
- 12 STANDING SEAM METAL ROOFING
Colour: Charcoal Grey

- 13 FRAMED WINDOWS - BRONZE METAL FRAMES &
CLEAR GLASS
- 14 FRAMED GLASS W/ WAVE PATTERN
Colour: Blues/Greens
- 15 HOOD, METAL & GLASS CANOPY
- 16 PAINTED METAL & GLASS CANOPY
Colour: Charcoal Grey & Clear Glass
- 17 HOOD ENTRY DOORS

- 18 WINDOW WALL - BRONZE METAL FRAMES &
CLEAR GLASS
- 19 CURTAIN WALL - BRONZE METAL FRAMES &
CLEAR GLASS
- 20 OVERHEAD GLAZED DOOR - BRONZE METAL
FRAMES & CLEAR GLASS
- 21 GLAZED SLIDING PARTITION - BRONZE METAL
FRAMES & CLEAR GLASS
- 22 GLASS GUARDS W/ BRONZE METAL SUPPORT -
CLEAR GLASS

- 23 FIBRE CEMENT BOARD Profile: Board w/ reveals
Colour: BH HC-81 Ashley Gray
- 24 FIBRE CEMENT BOARD Profile: Board w/ reveals
Colour: BH HC-84 Elmira White
- 25 FIBRE CEMENT BOARD Profile: Shingles
Colour: Warm Tan (Cedar Colour)
- 26 FIBRE CEMENT BOARD Profile: Vertical T & E
Colour: Warm Tan (Cedar Colour)
- 27 FIBRE CEMENT BOARD Profile: Horiz. Lap
Colour: Warm Tan (Cedar Colour)

KEY NOTES:

- 28 CORRUGATED METAL CLADDING
Colour: BH 212-30 Gray Shaver
- 29 CORRUGATED METAL CLADDING
Colour: BH 2136-40 Aspen Teal
- 30 FIBRE CEMENT BOARD Profile: Board & Batten
Colour: BH 2136-40 Aspen Teal
- 31 FIBRE CEMENT BOARD Profile: Board w/ reveals
Colour: BH HC-75 Mangrove Brown
- 32 FIBRE CEMENT BOARD Profile: Board w/ reveals
Colour: BH CC-340 Rusty Nail

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.
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WATERFRONT RESTAURANT
BUILDING ELEVATIONS

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Issue	Date	Remarks
1	2019.12.26	Issued for Planning / RFP
2	2019.01.05	Revised for Planning / RFP
3	2019.02.07	Issued for Client Review
4	2019.02.17	Issued for Client Review
5	2019.02.24	Issued for Client Review
6	2019.03.17	Issued for Client Review
7	2019.03.27	Issued for Client Review
8	2019.05.11	Issued for Client Review
9	2019.05.18	Issued for Client Review
10	2019.06.28	Issued for Client Review

Issued for Form &
Character - DP

KLAUS FUERNISS
ENTERPRISES INC.
THE GEORGE
HOTEL & RESIDENCES
COWAN POINT ROAD, GIBSONS, BC

Drawn:	Checked:
Project Number:	10 13 075

A4.0.6

Marina at the George – Updated Construction Timeline

Project Description (Will take place in the following order)	Construction Time Period	Start	Finish
(1) Deconstruction of existing infrastructure	1 week	November 2018	Completed
(2) Dredging	2 weeks	June 2020	June 2020
(3) Construction of pier	6 months <i>*concurrent with marina construction</i>	January 2021	July 2021
(4) Marina	1-2 months <i>*concurrent with pier construction</i> <i>* marina access maintained during construction</i>	January 2021	March 2021
(5) Shoreline enhancements and pedestrian walk way improvements	2 weeks <i>* walk way will remain open for public access at all time during construction</i>	June 2020	June 2020
(6) Waterfront Restaurant on the Pier	6 months	May 2021	November 2021
(7) Fuel Tanks and pipes	2 months	November 2020	December 2020

** start and end dates subject to contractor schedules*

**any construction which takes place in water will take place primarily between August and February in order to minimize risk to marine habitat and species*

1.2 Investigative work

Many years of Due Diligence and investigative work has been done for the George Marine Resort, Residences and Marina. The scope of the George project requires both upland and foreshore investigative work. There has been 14 years of investigative reports carried out by many consultants – Geotechnical, Environmental, Landscape, Architectural, etc. The majority of the primary research findings in regard to the foreshore (water lease) aspect of the project can be found in the Balanced Environmental, “Environmental Assessment” (December 2012) which was provided to the MFLNRO along with the initial Management Plan. Furthermore, much of the information included in this Management Plan comes from Keystone Environmental’s report “George Hotel Marine Residences Foreshore Remediation Construction Environmental Management Plan” (July 2017). Other aspects of the foreshore investigations and scope of work were also carried out in the Geotechnical and Environmental reports over the years. The reports outlined in the Investigative Work chart (see next page) were the key documents supporting the approval of all the development permits for the George Project.

It should be noted here that the George Gibsons Resort, Residences and Marina is a phased development project. The main reason why most of the investigative work to this date has been primarily focused on the upland properties is due the fact that the Hotel and Residences will be constructed prior to the Marina, sea walk, gangway and pier. At this stage, the project is planned to be developed in phases. The Residences will be Phase 1 of the Development, the Hotel being Phase 2, and the Marina being part of Phase 3. This sequence may change based on the contractors’ recommendations. While we do have a substantial amount of information pertaining to the Marina and fuel dock expansion, much of this investigative information remains primary and will develop further as the development progresses. More detailed reports on the new Marina will become more readily available as we get closer to that phase of the development at which time we will submit to the MFLNRO.

The most recent reports which supported the approval of all development permits in relation to the George Development Project are highlighted in the following chart.

1.2 Investigative Work (cont.)

Activity	Brief Description of Activity	Status	Comments/Milestones
Development Plans by Omicron (2016); Landscape Plans by PMG Landscape Architects (2013) -2016; Parking provision outlined by Creative Transport Solutions (Sept 2015)	- Each of these plans (development, landscape and parking) are designs which were issued for the form and character Development Permit - the form and character of the development is required to conform to these plans	On-going	Approval of Form and Character Development Permit
Keystone Environmental Report - George Hotel Marine Residences Foreshore Remediation Construction Environmental Management Plan (July 2017); Balanced Environmental Assessment (Dec 2012) and Drawing 5765-D-02.1 (June 2017); PMG Landscape plans	Scope of work Permits: demolition of existing structures; excavation and removal of contaminated soils and sediments; construction of a walkway and berm along the shore line, combined with re-placement of an existing sanitary sewer pipe and shoreline and storm water channel habitat improvements north of the building site; excavation, shoring and deep mixing on the lands west of the natural boundary and construction of parkade, hotel and residences; dredging, piledriving and construction of a pier (with restaurant and fuel dock), Marina	On-going	Approval of Environmental Development Permit
Geosystems Summary (May 2017); Isherwood Geotechnical Deep Mixing Design Basis Memorandum (July 2017); Horizon Geotech Proposed Drilling Program (Aug 2017)	Scope of work permits: remediation of contaminated materials; cone penetration tests; installations of piezometers; test trenching; field verification trial; deep mixing; replacement of existing sanitary sewer construction of storm water channel north of the site; ancillary works associated with the above	On-going	Approval of Aquifer Protection Development Permit
Northwest Hydraulic Consultants Ltd – Gibsons Flood Construction Level Assessment (Jan 2017); Horizon Geotech Investigation Report (July 2017)	Scope of work permits: remediation of contaminated soils (on the “lands”) and sediments (in the adjacent foreshore area); construction of a walkway and berm along the shoreline; replacement of a sanitary sewer pipes and shoreline habitat improvements; excavation, shoring and deep mixing on the lands west of the natural boundary and construction of a parkade, hotel and residences	On-going	Approval of Geotechnical Development Permit
Horizon Engineering – Geotechnical Investigation Report (July 27 th , 2017)	- remediation of contaminated soils (on the “lands” and sediments (in the adjacent foreshore area)) - construction of a walkway and berm along the shoreline replacement of a sanitary sewer pipe; and shoreline habitat improvements - excavation, shoring and Deep Mixing on the lands west of the natural boundary and construction of a parkade, hotel and residences.	On-going	Approval of Geotechnical Development Permit

1.3 Confirmation of Safety Plan

The George Gibsons Marine Resort and Residences project meets the criteria of the Occupational Health and Safety (OHS) set out by WorkSafe BC.

2.0 Location

2.1. Description

The water lot area is located below Gower Point Road, adjacent to Winegarden Park in lower Gibsons, BC. There are three water lot leases which the George Gibsons Development Ltd would like to amalgamate – 243097, 238162, and 237789. Water lot lease 237789 is the foreshore in front of Winegarden Park (District lots DL 5327 & DL 7011); Water lot lease 238162 is the foreshore where the current Hyak Marine Services Fel Dock currently resides (District Lot 7005); and Water lot lease 243097 is the small private moorage area which lies in front of the sea walk between Hyak Marine and Gibsons Marina.

The George Marine Resort and Residences (upland to the applicable water lease application) are located at 377, 385, 397 and 407-409 Gower Point Rd and 689 Winn Rd, Gibsons BC, on the west foreshore of the Shoal Channel in the Strait of Georgia. The project is located along the marina foreshore and includes upland, intertidal, and subtidal components. The site is located in a wave-protected harbour, which contains several high-traffic marinas. There are storm water discharges located in the upper intertidal zone or above the high water mark, and a storm water outfall which discharges into the harbour. The majority of the existing subtidal and upland areas are highly developed and have historically primarily been used for residential purposes.

2.2 Location Justification

This foreshore area is located along the Gibsons Harbour. The harbour is already highly developed with several private structures, marinas, a Federal Government wharf and an existing fuel dock. The addition of the new Marina at the George will be simply that, an addition. The location is suitable and prepared for such an expansion. The harbour, as it stands today, is protected by two rubble mound breakwaters and the Federal-Government pile-supported wharf. The new Marina will be safely and comfortably situated in the waters between Gibsons Marina which was established in 1983 and the Gibsons Landing Government wharf which has existed since the early 1900's. For these reasons, this location from a historical and geographical perspective, is certainly justifiable for the George Marina expansion.

There is also an economical advantage to having this expanded Marina in the Gibsons Harbour. The Town of Gibsons has been looking at expanding the marine business sector for some time now to bolster the economy of Lower Gibsons ("Gibsons Harbour Area Economic Development Strategy"). The Gibsons landing Retail and restaurant operations are highly dependent on tourism revenue. The expansion of recreational moorage space, and the creation of a new Marina (as well as the Hotel which is also apart of the upland development) would certainly be key factors in increasing the number of travellers to support the tourism-oriented retail and restaurant economy of Gibsons Landing.

2.3. Seasonal Expectations of Use

In regard to the construction of the new Marina, once this phase of the development becomes active, it will not necessarily be seasonally focused. The construction at the Marina will carry on year-round and will not require use of the upland adjoining properties. The new docks and gangway will be built somewhere else and brought over to the site by float. While the construction of the Marina will not be seasonally specific, the contractors will be aware certain potential impacts during wildlife breeding season (Mid March to Mid August); as well as passerine nesting season between March 1st and August 31st.

3.0 Infrastructure and Improvements

Updated Timeline

3.1 New Facilities and Infrastructure

Facility/Infrastructure	Construction Methods/Materials	Construction Schedule
Pier	<ul style="list-style-type: none"> - Newly constructed Pier will be 1,265m² - Pier will be constructed using standard marine construction practices - Removal of existing infrastructure including 247m² of pile-supported timber approaches, 101m² of existing boat grids, and 326m² of marine ways, - Installation of concrete, steel or wood piles and footings where required by design, - A restaurant located on the pier, and, - Habitat enhancements and planting 	May take place in Phase 3 of the Development Project; most likely during year 2021
Gangway	<ul style="list-style-type: none"> - material used may be 6061 marine grade aluminum - ½ inch gauge and gripspan decking - Industry standard kingpost design walk way - Gangway will be constructed of aluminum using standard marine construction practices 	May take place in Phase 3 of the Development Project; most likely during year 2021
Marina	<ul style="list-style-type: none"> - Removal of 989m² of existing float anchor poles and temporary relocation of existing floats - Dredging 16,000m³ of sediments over 7,157m² of intertidal/subtidal foreshore - Dredging of the marina basin to improve water depth and navigation - Installation of 1,457m² of new or renovated floats, piles, gangway and services, and, - Installation of above ground fuel tanks and relocation of the gas float 	May take place in Phase 3 of the Development Project; most likely during year 2021
Ancillary Uses – Gas Bar	<ul style="list-style-type: none"> - The existing Gas Dock (Hyak Marine Services Ltd) which has operated very profitably for many years will be esthetically improved and renovated. - Installation of above ground fuel tanks and relocation of the gas float 	May take place in Phase 3 of the Development Project; most likely during year 2021

3.2 Access

There will be full access to the water lot lease area from both the water, as well as, the upland area. The upland property will no longer have road access leading to the new Marina (closure of Winn Rd for development purposes), however, there will be a public plaza area constructed providing pedestrian access between Gower Point Rd, and the new pier/marina. The marina renovations, gas dock relocation and other marine updates will be geared towards making this water lot area greatly accessible from the water and land

As mentioned prior, in Section 2.3, during the construction phase of the new marina and its components the site will be accessed by boats and/or floats.

3.3. Utility Requirements and Sources

The site, including the existing Hyak Marine fuel bar and moorage docks, has 3-phase power. These existing utilities will be upgraded to accommodate 100 amp, 50 amp and 30 amp services via standard shore power and marine receptacle. Other than this proposed upgrade to utilities, the site of the George Marina has full access to the necessary utility requirements and sources.

3.4. Water Supply

The water requirements for the proposed use of the new Marina will exceed the already existing water requirements at the Hyak Marine dock based on increase moorage capacity. The supply source will be part of the Development plans of the Condo and Hotel development.

3.5. Waste Collection Treatment and Disposal

Waste Management Plan (from Keystone Environment CEMP Report July 2017)

The Contractor shall comply with applicable laws, regulations, permit conditions and requirements when disposing of wastes generated by this Project, including but not limited to general garbage and trash, hazardous wastes (such as used paint or waste batteries), waste oil, or other materials not authorized for on-site disposal. At no time shall any waste material be allowed to enter the marine environment or be discarded or abandoned on land. The Contractor shall be responsible for assuring that all reasonable efforts are implemented to eliminate or minimize waste production. In addition, only facilities approved by the authorities having jurisdiction may be used for disposal or recycling of any waste (garbage, trash, hazardous material, etc.). Potential impacts related to waste management have been identified during the construction phase:

- Waste generated on the Project site could potentially attract wildlife, creating nuisance wildlife;
- Release of Hazardous Waste could potentially contaminate soil, groundwater or a watercourse; and
- Spread of contamination within soil and groundwater via contaminated soil and groundwater movement.

The Contractor shall follow the mitigation measures in the following subsections.

Garbage and General Waste (from Keystone Environment CEMP Report July 2017)

All non-hazardous and non-toxic garbage, such as paper, paper products, wood, plastic, glass, and discarded food items, shall be stored in closed, leak-proof storage bins that are secure against nuisance wildlife. The Contractor is responsible for the proper collection and transportation of garbage to disposal facilities (i.e., sanitary landfill).

Recyclable Materials (from Keystone Environment CEMP Report July 2017)

Materials which can be recycled, such as paper and cardboard products, glass bottles and plastic and metal containers, will be sorted and recycled at all times. Recoverable recyclable construction materials (i.e., metals and associated construction wastes) will be taken to an appropriate recycling facility, where available, for handling where it will be recycled and re-used in other products, if feasible. The Contractor is responsible for the proper collection and transportation of material to appropriate recycling facilities. Debris and other garbage will not be deposited in the ocean.

Sanitary Wastes (from Keystone Environment CEMP Report July 2017)

Sanitary facilities will be required during Project works. These facilities must be serviced on a regular basis and the waste disposed of at permitted treatment facilities. The Contractor will supply and service chemical toilets in its work areas. Portable sanitary facilities will be located at least 15 m from the HWM if possible and must be tied down or anchored, such that they cannot be blown or tipped over, under reasonable conditions.

Equipment-related Wastes (from Keystone Environment CEMP Report July 2017)

For equipment related waste, the following measures should be adhered to:

- Used oil filters must be drained into a waste oil container and drained filters placed in an appropriate labelled container (i.e., drum) before disposal at a recycling facility or other approved facility;
- Waste-oil and antifreeze must be collected and recycled/disposed of at an approved facility; and
- Used acid-lead batteries must be stored on an impervious surface, under cover, and disposed of at an approved recycling facility.

Hazardous Wastes (from Keystone Environment CEMP Report July 2017)

It is the Contractor's responsibility to determine whether any waste generated pursuant to the execution of the work has any hazardous or toxic characteristics, or is identified as a "Hazardous Waste" by the Ministry of Environment (MoE), Environment Canada (EC), or any other authority having jurisdiction, and to treat this material appropriately. The Contractor must implement the following measures:

- The Contractor shall review the lists of Hazardous Wastes, as defined by MoE and EC to determine if any waste generated during construction is hazardous;
- If the waste item cannot be found in published Hazardous Waste lists, the Contractor shall determine if the waste displays a characteristic which would make it hazardous;
- The Contractor will review and comply with the Standards Applicable to Transporters of Hazardous Waste as defined by MoE and EC; and

- Hazardous Waste shall be treated/ disposed of in authorized facilities, permitted under regulations as defined by MoE and EC. The Contractor shall identify potential facilities for waste disposal and evaluate each facility's legitimacy, compliance with regulatory requirements and capacity. After selecting a facility, the Contractor shall periodically check and verify that the facility is properly handling and disposing of the Hazardous Waste.

Application for Authorization to Discharge Waste under the Environmental Management Act, has been submitted by Keystone Environmental to the Ministry of Environment.

4.0. Environmental

Balanced Environmental Services Inc, and Keystone Environmental have conducted environmental assessments of the impacts related to the development of the former Hyak Marina into a hotel with a new pier and Marina layout. The assessment included several site investigations by qualified environmental professionals to identify the environmental conditions present in the marine environment and riparian zones located within 15 metres from the High Water Mark, and to assess the potential for site contamination of soils and Sediments as identified in the Official Community Plan for Gibsons.

Results from the environmental investigations indicate that no critical habitat is located on site. The amount of vegetation located on the foreshore is primarily limited to a few upper intertidal plants and middle intertidal rockweed. Riparian vegetation is limited on the site and is primarily located in Winegarden Park and the Dunegrass area found between the existing public trail and the natural boundary of the sea. The project is expected to result in the net shading of 248m² of intertidal vegetation and a loss of 50m² of riparian vegetation. Temporary impacts associated with the dredging of approximately 16,000m³ can be minimized through monitoring and mitigation. Potential impacts to an adjacent Heron nest can also be mitigated by enhancement feature is planned for the undeveloped mouth of storm water outfall.

In summary, the project can be managed and mitigated to ensure there are no adverse environmental effects. The proponent will be required to obtain the necessary approvals prior to construction that may include, but not limited to, a Fisheries Act Authorization, Navigable Waters Permit, Disposal at Sea permit, and of course, Water Lot approvals.

Please see the following subsections for further details.

4.1. Land Impacts

4.1.1 Vegetation Removal

There is no timber removal required from the water lot lease area for which the George Development Ltd is applying for. There are also no other areas of vegetation to be cleared. See section 4.1.2 (Riparian Encroachment) for riparian vegetation management plan.

4.1.2 Soil Disturbance

Soil and Sediment Management Plan

Works may require temporary soil stockpiling but will ultimately be required to be removed of contaminated soil and sediment on-site. When required, the Contractor will also be responsible for providing documentation that any imported soils meet applicable provincial and environmental regulations and standards (BC Contaminated Sites Regulations 2014).

The following mitigation measures are included to minimize potential impacts to soil and sediment during construction activities:

- For the remediation all material removed during the remedial works may be required to temporarily be deposited into a bermed area. The location will be determined by the contractor such that the requirements of this EMP are met;
- During the works, all equipment operators must minimize movements, swing paths, distances travelled, etc., in order to avoid spreading contamination;
- Equipment used during contaminated soil excavation or loading must be swept off prior to moving it out of the immediate work zone, or be left parked in the same area;
- Sides, bumpers, wheels, etc., must be swept off and any soils spilled around the truck by the loader swept back into a stockpile;
- Any temporarily stockpiled material must be covered with poly-sheeting or other suitable impermeable covering that extends over the berm walls to prevent precipitation from contacting the stockpiled soil. Surface run-off must be directed away from any stockpile to avoid contact with the contaminated soil. Polyethylene sheeting must be weighted down in order to not be blown away by wind;
- Any excavated soil or sediment suspected or identified to contain contaminants must be managed on-site so as to prevent discharge impacts to human health and the environment (i.e., stockpiled on poly tarping and covered);
- Soil and sediment quality must be sampled appropriately if required to be removed or transported off-site to characterize soil for potential contaminants (soil quality is to be compared to BC Contaminated Sites Regulation Schedule 7 column II or column III standards, as appropriate);
- During excavation and/or loading of haul trucks with contaminated soils and sediment, all equipment operators must minimize movements, swing paths, distances travelled, etc., in order to avoid spreading contamination;
- All haul trucks must be equipped with load covers prior to leaving the site;
- When immediate removal and disposal is not feasible, contaminated soil may be temporarily stockpiled in an area of impermeable ground prior to off-site disposal. This containment cell must be isolated by berms (e.g., poly-wrapped sandbags or other suitable substitute, such as straw bales, no-posts) to prevent the spread of materials. There will be one access point which can be closed off at end of shift;
- Any temporary stockpiles of contaminated soil and potentially contaminated material must be covered with poly-sheeting or other suitable impermeable covering that extends over the containment cell walls or berms to prevent precipitation from contacting the stockpiled soil. Surface run-off must be directed away from the stockpile to avoid contact with the contaminated soil and sediment. Polyethylene sheeting must be weighted down in order to not be blown away by wind; and

- Where on-site treatment may not be appropriate or feasible, vacuum trucks may be used to transport contaminated water to an appropriate off-site facility for treatment and disposal.

4.1.3. Riparian Encroachment

Riparian vegetation (vegetation within 15m of the HWM) is primarily contained to adjacent properties with the exception of Dune grass located in the riprap just below the public trail. The remaining areas on Site are composed of cultivated hedges, lawn, buildings, roads or paths. The following potential impacts to vegetation have been identified during the construction works:

- Increased opportunity for establishment and spread of invasive plant species on newly disturbed lands; and
- Destruction or disturbance of vegetative communities outside of the necessary construction work area

In order to protect vegetation, the Contractor shall:

- Not destroy, remove or clear vegetation to any extent greater than is absolutely necessary for the performance of the work, or to any greater extent than has been authorized; If necessary, conduct planting of native vegetation as required under provincial regulatory requirements; and
- In order to prevent the introduction of invasive or non-native species, equipment working on this project should be kept clean and will be regularly monitored/checked by the Environmental Monitor. Any invasive or non-native plant species or materials encountered will be bagged to prevent spread or disbursement and removed from site for disposal at an approved facility

4.1.4 Pesticides and Herbicides

There will be no use of any pesticides or herbicides during construction, operations and/or maintenance.

4.1.5. Visual Impacts

Since time immemorial, Gibsons Landing and Harbour has been desired for its charming, seaside beauty. This area offers an eclectic experience for visitors and residents – galleries, boutiques, restaurants, bistros, gourmet markets, live entertainment and almost weekly festivals during the summer months. Guests may stroll the Seawalk and enjoy the waterside restaurants, the unique log architecture of the Wharfinger building on the government dock, or experience the sunset (or sunrise) from the gazebo overlooking the harbour. Expect the unexpected in this seaside gem of a town - endorsed by the United Nations in 2009 as the world's 'most liveable community – population 10,000 or less.' With its year-round mild climate, pure water from the Town's artesian aquifer and beautiful setting Gibsons is waiting to welcome the world.

Marine and coastal tourism is widely regarded as one of the fastest-growing sectors of a rapidly-expanding industry. Situated on a protected seaside shore of Howe Sound just 16km from Vancouver, The Town of Gibsons' well-established, convenient, accessible harbour is a favourite destination for boating tourists from Canada and the US. Gibsons is an easy day's sail from Vancouver, the Gulf Islands and eastern Vancouver Island. Its popularity continues to grow, and there is a demand for larger yacht moorage accommodation, which The Marina at the George will be offering in this area.

The expanded Marina at the George, nestled in between two long standing Marinas, will be nothing other than a grand addition to the already serene marine landscape which has embodied the Gibsons landing for so long. The pier and the updated Marina is just the addition that this vibrant village town has been waiting for. Needless to say, this water body where the new marina and pier will be located is the only area along Lower Gibsons Sea walk that requires this sort of aesthetic boost. The addition of the pier, the added seawall path, and the renovated Marina will intensify the beauty of the Gibsons Landing harbour to its fullest potential. The visual impact of this portion of the project will undoubtedly set the landscape for B.C.s growing tourism industry and the theme “Super Natural British Columbia”

4.1.6. Archaeological Sites

The site has been occupied by Hyak Marine Services Ltd and single-family homes and is not a greenfield site. If, during excavation, material of archaeological value is found, an archaeologist, will be called upon.

4.1.7 Construction Methods and Materials

Construction materials used for the Marina, pier, and gangway will include primarily concrete, steel, wood, and aluminum which will be transported by boat and/or float from the neighbouring Gibsons Marina. The project will be completed with primarily temporary impacts to the environment and will result in improved habitat values.

4.2 Atmospheric Impacts

4.2.1. Sound, Odor, Gas or Fuel Emissions

Noise Abatement Strategy (Sound)

Project activities can pose a concern to health or hearing (e.g., emissions, noise, etc.). The following strategies are provided in order to limit unnecessary disturbance:

- The use of back-up beepers should be minimized, particularly during twilight and dark hours, as long as compliance with regulatory requirements is maintained;
- Any idling equipment should be turned off when not in use and in compliance with emission-reduction strategies;
- Equipment should be operated at the minimum engine speeds that still provide for effective operation;
- Equipment or processes should be employed that have additional noise control features, such as better mufflers and enclosures on diesel- or gas-powered equipment or exhaust silencers on air tools;
- Machinery should be in good condition prior to construction and that contractors should not utilize excessively noisy equipment. Regular maintenance must be undertaken on all equipment, including lubrication and replacement of worn parts, especially exhaust systems;
- The quietest piece of equipment that is available should be used to conduct a task where feasible (i.e., utilize hydraulic-powered rather than pneumatic-powered equipment); and
- All on-site workers should be trained to be aware of noise issues and how to minimize noise emissions where possible.

The applicable Village of Gibsons Anti-Noise Bylaw 364, 1980, restricts work to daytime during the hours of 0700 hours to 2200 hours on any day. Remediating the area outside of these hours may be

required to coincide with lower tides to reduce effects on the aquatic environment. Should there be the need for continuous noise outside of these hours the Contractor will be required to obtain written approval through the Municipal Inspector to carry on the work that is found to be necessary at designated hours.

Air Quality Management Plan (Odor, Gas/Fuel Emissions)

Idle Reduction Strategies

The Contractor will reduce idling of vehicles, boats, and equipment whenever possible. The following idle reduction strategies to improve air quality and to reduce greenhouse gas exhaust emissions include:

- Operational equipment that is not yet required to meet emission standards in Canada must be fitted with catalyzed particulate traps, to filter out particulate matter emissions and to reduce diesel odour emissions;
- Diesel vehicles shall use ultra-low sulphur diesel fuel, when and where available; and
- Restrict idling times of cranes and vessels during periods of inactivity. The Contractor shall reinforce the idle reduction initiative through signage and during toolbox, health and safety, and other meetings.

4.3 Water or Land Covered by Water Impacts

4.3.1 Drainage Effects

Several freshwater drainages discharge into the harbour through storm water culverts, creeks and groundwater seepage.

In addition to ground water seepage out onto the intertidal beach during periods of lower tides there are two main drainages on the development site: one drainage location consists of two 150mm diameter PVC pipes located at the north end of the site at an elevation near the High Water mark and; a centrally located drainage where a 700mm diameter steel culvert empties on to the middle to upper intertidal zone.

Long term impacts associated with site drainage will be addressed by implementing Best Management Practices (BMPs), monitoring such activities will be addressed through the relocation and redesign of storm water drainages to utilize the water and suspended sediments in an enhanced habitat feature.

4.3.2 Public Access

Public access along the waterfront and shoreline will be greatly improved as the seawalk will be expanded through this area. To this date, there is a small break in the sea walk between Hyak Marine and the neighbouring Winegarden Park. With the acquisition of this full water lease and the accompanying projects – pier, expanded marina, updated fuel dock – the sea walk will be updated and expanded to provide a elegant path from the Gibsons Marina to the furthest northern point of Gibsons Landing.

Furthermore, despite the closure of Winn Rd, the Form and Character of the development includes a significant open space between the two upland buildings (Hotel and residences) which provides an enhanced experience and access through the site to the waterfront. The continuous waterfront access and completion of this public amenity on the waterfront upholds the tenents of the Official Community Plan.

4.3.3. Flood Potential

The project itself will not result in the potential for flooding, however, based on the sites proximity to the ocean, it is envisaged that the proposed development is subject to flood hazard. However, many years of Geotechnical due diligence and investigative work has been done in order to mitigate these hazards.

A Flood Construction Level (FCL) assessment was carried out by Northwest Hydraulic Consultants Ltd in January 2016 to assess the coastal flood hazard and resulting Flood Construction Level (FCL) previously determined by Horizon Engineering Inc. and adjust if necessary for the proposed mixed use development (The George). The purpose of NHC's assessment was to define appropriate flood construction level as mitigation to the hazard. NHC concluded that FCL geodetic datums of 4.97 m, 5.37 m, and 4.97 m should be used for the sea walk crest, pile supported restaurant, and the shoreline sea walk, respectively. The findings of this report aided in the Town of Gibsons approval of the Geotechnical Development Permit for the George Development Project. Furthermore, the George Gibsons Development and the Town of Gibsons have finalized a Section 219 Covenant (Flood Hazard) Agreement.

4.4 Fish and Wildlife Habitat Impacts

4.4.1. Disturbance to Wildlife and Wildlife Habitat

Fisheries and Marine Mammals Management Plan

A biophysical survey of the marine habitat on-site was completed to assess the marine biophysical conditions. Fish, marine mammals, and aquatic habitat have the potential to be negatively impacted during the in-water construction remediation works.

The following potential impacts to fish, marine mammals and aquatic habitat have been identified:

Temporary

- Changes to water quality as a result of sedimentation or spills;
- Sensory disturbance to marine mammals, which may frequent the area;
- Fish gill abrasion due to sediment-laden water;
- Accidental spills; and
- Disruption to migrating fish populations.

Permanent

- Marine habitat loss or disruption

In order to protect aquatic species, the Contractor shall:

- Perform the works only in a low tide window and outside of the water;
- Perform the work in strict compliance with timing restrictions outlined in the permits, regulatory obligations, and approvals;
- Complete the works during the Least Risk Window for the protection of fish and fish habitat - Howe Sound (August 16 - January 31);

- Employ site isolation measures around the area as depicted in Figure 1 to comply with Water Quality Criteria. There will be no dispersal of sediments outside the construction zone;
- Perform intertidal/shallow subtidal work when favorable weather conditions prevail and in absence of water;
- Contractor is to ensure that an aquatic life salvage permit is obtained and that an aquatic salvage is completed in the works area after each high tide event in accordance with the requirements of the federal Fisheries Act
- Use low sulphur diesel, where available;
- If the Environmental Monitor or the Contractor observe herring spawning during construction works, all works will be stopped. No equipment that was affected by the spawn will be allowed to move. The Environmental Monitor must provide an inspection to document that all eggs have hatched prior to works resuming.
- The project will adhere to DFO's measures to avoid causing harm to fish and fish habitat including aquatic species at risk (<http://www.dfo-mpo.gc.ca/pnw-ppe/measures-mesures/measures-mesures-eng.html>);
- Water-based equipment (i.e., boats and barges) shall be prevented at all times from grounding onto the intertidal foreshore; and
- Adhere to this CEMP's Water Quality Management Plan (Section 3.10).

Specific BMPs, legislation and regulations, and guides that the Contractor is responsible to have implemented for the proposed works can be found at:

- BC Fish Protection Act. (1997).
http://www.qp.gov.bc.ca/statreg/reg/F/FishProtect/89_2000.htm.
- DFO. Measures to Avoid Causing Harm to Fish and Fish Habitat. <http://www.dfo-mpo.gc.ca/pnw-ppe/measures-mesures/index-eng.html>.
- Ministry of Environment (MoE) & DFO. (1992). Land Development Guidelines for the Protection of Aquatic Habitat. <http://www.dfo-mpo.gc.ca/Library/165353.pdf>.
- Fisheries Act (2012) <http://laws-lois.justice.gc.ca/eng/acts/F-14/>.
- Ministry of Water, Land and Air Protection. (2004). Standards and Best Practices for Instream Works. <http://www.env.gov.bc.ca/wld/documents/bmp/iswstdsbpsmarch2004.pdf>.
- DFO. (2003). Guidelines and Best Management Practices for Pile Driving and Related Operations (BC Marine and Pile Driving Contractors Association, November 2003).
http://a100.gov.bc.ca/appsdata/epic/documents/p351/d32211/1273516310337_a8f9af96262d9ff325e4452109b72a5c6e2c4828796e47dd8ed0c732bc322dfb.pdf
- BC Approved and Working Water Quality Guidelines for Freshwater, Marine and Estuarine Life.

Wildlife Management Plan

The Site is located in an area that largely consists of residential land and public use areas such as parks and trails. As such, most of the vegetation is primarily limited to adjacent properties with the exception of dunegrass (*Elymus* sp. or *Leymus* sp.) located in the riprap below the public trail that is not anticipated to be affected. This area has the potential to be frequented by Harbour Seals and River Otters; in addition, heron and heron nests have been observed in the areas surrounding the site, but not within the project area.

The following potential impacts to wildlife and their habitat have been identified during the construction works:

- Mortality and injury (e.g., as a result of vehicle/wildlife collision, ingestion of hazardous materials, feeding or harassment of wildlife by construction personnel);
- Adverse physiological or behavioural effects (e.g., increased noise levels to wildlife frequenting the area or attraction to works – river otters and seals often exhibit curiosity); and
- Interruptions during the breeding season (i.e., March 15–August 15).

In order to protect wildlife and wildlife habitat, the Contractor shall:

- Minimize construction related disturbance (e.g., fugitive dust, etc.) to wildlife;
- Ban all firearms from the work site;
- Report any apparent aggregation areas or migration routes that are occupied to the EM immediately upon encountering them within the work zone or its environs;
- Use low toxicity antifreeze/coolants in equipment on land sites in order to minimize the potential for poisoning wildlife and domestic animals that stray onto the site in the event of a malfunction or leak. In the event low-toxicity antifreeze is not in use, the following management should be in place to reduce potential of contact with wildlife outside working hours;
- Household waste or any other waste that may be considered an animal attractant must be stored in a lidded, lockable container; household waste should not be left on-site overnight;
- Spills and leaks should be cleaned up at the end of the day to prevent pooling overnight. Immediate repairs are to be conducted for equipment experiencing leaks to avoid pooling of antifreeze and unattended spill pads outside working hours. Appropriate spill pads and secure disposal containers are to be present to immediately clean potential spills/drips as they occur;
- Antifreeze containers or other potentially harmful substances should be stored securely on site; the site trailer is acceptable;
- Dispose of garbage in secure bins and ensure that staging areas/vessels are clean and free of food items to deter the attraction of nuisance pests (such as raccoons, seagulls, and ravens). Organic/household waste should be disposed of in lidded and lockable containers;
- Contact the Environmental Monitor in the event a wild animal is found trapped on-site or has taken up residence therein, and will not leave “willingly” (depending on the type of animal trapped, a professional animal control officer or company may be brought in to capture the animal and release it at an appropriate location outside of the work area);
- Implement a noise reduction strategy as outlined in Section 3.7 to decrease sensory disturbance; and
- Conduct nest surveys if vegetation clearing is scheduled to occur during the passerine nesting season between March 1 and August 31.

Specific BMPs, legislation and regulations, and guides can be found at:

- Migratory Birds Convention Act. (1994). <http://laws.justice.gc.ca/en/M-7.01>.
- Ministry of Environment. Develop with Care guidelines. (2014). <http://www.env.gov.bc.ca/wld/documents/bmp/devwithcare/>.
- Ministry of Water, Land and Air Protection. (2004). Best Management Practices for Amphibians and Reptiles in Urban and Rural Environments in British Columbia. http://www.env.gov.bc.ca/wld/BMP/herptile/HerptileBMP_final.pdf.

- Species at Risk Act. (2002). <http://laws-lois.justice.gc.ca/eng/acts/s-15.3/>

Streams/Creeks

There are no creeks present within the site; the nearest creek is Charman Creek located 170 meters south of the site.

DFO Approval

The Fisheries Protection Program (The Program) of Fisheries and Oceans Canada (DFO) has received Keystone Environmental's proposal for foreshore remediation including Request For Review and Aquatic Effects Assessment Report at the George Gibsons Development site. The Foreshore remediation plan includes:

- Removal of 1,681 m² of intertidal habitat using an excavator in the dry during low tide and the top 0.1m to 0.5m of contaminated sediment will be removed;
- Transport the contaminated sediment to upland location (to be determined); and
- Armour two storm water drainages located in the vicinity of the proposed works by placing materials along the pathway of surface water flow will prevent erosion and maintain existing conditions

According to the DFO, provided that the remediation plans implemented in the manner outlined in the Aquatic Effects Assessment and Construction Environmental Management Plan provided by Keystone Environmental, and during the timeframe described, the Program has determined that the proposal will not result in serious harm to fish or prohibited effects on listed aquatic species at risk. As such, no formal approval is required from the Program under the Fisheries Act or the Species at Risk Act in order to proceed with the proposal.

5.0 Socio-Community

5.1 Land Use

As has been mentioned throughout other sections of this report, the Gibsons Landing waterfront and harbour area is one which thrives on the idea of community. Lower Gibsons has always been known for its seaside charm, local artisan shops and businesses, and unique locally owned and operated restaurants. The area of land and water body which the George Resort, Residences and Marina will comprise, is the only area of the harbour that requires a little bit of TLC. The new harbour at the George will be the jewel of this Lower Gibsons area which will really set the stage and make the Gibsons harbour even more exceptional than it already is.

Gibsons Landing community has been harbour-esque in character ever since its discovery by George Gibson and sons in 1886. A warm out going and generous man, Gibson, encouraged many of his friends (many of whom were also named George!) to settle in the area. The farming, logging and fishing community grew into the village of Gibsons landing. Gibsons Landing became an international landmark when it became the setting for the long-running CBC comedy, *The Beachcombers* (filmed on site in the town, just down the street from the George location). Its iconic Molly's reach still stands and continues to draw visitors.

Now known simply as Gibsons, the community has grown into a bustling town serving an area population of 8,500 and a larger population of 30,000 on Canada's Sunshine Coast. The George Resort and Marina intends to carry on the old-time feel of Gibsons landing and harbour, with a contemporary touch of modern culture, art, and design. The new Marina will simply be an addition to an eternal harbour community.

There are no particular aboriginal communities directly surrounding this land and water body, however, it should be mentioned that aboriginal art and culture will be celebrated and featured throughout the George Resort, as is so often seen throughout the Lower Gibsons landscape.

5.1.1 Land Management Plans and Regional Growth Strategies

Sustainability

Sustainability is an overarching goal of The George project; strategies have been developed which are specific to the Harbour Area (HA). As per the HA plan policy, stormwater management and erosion will be mitigated. A habitat compensation project will be established in consultation with the Department of Fisheries and Oceans (DFO) and the Town of Gibsons, including benched vegetated rip rap along the seawalk to promote marine life. In addition, we have accounted for sea-rise by creating our base slab elevation to 1m above king tide. We will work with the Town of Gibsons and consult an ongoing study referencing sea-rise and storm surge where practical. The project takes heed of the HA plan's green design strategy for a set of guidelines to ensure the project's sustainability. The architecture and public realm will combine ecological performance with active, accessible, responsible, beautiful, people-oriented design. The project incorporates extensive natural and man-made green features, such as operable windows, landscaped planters and water features, roof gardens and patios, and daylighting skylights, in creative ways to maintain connections with nature and mitigate greenhouse gases. The social planning and development strategy includes the following:

- Opportunities of art, culture and creativity will be incorporated in the hotel (i.e. art feature in glass or other site specific work).
- Crime Prevention through Environmental Design principles will be applied throughout the project to promote safety and comfort of guests, residents and the public. By virtue of the increased number of 'eyes on the street', site lighting and residents living full time on the site, the park, waterfront walk and surrounding community will be a safe place to be during non-daylight hours.
- Opportunities for social engagement are created through public spaces such as the waterfront seawalk, interior pedestrian plaza and the boardwalk pier and linear park.
- Local neighbourhood values, context, character and identity will be applied to the project.

Materials for the project were carefully selected with sustainability in mind. Regionally extracted and manufactured materials such as concrete and timber elements support local economies and reduce the environmental impact of transportation. The total life-cycle of products takes into account the materials' regionality, embodied energy, durability and replacement impacts, and disposal, recycling, or re-use potential. Construction waste for the project will be responsibly managed to divert materials from landfills and into recycling facilities or reuse opportunities. Careful consideration of site-specific features—such as the interface between the seawalk and the water line, the site's stormwater management and the underground natural aquifer—have all been given careful attention and further

coordination with authorities will be upheld. Alternate transportation is encouraged on the site through provision of cycling and pedestrian infrastructure, a reduced number of vehicle spaces due to an overlap of uses and a bicycle-sharing program at the hotel. It is anticipated that many users will arrive by foot, bicycle, public or chartered bus, shuttle service or boat. The majority of Hotel users will arrive via water transportation.

Economic Benefits

The proposed development fits many objectives outlined in the Town of Gibsons Smartplan in regards to bringing a mix of tourists, commercial, higher-density residential and marine facilities for boaters. The newly-proposed George Hotel and Residences fits with the intent of the OCP to bring multi-family units and services to town centers, thereby creating active pedestrian-oriented neighbourhoods with walkable access to services. The intent with the George Hotel and Residences is to create opportunity for local economic growth through construction and employment, provide a much-needed range of housing types in existing centers, and contribute to the natural and cultural life of the village through built form, the waterfront walkway and the provision of services.

In 2008, G.P. Rollo & Associates Land Economists prepared a Project Overview entitled "Tug Boat Landing, 2008 Project Overview". This report provided the basis of analysis for The George Hotel & Residences. Those that have been identified by the design team, the hotel proponent, consultants and the business community include the following:

- Diversifies and stabilizes Gibsons' economy through increased taxes, retail / wholesale sales, increased visitors to the area and increased spending in the local community f Provides housing in the core of Lower Gibsons generating property taxes and resident spending in the area
- Provides retail and cultural opportunities generating increased sales revenues, taxes and exposure in a central location
- Increases employment on the Sunshine Coast by direct hires for the hotel, convention centre, spa / wellness centre, marina, food / beverage and indirect employment through our many suppliers required to meet the operational needs f Major contributor to stimulate the economy through new development, increased tourism, convention business, local resident support and supplier usage f Focal point in the community, a new community hub socially, culturally for local artisans and meeting place for the spa, health and wellness sector
- Opens up and improves the waterfront with continuing the Seawalk, adding value to other businesses in the area
- Supports major upgrade of waterfront amenities including new marina and docks
- Marine tourism will increase as boaters stop over at the hotel and marine facilities
- Marine tourism will support nearby marine industries
- Development cost charges will go towards Town infrastructure works and improvements

In addition to the above-noted items, the financial benefits have been estimated as follows:

- Annual Property Tax (at build out) approximately \$1 million over 50 years over \$87 million
- Number of employees approximately 157 f Annualized salaried wages over \$6.2 million, averaging annual income of \$39,298 projection (without gratuities)
- Construction employment benefits 245 man years over \$23,800,000

- Annual conference and tourism \$7.9 million related spending in Gibsons f All of the above will result in benefits to the residents of the Sunshine Coast and can be considered to be beneficial not only in the short term, but more importantly to the longterm wellbeing of the community.

The Hotel / Conference Centre, Spa / Wellness Centre, Marina, and food and beverage facilities will have a significant impact on employment in the local area as well as provide for the right conditions for growth in the Health and Wellness arena through promotion of events both within the conference centre. The scale and size of the conference facility including prefunction areas for buffets and luncheons (approximately 14,000 sq.ft.) is an offering that does not exist in the Gibsons area. The facility will attract convention partners and events that, in the past, could not have chosen Gibsons as a destination. This will benefit existing accommodation facilities through an increase in the business community awareness and spill-over business.

Community Support

- Donations
- Sponsorship funding for community events and organizations
- Scholarships/bursaries
- Health and wellness initiatives
- Ferry shuttle service
- Winegarden Park and Bandshell upgrade through \$200,000 contribution

The project meets economic development goals by creating jobs that contribute to clean industries such as eco and cultural tourism. From inception of the design, the project has always considered its important place in the economic and cultural landscape of Gibsons. The legacy of this building project as a tourist and cultural landmark will spur off-shoot economic and cultural enterprises such as potential for hospitality training and venues for arts and culture festivals that benefit the town as a whole. In addition, the Owner will make a \$200,000 contribution towards the replacement of the Bandshell and improvements to Winegarden Park. This contribution will benefit the town from a community culture point of view in that the current set up for Bandshell location is less than optimal for festivals and events.

Convention Centre Economic and Community Benefits

- Meetings and convention business has a significant economic impact in revenues but also other benefits to the community through increases in employment, sales and taxes
- Convention events attract visitors that would not otherwise travel to our town
- Non-resident delegates typically spend more than four times what tourists do daily and many extend their stay with pre-and-post-conference travel f Recent surveys reveal that more than 40% of non-resident delegates intend to return within a year
- Events require a wide range of services and supplies, providing business for local companies
- Visiting delegates boost spending in transportation, accommodation, retail, restaurants, entertainment and attractions. This in turn helps fuel tax revenues used for local schools, roads and hospitals

The size of the conference and spa facilities is larger in capacity than the 116 room hotel could accommodate thereby providing off-shoot potential visitor occupancy to the Town of Gibsons' B & Bs,

Motels and other housing options. In addition, the plaza, waterfront walk and pier area will provide varied spaces to hold festivals, displays, art fairs and other summer festivals that bolster the reputation of the Town of Gibsons and the Sunshine Coast for arts, culture and agri-tourism. Other range of services included in the list below, promote overflow business, employment and a healthy lifestyle that is a hallmark of Sunshine Coast living.

5.2. Socio-community Conditions

5.2.1 Adjacent Users or Communities

The project will not affect public access for adjacent land owners and/or Tenure Holders as “George Gibsons Development Ltd” owns all of the upland properties to the amalgamated water lease area for which we are applying for. The properties owned by George Gibsons Development Ltd are as follows:

- 377 Gower Point Rd
- 385 Gower Point Rd
- 397 Gower Point Rd
- 407 & 409 Gower Point Rd, and
- 689 Winn Rd

The only upland property which is not owned by George Gibsons Development Ltd is Winegarden Park, which is owned by the Town of Gibsons. As can be seen in the supporting documents from the Town of Gibsons, they are committed to surrendering Water Lease area 237789 to George Gibsons Development Ltd for the expansion of the new Marina.

5.2.2 Existing Services

To the best of our knowledge, the project does not induce any increased demand on existing fire/health or emergency services.

5.2.3. First Nations Consultation

The George Gibsons Development Ltd and consultants, Keystone Environmental Ltd are currently in the process of consulting with local first nations, Squamish and Sechelt.

Remediation Plan

Addendum to Management Plan July 12th, 2018

The proposed remediation plan includes capping of contaminated soils and excavated marine sediments on the upland area of the Site under the proposed building, completion of a human health and ecological risk assessment (HHERA), and obtaining a risk based CoFC for the Site and a numerical CoFC for this crown lands offsite-properties. Groundwater contamination was not identified at the Site and vapour contamination of the upland is anticipated to be addressed by regrading of the site and risk assessment.

Contaminated sediments on these crown lands are primarily located in the intertidal area in shallow sediments less than 0.3 m to 0.5 m deep. Remediation of these sediments is planned as a phased approach, depending on their location relative to the low-tide mark. Sediments within the intertidal area, above the low-water mark, exceeding the applicable CSR standards and criteria will be excavated and removed from the crown land area and placed on the upland area of our Site under a Waste Approval Authorization from BC ENV. Based on the geotechnical cross sections, the excavation of sediments will be at elevations too shallow to impact the underlying Gibsons aquifer. These sediments within the intertidal portion of the water lot will be excavated at low-tide using a tracked excavator.

An Approval in Principle (AiP) will be sought to address the limited volume of TBT contaminated sediments located below the low water mark, as the sediments are not accessible during low tide using a tracked excavator and will need to be dredged using appropriate environmental dredging equipment. The AiP will be based on a Remedial Plan that includes remedial dredging for that area that has been deferred to coincide with bulk dredging operations already planned for the marina expansion. As part of the AiP, during the marina expansion dredging this contaminated material will be spot dredged and segregated for disposal. Dredged contaminated sediments will be encapsulated.

Upon completion of the excavation of contaminated sediments, Keystone Environmental will collect confirmatory sediment samples in accordance with MOE guidances document: *Technical Guidance 1: Site Characterization and Confirmation Testing*, dated January 2009. One confirmatory sediment sample will be collected for each 10x10m grid (100m² area) in the foreshore sediments. If confirmatory sediment samples exceed the applicable remedial criteria then an additional 0.1 m to 0.2 m of sediment will be excavated from that grid and a second confirmatory sample will be collected. the process will be repeated until a clean confirmatory sample is collected.

All remedial works at the Site will be completed in accordance with the requirements of the Environmental Management Plan including works in the foreshore intertidal and/or subtidal areas. With the source material removed, and the plan for the site to include changes to the on-site drainage and partial capping by the parkade and paved surfaces, the potential to re-contaminate the water lots and foreshore areas will be mitigated. The remedial excavation extents, soil volumes and confirmatory sediment and vapour analytical results will be documented in a Confirmation of Remediation report that meets the MOE requirements for submission in a support of a CoFC application

Keystone Environmental will prepare a copy of the draft CoFC and Approval-in-Principle (AiP) instruments for the crown land property, which will indicate that the identified intertidal sediment contamination on crown lands has been remediated to numerical standards, with conditions on the AiP regarding post-dredging confirmation sampling anticipated. Upon completion of the remedial dredging as specified in the AiP, an application for a CoFC will be submitted to MOE for the AiP portion of the crown lands.

It should also be noted that Department of Fisheries and Oceans (DFO) has reviewed the above-mentioned remedial plan proposed by Keystone Environmental and has determined that the remediation proposal set forth by Keystone Environmental, on behalf of the George Gibsons Development Ltd, will not result in serious harm to fish or prohibited effects on listed aquatic species.

Summary of Investigation Work Completed Since 2016 and Revised Remedial Plan
The George Gibsons Development, Gibsons, BC

As a result of the November 1, 2017 Stage 11 and 12 Amendments to the Contaminated Sites Regulation (CSR), tributyltin (TBT) became a regulated parameter in soil and the soil standards for several metals parameters were lowered. As a result, it was necessary to complete additional upland investigation in the summer of 2019 at the site to sample and test for TBT and metals in soil to determine if TBT concentrations in soils exceeded the CSR standard and to delineate existing metals exceedances to the new more stringent standards. TBT was also investigated in the upland groundwater. Additional sampling and analysis for LEPHs, HEPHs, PAH, VOC, VPHs in soil and VOC, VPHw in groundwater was also completed at that time to provide additional delineation data. Sediments were not investigated in 2019 as they had previously been investigated and delineated during work completed in 2012, 2015, 2016, and 2017.

The findings of the 2019 investigation indicated that there were no exceedances of the CSR soil or groundwater standards for TBT in the upland portions of the Site.

Metals, LEPHs, HEPHs, PAH, VOC and VPHs contamination was delineated in upland soils to the current CSR soil standards. Concentrations of VOC and VPHw in groundwater samples did not exceed the CSR water standards.

Contamination in sediment was delineated based on results of the previous investigations conducted by Keystone Environmental in 2003, 2004, 2015, 2016, and 2017 and Balanced Environmental in 2012.

The soil contamination appears to be related to past on-site activities and is concentrated within fill materials and the underlying organic silts. These contaminants are present in the shallow soils and extend to a depth of approximately 1.8 metres (m) below ground surface. Sediment contamination is limited primarily to the upper 0.3 m to 0.5 m of the sand and gravel sediment in the intertidal zone with some minor TBT contamination present in the subtidal zone.

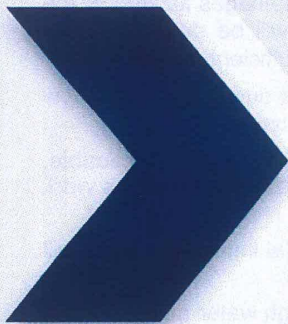
As the sand and gravel sediments are considered suitable for geotechnical use, the recommended remedial plan for the sediments is to excavate the upper 0.3 m to 0.5 m of sediment where contamination is present and use it as structural fill upland for the building construction. This will reduce the need to transport the sediments off-site and import the equivalent volume of fill material onto the site reducing truck traffic and the associated greenhouse gas emissions of the project.

Deep soil mixing has been proposed for ground stabilization and reinforcement as part of the building foundation design. Deep soil mixing involves mixing cement in with the soil to produce a firmer substrate. Where deep soil mixing occurs in areas with soil contamination, the contaminants will be stabilized/immobilized and thereby isolated from human and ecological receptors by being bound up with the cement. Soil contamination located outside of the deep soil mixing areas along with the sediments excavated from the intertidal zone, will also be isolated from potential human and ecological receptors by being capped by the proposed George Gibsons Development building.

A preliminary evaluation of human health and ecological risks associated with the site has indicated that the recommended remedial plan to risk manage the contamination using deep soil mixing and capping the site with the building would meet the requirements of the CSR for risk-based remediation. The evaluation of the risk management measures would be documented in a human health and ecological risk assessment (HHERA) report.



**Keystone
Environmental**
Knowledge-Driven Results



***George Hotel Marine Residences
Foreshore Remediation Project
Construction Environmental Management Plan
(Revision 3)***

377 and 385 Gower Point Road
Gibsons, BC

Prepared for: Klaus Fuerniss Enterprises Inc.

Project No. 12845
December 2019

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PREFACE

This Construction Environmental Management Plan has been prepared for the George Hotel Marina Residences Foreshore Remediation Project proposed by Klaus Fuerniss Enterprises Inc.

This document is intended to provide guidance to the contractor(s) and operator(s) working on the project when working on-site and around the marine environment to protect environmental resources that could be potentially impacted during the project works. Key measures and standards to achieve these objectives include the following:

- The contractor will develop an Environmental Protection Plan (EPP) detailing how they will address the requirements of this CEMP.
- A full-height silt curtain will be used to contain sediment-laden water within the marine work area and the high water mark. The silt curtain will be secured to the substrate with chains or equivalent weights to prevent the release of sediment-laden water from the Project area.
- A generalized example of the location of containment measures is shown in Figure 1. The Contractor will determine the most effective location for the silt curtain and/or equivalent measures. Measures will be taken to isolate works from freshwater drainages located at the north and south ends of the Project (Figure 1). These measures will be detailed in the contractor's EPP and confirmed by the Environmental Monitor to be sufficient.
- Works will be conducted where possible using land-based equipment during periods of low tide so as to work in the dry to reduce the potential for sediment mobilization.
- Intertidal excavation works will be conducted in the dry during low tide; where practicable, these works will be conducted using land-based equipment during the least-risk fisheries work window for Howe Sound (August 16 – January 31).
- Where excavation works are required to be conducted in areas of tidal inundation, they will be conducted during the Howe Sound least-risk fisheries work window.
- An environmental monitor will observe the project works below the high water mark full-time to document the effectiveness of measures and standards employed by the contractor performing the works. For works outside the least-risk fisheries work window, the environmental monitor and contractor will watch for potential risks for harmful effects to fish including herring spawn/eggs, schools of juvenile salmonids and other potential issues throughout the course of works. If issues arise, works will be stopped until the risk for harmful effects is determined to be sufficiently low to proceed.
- Upland staging and stockpile areas will be located at least 30 m from the high water mark of watercourses and drainages.
- Environmental permits and approvals must be in place prior to the start of work and the contractor must comply with the conditions of environmental permits and approvals throughout the project works.
- The limits of disturbance and environmental protection measures must be clearly defined prior to the start of construction activities, and sediment and erosion control devices (e.g., silt curtains or equivalent) must be installed around the perimeter of the construction zone(s) prior to start up, where applicable.
- All equipment used on-site must be clean and free of leaks.

- There is to be no discharge of sediment, sediment-laden water, sanitary wastes, garbage or other contaminants into water bodies or outside areas of upland containment.

Site-specific requirements and restrictions are identified within the body of this document and its appendices, based on the requirements listed in the environmental assessment document(s) and agency approvals, authorizations(s) and/or letters of advice received for the site-specific Project components and tasks. This document is a living document and may be modified based on site conditions.

This version of the CEMP has been updated from the July 27, 2018 version to update mitigation measures and standards that address recent changes to environmental legislation.

This Executive Summary is subject to the same general limitations as contained in the report and must be read in conjunction with the entire report.

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LIST OF ABBREVIATIONS AND ACRONYMS

BC ENV	BRITISH COLUMBIA MINISTRY OF ENVIRONMENT AND CLIMATE CHANGE STRATEGY
BCWQG	BRITISH COLUMBIA WATER QUALITY GUIDELINES (APPROVED AND WORKING)
BERC	BURRARD ENVIRONMENTAL REVIEW COMMITTEE
CCG	CANADIAN COAST GUARD
CEMP	CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN
DFO	FISHERIES AND OCEANS CANADA
ECC	EMERGENCY COORDINATION CENTRE
ECCC	ENVIRONMENT AND CLIMATE CHANGE CANADA
EIR	ENVIRONMENTAL INCIDENT REPORT
EM	ENVIRONMENTAL MONITOR
EMS	ENVIRONMENTAL MANAGEMENT SYSTEM
EPP	ENVIRONMENTAL PROTECTION PLAN
ESC	EROSION AND SEDIMENT CONTROL PLAN
HWM	HIGH WATER MARK
MCTS	MARINE COMMUNICATIONS AND TRAFFIC SERVICES
NTU	NEPHELOMETRIC TURBIDITY UNITS
TC	TRANSPORT CANADA

1. INTRODUCTION

This Construction Environmental Management Plan (CEMP) describes mitigation measures and standards that are to be implemented to prevent harmful impacts to fish and fish habitat that have potential to occur during remedial excavation of contaminated sediments along the foreshore area (the Project). The Project is located along the foreshore at 377 and 385 Gower Point Road in Gibsons, BC (the Site). The Site is shown in Figure 1 (attached).

The intent of this CEMP is to provide the prime contractor and the associated sub-contractor(s) performing the Project works (the Contractor) with mitigation measures environmental protection planning and best management practices. This plan is intended to be adaptive and will flexible to accommodate changes to Project design, more effective mitigation measures and standards or construction methods that may be required.

The Proponent (Klaus Fuerniss Enterprises Inc.) and the Contractor will be responsible for maintaining compliance with the mitigation measures and standards outlined in this CEMP and environmental permits and approvals for the Project.

1.1 Project Location and Remediation Activities

The Site is located in Gibsons, BC on the west foreshore of the Shoal Channel in the Strait of Georgia. The Site is located in a wave-protected harbour, which contains several high-traffic marinas. There are storm water discharges located in the upper intertidal zone or above the high-water mark, and a storm water outfall which discharges into the harbour (Figure 1). The majority of the surrounding existing subtidal and upland areas are highly developed and have historically primarily been used for residential purposes.

The Project works will occur within the boundaries of the Site and involve the excavation of contaminated sediments below the high water mark (HWM). The top 0.3 m to 0.5 m of sediments in the intertidal foreshore area will be excavated, stockpiled in an upland containment area and used as structural fill through deep soil mixing during future Site development works.

The Project is tentatively scheduled to take place in 2020 during periods of suitable low tides such that the work can be conducted in the dry. Where possible, excavation of intertidal sediments during period of low tide will be conducted during the least risk fisheries work window for the protection of fish and fish habitat for Howe Sound (August 16 – January 31). Works requiring removal of sediment from areas inundated by tidal waters will be conducted within this least-risk work window. A full-height silt curtain will be required to be installed around the Project area to contain excavation areas up to the high water mark. The silt curtain will be secured to the substrate with weights to prevent release of sediments and/or contaminants from the Project area.

An Environmental Monitor will be on-Site full time during remedial works below the high water mark to confirm that measures and standards contained in this CEMP and employed by the Contractor are performing as intended. Water quality sampling will be conducted by the Environmental Monitor to confirm performance objectives are being met and determine if alternative measures are required to prevent harmful impacts to fish and fish habitat.

1.2 Applicable Legislation, Permits and Approvals

A list of potentially applicable environmental legislation, permits and approvals for the Project works is provided in Table 1.

Table 1 Environmental Permits and Approvals

Legislation; Agency	Permits, Approvals and Procedures	Comments
<i>Fisheries Act</i> ; Fisheries and Oceans Canada (DFO)	Letter of advice from the Fisheries Protection Program (DFO File No. 18-HPAC-00153, dated March 25, 2018) Additional Written Confirmation	The <i>Fisheries Act</i> changes came into effect in August 2019. As a result, the letter of advice prepared under the former version of the <i>Fisheries Act</i> did not include the harmful alteration, disruption or disturbance to fish habitat (i.e., temporary effects). Additional written confirmation from DFO is required confirming the Project may still proceed.
	Scientific Collection Permit	Required for salvage of marine organisms within remedial excavation areas.
<i>Impact Assessment Act</i> , DFO internal process	Internal environmental effects evaluation	Triggered if Authorization is required under the <i>Fisheries Act</i> .
British Columbia <i>Environmental Management Act</i> ; Ministry of Environment and Climate Change Strategy (BC ENV)	Approval in Principle	Grants approval to undertake environmental remediation in pursuit of a Certificate of Compliance under the <i>Environmental Management Act</i> .
British Columbia <i>Heritage Conservation Act</i>	Chance Find Procedures	Required to stop work and implement chance find procedures if archeological materials are encountered during works.
British Columbia <i>Water Sustainability Act</i> ; Ministry of Forests, Lands, Natural Resource Operations and Rural Development	Application for Notification	There are two watercourses within the area of the Project that may be regulated under the <i>Water Sustainability Act</i> .
	Riparian Setback Assessment	The watercourses present at the Site may be subject to the Riparian Areas Protection Act and may require setback determinations that could affect upland stockpile and staging area locations or other Project works.
Town of Gibsons	OCP Schedule D Environmentally Sensitive Development Permit No. 2	A development permit to conduct works on the foreshore in Gibsons Harbour.
	OCP Schedule F Gibsons Aquifer	A development permit for protection of the Gibsons Aquifer

The Contractor will be responsible for securing any additional permits and approvals needed to carry out their portion of the Project works and maintaining records of permits and approvals for the Project on-Site.

1.3 Remediation of Contaminated Sediment

Foreshore sediments are contaminated with metals including tributyltin (TBT) and polycyclic aromatic hydrocarbons (PAHs). The extent of existing contamination of foreshore sediments, the remediation method and avoidance of impacts to the underlying aquifer are discussed in Keystone Environmental's Remedial Plan¹ and are summarized below.

1.3.1 Sediment Contamination

Sediment metals contamination includes arsenic, copper, lead, mercury, zinc and tributyl tin. Paint chips were found throughout sediments in areas of metals contamination and it is therefore likely that metals contamination is due to marine anti-fouling hull paints associated with the former Hyak Marine Services operations. Sediment metals contamination has been delineated to within the upper 0.3 m to 0.5 m of surficial sand and gravel sediments in the intertidal zone. Some minor TBT contamination was present in the subtidal zone.

The area of sediment PAH contamination is centred around the access wharf and walkway to the floats of the existing marina. The source of PAH contamination is likely attributed to existing and historic creosote timber pilings that have been used to support these structures. PAH contamination has been delineated to within the upper 0.3 m to 0.5 m of surficial sand and gravel sediments.

1.3.2 Remediation Methodology

The proposed remediation plan involves excavation and off-Site disposal of contaminated sediments within an area of approximately 1,681 m². Sediments will be excavated in the dry at low tide using a tracked excavator and will be loaded into trucks, which will transfer the material to the uplands for re-use as fill material under a BC ENV Waste Approval Authorization.

Prior to commencement of environmental remediation works on the foreshore, the proposed remediation area (Figure 1) will be isolated by the Contractor such that water quality criteria (Section 3.5) are met. In order to meet these criteria, the Contractor will be required to install site isolation measures around the remediation area to contain sediment laden waters to the Site. The methods and type of site isolation measures will be determined by the Contractor in their Environmental Protection Plan (EPP) to be prepared for the Project that addresses the requirements detailed in this CEMP. It is anticipated that the measures will include a full height silt curtain secured to fully enclose the Site. There are two drainages located at the north and south ends of the Project (Figure 1). The drainage at the north end follows the edge of the adjacent

¹ Keystone Environmental Ltd. 2017. Re: Remedial Plan – 377, 385, 397 and 407 Gower Point Road and 689 Winn Road and Winn Road Right-of-Way, Gibsons, BC. Project No. 12845. Letter to Mr. Vince Hanemayer, Ministry of Environment, Land Remediation, dated June 29, 2017.

park and enters the foreshore near the existing pier at 377 Gower Point Road. The drainage at the south end comes out of a large culvert located along the shoreline just south of the 385 Gower Point road property line.

The Contractor will be required to install additional containment measures where required to comply with the water quality criteria. The Contractor's EPP will include an erosion sediment control (ESC) plan that indicates where any spoil is to be temporarily placed on the upland area for loading onto trucks for off-Site disposal.

Upon completion of excavation of contaminated sediments, confirmatory sediment samples will be collected as per the following methodology:

- One confirmatory sample will be collected for each 10 m by 10 m grid within the remediation area.
- If confirmatory samples exceed the applicable remedial criteria, then an additional 0.1 m to 0.2 m of sediment will be excavated from that grid, followed by another confirmatory sample being collected.
- This process will be repeated until a clean confirmatory sample is collected for each 10 m by 10 m grid within the remediation area.

1.3.3 Avoidance of Impacts to Aquifer

Metals contamination is due to particulate matter (paint chips, sand blasting grit) from boat servicing operations settling into underlying sediments. Deep contamination of sediments is not anticipated as particulate contamination does not migrate vertically. This is confirmed by sediment sampling results, which have delineated metals contamination to within the top 0.3 m to 0.5 m of the existing seabed.

PAH contamination from creosote timber piles is typically due to abrasion with settlement in a halo in sediments. This contamination is typically limited to the same vertical depths as the metals contamination as supported by sediment sampling data to date, which has delineated the PAH contamination to the top 0.3 m to 0.5 m of the existing seabed.

The remedial foreshore excavation area is underlain by the Gibsons Aquifer, which is a confined aquifer comprising sand and gravel that provides drinking water for the Town of Gibsons. Based on geotechnical cross section drawings² and the planned remedial excavation depth of approximately 0.5 m, excavation of contaminated sediments will not penetrate the dense till-like soils that protect the Gibsons aquifer and will therefore not negatively impact the aquifer.

² Horizon Engineering Inc. Geotechnical Investigation Report (Revised) for the Proposed "The George" Mixed Use Development at 377, 385 and 407 Gower Point Road and 397 and 689 Winn Road and Winn Road Right of Way, Gibsons, BC, dated April 7, 2015.

2. ROLES AND RESPONSIBILITIES

This CEMP involves numerous stakeholders and staff that will contribute to its successful implementation. Communication between the Project Team members (Table 2) is essential for the success of the Project. The following section outlines the roles and responsibilities of the Contractor, the Environmental Manager/Qualified Environmental Professional (QEP) and the Environmental Monitor for achieving environmental compliance with applicable legislation, permits, licenses, or approvals during construction of the Project, including basic conformance to Klaus Fuerniss Enterprises Inc. Environmental Management System (EMS).

Table 2 Project Team Roles and Responsibilities

Team Member	Role	Contact	Contact Information
Owner			
Klaus Fuerniss Enterprises Inc.	Project Manager / Proponent / Owner	Mr. Klaus Fuerniss	604-970-2318
Government			
Town of Gibsons	Director of Engineering Town of Gibsons	Mr. Dave Newman	604-886-2274 ext 212
Consultants			
Keystone Environmental Ltd.	Environmental Manager	Mr. Warren Appleton	604-430-0671
	Environmental Monitor	TBD	604-430-0671
Contractor			
TBD	TBD	TBD	TBD

2.1 Contractor

The Contractor is responsible for being familiar with this CEMP, implementing the mitigation measures listed, and for ensuring their activities are in compliance with the requirements of the CEMP and applicable legislation and permits issued for the Project. The Contractor is responsible for maintaining compliance with the requirements set out in this CEMP, in Project permits and approvals and in relevant environmental legislation. Additionally, the Contractor is responsible for the following:

- The Contractor will prepare an EPP that explains how the environmental constraints identified in the CEMP will be implemented during construction. As part of the EPP, a site-specific ESC plan will be designed by a qualified professional (e.g., P.Eng. or equivalent). The ESC plan will be specific to the Project schedules and activities proposed by the Contractor. It will address the Contractor's schedule and cover the entire Site including upland areas. The ESC plan will include, but not be limited to, measures such as protected site access / wheel wash, boundary control, grading/ditches to direct surface water to temporary sumps, storage tank locations for sedimentation and water treatment, where discharged water will be directed off-site, it will address off-site catch basin protection and the specifics of ESC monitoring. Before the Project can commence the EPP and ESC plan must be reviewed and accepted by the Environmental Manager/QEP.

- Documenting and reporting all environmental incidents as outlined in this CEMP;
- Incorporating environmental protection strategies into the design and planned work practices;
- Understanding the roles and responsibilities of the Environmental Manager/QEP and EM;
- Correcting deficiencies and non-compliance upon direction from the Environmental Manager/QEP and EM;
- Conducting routine visual checks on vehicles, fuels storage areas, and equipment at the start of each day to identify potential equipment leaks;
- Remaining on call to respond to environmental issues; and
- Responding to environmental incidents, such as spills, using personnel that are appropriately trained and equipped.

2.2 Environmental Manager/QEP

Keystone Environmental will provide an Environmental Manager/QEP that will report directly to the Owner. The Environmental Manager/QEP will be responsible for providing overall environmental management and coordination; roles will include environmental compliance tracking and reporting, managing the Environmental Monitor, management of required qualified environmental specialists, and coordinating and communicating on progress with the Owner. The Environmental Manager/QEP will liaise with regulatory agencies and other authorities in accordance with the CEMP. Additional responsibilities of the Environmental Manager/QEP include:

- Providing input into the preparation of the EPP and ESC and other environmental submittals (e.g., notifications or permits) prepared by the Contractor;
- Reviewing environmental monitoring reports, identification of appropriate environmental performance indicators;
- Overseeing and directing qualified environmental professionals, and reviewing the deliverables (including erosion and sediment control plans); and
- The Environmental Manager/QEP will liaise with the Contractor and applicable regulatory agencies, as required.

2.3 Environmental Monitor

The Environmental Monitor will liaise with the Environmental Manager/QEP, Contractor and applicable regulatory agencies, as required. The Environmental Monitor will be appropriately trained and demonstrate relevant environmental monitoring experience. The Environmental Monitor will measure key environmental indicators during routine monitoring to determine if work being conducted is in accordance with the CEMP. The Environmental Monitor will have the authority to halt works if an activity is considered to be causing, or likely to cause, unacceptable environmental damage or risk, until an appropriate solution has been developed. The Environmental Monitor will be on-site during relevant periods of increased potential environmental impacts to ensure appropriate mitigation efforts are in place. The Environmental Monitor will have the following responsibilities and authorities:



- Conduct environmental monitoring full-time during Project works below the high water mark to confirm the requirements of this CEMP are being met. The frequency of the monitoring activities would be influenced by the type of construction activities and weather conditions;
- Completing inspections of erosion and sediment control measures (including water quality tests) to determine that they are working properly and effectively;
- Monitoring hazardous material containment, storage, transportation, and disposal to comply with applicable legislation and regulation;
- Monitoring whether the Contractor and Project works comply with federal and provincial permits, approvals, guidelines and regulations relating to environmental protection;
- Liaising with the Contractor and Environmental Manager/QEP to assist in planning (i.e., identify potential environmental issues and the appropriate mitigation measures);
- Attending site meetings, as required, to maintain environmental communications between the Project Team;
- Conducting ad-hoc site visits to address concerns raised by the Project Team;
- Informing the Contractor and Environmental Manager/QEP immediately of construction activities that fail to meet the environmental requirements as described in the CEMP or that present an unacceptable risk to the local environment;
- Promote timely correction of environmental deficiencies by working directly with the Contractor; and
- Additional responsibilities are also defined within specific environmental management plans.

3. ENVIRONMENTAL MANAGEMENT PLANS

3.1 Sediment Remediation Contamination Management Plan

The Contractor is responsible to determine the appropriate equipment type to complete the work in accordance with the requirements of this CEMP. Sediment will be excavated using land-based equipment in the dry at low tide. The material will be removed from the Site. The collected material will be placed on land behind a berm that will prevent runoff and resuspension of material in the water. Then the collected sediment material will later be removed from the Site in accordance with applicable standards.

While sediment remediation is proposed for the low tide period for environmental protection, site isolation measures are required. The effectiveness of the site isolation measures will be determined by compliance with water quality criteria identified in Section 3.5. The Contractor will be responsible for developing in their EPP suitable site isolation measures to comply with these requirements. It is anticipated this may involve a full height silt curtain connected above the high-water mark on both sides of the excavation area to completely encapsulate the site. If a single curtain is not sufficient to meet the water quality criteria, the Contractor may need to consider installation of a second curtain. The Contractor will be permitted to use floats that are in place to hang curtains if requested. Anchors will be permitted to hold curtains in place provided they are removed upon Project completion. The Contractor should consider having extra curtains on hand in case of breakage. The Contractor should inspect the site isolation measures daily as they will be responsible for maintaining the measures such that they comply with the water quality criteria.

The effectiveness of the site isolation measures will be inspected by the Environmental Monitor. Inspections by the Environmental Monitor may occur daily. In the event that water quality criteria are in exceedance of those identified in Section 3.5, the Environmental Monitor will issue a stop work order to the Contractor. Works will not be allowed to resume until site isolation measures are sufficiently containing sediment laden waters such that water quality criteria are being met. The Contractor will be responsible for the design, implementation, maintenance and decommissioning of all site isolation measures throughout the Project.

3.2 Aquifer Protection Plan

Horizon Engineering Inc. provided information on the physical characteristics of the Gibsons Aquifer in their assessment report stating that the proposed works are unlikely to have a negative effect on the aquifer if excavation does not exceed a depth of 5.0 m geodetic elevation at the northwest portion of the Site. Zero geodetic is equal to 3.02 m above Chart Datum (average lower low tide) in Gibsons. In the southwest, and southeast portions of the Site they recommend that any proposed excavation does not exceed deeper than 0.5 m below existing grades.

3.3 Erosion and Sediment Control Plan

The Contractor's ESC Plan will detail the Project-specific measures and standards to be implemented that will provide both short and long-term sediment and drainage management measures essential to the protection of aquatic resources and to intercept storm water on this Project. It is important to intercept and manage stormwater that occurs on-site in order to limit the potential for soils or sediments to become eroded and for sediment-laden surface runoff to enter any drainage.

Erosion and sediment control measures required for this Project may vary greatly depending upon local site conditions and weather at the time the work is undertaken (i.e., not all measures will work in every given situation and during all seasons of the year). The following general sediment and erosion control plans are meant to be flexible in order to react to spatial and temporal requirements and conditions in the marine and upland environment and to minimize the risk of spread of contamination to adjacent clean soils if the ESC plan not implemented properly. The Contractor's ESC plan will address the following requirements:

- A full-height silt curtain will be used to contain sediment-laden water within the marine work area and the high water mark. The silt curtain will be secured to the substrate with chains or equivalent weights to prevent the release of sediment-laden water from the Project area.
- A generalized example of the location of containment measures is shown in Figure 1. The Contractor will determine the most effective location for the silt curtain and/or equivalent measures. Measures will be taken to isolate works from freshwater drainages located at the north and south ends of the Project (Figure 1). These measures will be detailed in the Contractor's EPP and confirmed by the Environmental Monitor to be sufficient.
- Works will be conducted where possible using land-based equipment during periods of low tide so as to work in the dry to reduce the potential for sediment mobilization.
- Upland staging and stockpile areas will be located at least 30 m from the high water mark of watercourses and drainages.
- All necessary supplies and equipment for implementing ESC measures will be kept on-site and utilized as required to maintain environmental compliance.
- Vessel movements in shallow waters will be minimized to reduce disturbance of foreshore sediments through propeller wash effect.
- Minimize disturbance of vegetation when possible as a first defense in the control of erosion and sediment release.
- Use swamp pads where required to minimize soil/sediment disturbance and erosion, especially on soft soils in the remediation area.
- Employ sediment and erosion controls as required to minimize the generation of sediment-laden water within the work site (i.e., by staging work and/or only undertaking that portion that can be reasonably completed within a work shift).
- Manage stormwater and surface runoff to prevent the release of sediment or sediment laden water in excess of the requirements identified in the Water Quality Management Plan (Section 3.5).

- Restrict construction during periods of heavy precipitation and runoff to minimize soil erosion and potential off-site sedimentation.
- Cover temporary stockpiles with polyethylene sheeting or tarps.
- Temporary stockpiles will be located away from any drainages or the foreshore area as identified in Figure 1.
- Containment berms or equivalent measures will be constructed around upland stockpiles to reduce the potential for runoff into aquatic environments.
- Intercept up gradient water sources and divert water around the site.
- Divert water through the site via subsurface piping, channels or ditches that have been constructed to reduce erosion.
- Line outflow areas of the drainage ditches on either side of the proposed works area (Figure 1) with erosion resistant material and place check dams at regular intervals to reduce the erosive energy of runoff.
- Exposed soils and seabed sediments (stockpiled upland) will be tarped at the end of each workday and during inclement weather to prevent erosion.

3.4 Fisheries and Marine Mammals Management Plan

In order to protect marine aquatic species, the Contractor shall:

- Project works will comply with the requirements of the *Fisheries Act*.
- Where possible, remedial excavation works from the intertidal foreshore will be conducted using land-based equipment in the dry during periods of low tide during the least-risk fisheries work window for the Howe Sound area (August 16 - January 31);
- Works conducted in areas inundated by tidal waters will be conducted during the least-risk fisheries work window (August 16 – January 31).
- The Environmental Monitor will observe the project works below the high water mark full-time to document the effectiveness of measures and standards employed by the contractor performing the works. For works outside the least-risk fisheries work window and/or for works conducted in areas of tidal inundation, the Environmental Monitor and Contractor will watch for potential risks for harmful effects to fish including herring spawn/eggs, schools of juvenile salmonids and other potential issues throughout the course of works. If issues arise, works will be stopped until the risk for harmful effects is determined to be sufficiently low to proceed.
- If the Environmental Monitor or the Contractor observe herring eggs or spawn or schools of juvenile salmonids during Project works, works below the high water mark will be stopped. If herring eggs are observed on equipment, the equipment will be stop works and remain in place below the high water mark until the eggs have hatched. The Environmental Monitor will provide an inspection to document that eggs have hatched prior to works resuming.
- Fish passage will be maintained during Project works to prevent the entrapment of fish within the Project area during falling tides. The Contractor is to ensure that an aquatic life salvage permit is obtained from DFO if salvages for aquatic organisms are completed in the works area after each high tide event in accordance with the requirements of the federal *Fisheries Act*.

- Construction activities will be ceased if any marine mammal is observed immediately adjacent to a construction activity such that there is a risk of physical harm from direct contact and only resume once the animal has left the immediate area or has not been re-sighted for 30 minutes.
- At no time will any intentional interactions, such as petting or feeding marine mammals be allowed.
- Perform the work in strict compliance with timing restrictions outlined in the permits, regulatory obligations, and approvals.
- Employ site isolation measures around the area such as those depicted in Figure 1 to comply with water quality criteria (Section 3.5).
- Perform intertidal work when favorable weather conditions prevail and in absence of water;
- Use low sulphur diesel, where available.
- Water-based equipment (i.e., boats and barges) will not be permitted to ground onto the intertidal or subtidal foreshore, with the exception of spuds to maintain position.

3.5 Water Quality Management Plan

Project works are required to meet the following British Columbia Water Quality Guidelines for marine aquatic life:

- Change from background of 8 Nephelometric Turbidity Units (NTU) at any one time for a duration of 24 h in all waters during clear flows or in clear waters;
- Change from background of 2 NTU at any one time for a duration of 30 days in all waters during clear flows or in clear waters;
- Change from background of 5 NTU at any time when background is 8 NTU–50 NTU during high flows or in turbid waters; and
- Change from background of 10% when background is >50 NTU at any time during high flows or in turbid waters.

Should generated sediment-laden water not meet legislated criteria, where applicable, activity will cease until the water clears, whether by dispersal of sediments by currents or by resettling (flocculants or equivalent treatments will not be used).

The Environmental Monitor will determine the frequency that they collect water quality samples. The Contractor should assume the Environmental Monitor will conduct daily sampling. Water quality samples will only be collected 30 m outside of the actual silt curtain location for the purposes of testing for compliance with the above criteria. The Contractor will be responsible for installing and maintaining the silt curtain and other measures required to isolate the works from drainages and tidal waters. A generalized location of the silt curtain is shown in Figure 1.

The monitor may also collect measurements at other distances from the silt curtain or other measures to determine the extent of compliance issues or to confirm compliance.

While the remediation is taking place, the Environmental Monitor will collect water quality data every few hours during active excavation. The Environmental Monitor may also collect samples within the site isolation measures for reporting purposes.

To protect water quality for the area, the following will be implemented:

- Isolation measures (e.g., silt curtain) will be erected around the active excavation area to aid in the containment re-suspended sediments.
- Measures will be also taken to isolate works from freshwater drainages located at the north and south ends of the Project (Figure 1). These measures will be detailed in the Contractor's EPP and confirmed by the Environmental Monitor to be sufficient.
- A generalized example of the location of containment measures is shown in Figure 1. The Contractor will determine the most effective location for the silt curtain and/or equivalent measures and detail the location and methods of these measures in their EPP.
- The Environmental Monitor will review the proposed isolation methods prior to the start of works and inspect the conditions of these measures to determine if they are adequate or require modification.
- Upland staging and stockpile areas will be located at least 30 m from the high water mark of watercourses and drainages.
- The isolation measures will be sized to conform to the Site dimensions and function effectively.
- The Contractor shall inspect the isolation measures between every tide cycle until the work is complete. The isolation measures will be inspected for tears, openings, connectivity to shore and the floats, or any visual deficiency that is resulting in the remediation area not being fully enclosed.
- The Contractor will be required to stop the works and fix any deficiencies with the site isolation measures immediately upon notification from the Environmental Monitor.

3.6 Wildlife Management Plan

The Site area has the potential to be frequented by harbour seals and river otters; in addition, heron and heron nests have been observed in the areas surrounding the site, but not within the Project footprint. In order to protect wildlife and wildlife habitat, the Contractor shall:

- Minimize construction related disturbance (e.g., fugitive dust, etc.) to wildlife;
- Report wildlife encounters to the EM, immediately in the case of distressed or dead wildlife;
- Use low toxicity antifreeze/coolants in equipment on land sites in order to minimize the potential for poisoning wildlife and domestic animals that stray onto the site in the event of a malfunction or leak.
- Antifreeze containers or other potentially harmful substances should be stored securely on site; the site trailer is acceptable.

- Dispose of garbage in secure bins and ensure that staging areas/vessels are clean and free of food items to deter the attraction of nuisance pests (such as raccoons, seagulls, and ravens). Organic/household waste should be disposed of in lidded and lockable containers.
- Contact the Environmental Monitor in the event a wild animal is found trapped on-site or has taken up residence therein, and will not leave “willingly” (depending on the type of animal trapped, a professional animal control officer or company may be brought in to capture the animal and release it at an appropriate location outside of the work area).
- Implement a noise reduction strategy as outlined in Section 3.7 to decrease sensory disturbance.

3.7 Spill Prevention and Emergency Spill Response Plan

The following measures are provided for spill prevention, spill response and reporting of spills.

3.7.1 Spill Prevention

The Contractor will implement the following spill prevention measures to prevent the deposit of deleterious substances in water at the Site:

- The Contractor will maintain spill response kits in marine- and land-based equipment with sufficient supplies to address typical spills of fuels, oils, greases, antifreeze and other deleterious substances.
- Spill containment as trays or equivalent measures will be used to contain spills of fuels, oils, greases, antifreeze and other deleterious substances during fuel transfer, repairs to equipment and other activities.
- The Contractor shall service or refuel vehicles and equipment in such a way that contaminants do not enter any waterbody and are not released to land. Refuelling of land-based equipment will be conducted at least 30 m from the high water mark; for marine-based equipment.
- All machinery shall be free of excess oil and grease, and shall be in good mechanical order so that no leaks occur.
- Equipment is to be inspected daily to ensure that it is leak-free or repaired prior to deployment;
- Servicing of land-based equipment is to be done within bermed containment areas and greater than 30 m from the high-water mark.
- All vehicles utilized for refuelling will be equipped with automatic back-pressure shut-off valves, and nozzles should be kept locked at all times, except during refuelling. Spigots should be metal to prevent them being accidentally or intentionally damaged. A crew member is to remain in attendance at all times while refuelling is being carried out. (Designated suppliers for any land-based fuelling operations use tanker trucks that conform to all specifications listed and the driver stays with the pump during fuelling activities).
- Drip trays should be placed under vehicles and equipment being refuelled.

- All grease and oil required for maintenance will be properly applied. Any excess shall be cleaned up and disposed of in an environmentally appropriate manner, as shall all containers, lids, and contaminated cloths and applicators.
- Any required portable generators and pumps shall be located within bermed and lined containment frames to prevent inadvertent releases of fuels and oils to the environment.
- Refuelling of machinery, including portable generators, pumps and outboard motor tanks, must occur away from roadside and Site drainages, or be contained within a suitable pan.
- Each machine working on-Site should have a spill kit containing, as a minimum: 24 oil absorbent sheets; two 1.2 m absorbent socks, and a disposal bag.
- If a spill barrel is also used on-Site, it should contain, as a minimum: 100 oil absorbent sheets; five 2.4 m absorbent socks; two 1.2 m absorbent socks, and two disposable bags.
- Effluent generated during the works on the Project will be contained and disposed of in such a manner as to ensure that the effluent is not released into the marine environment or surficial drainages, unless properly treated and approved by the Environmental Manager/QEP.
- All stationary equipment must have a drip tray placed underneath.
- Oil spill response materials and equipment, such as absorbent pads, booms and leak proof containers, will be kept on-Site in sufficient quantities and in an easily accessible location to contain and clean up the amount of fuel, oil or other petroleum hydrocarbons stored on-Site (land- or marine-based). A detailed inventory list shall be located with the supplies.
- Each machine will be equipped with an appropriate spill kit (with inventory).
- Used spill response materials will be bagged in heavy-duty polyethylene bags, labelled, and disposed of appropriately.
- Vessels will be fuelled at approved marine facilities in accordance with standard safe fuelling regulations and practices (i.e., the port authority has specific requirements and schedules that must be followed during marine-based fuel transfers); land-based equipment will be refuelled from mini-tankers or tidy tanks.
- Waste containers will be appropriately labelled and stored in a secure location, protected from weather until removal and disposal can be arranged.
- Waste oil or materials will be removed from Site for appropriate disposal in accordance with Transportation of Dangerous Good requirements and the BC Hazardous Waste Regulation.
- Equipment operators and personnel responsible for spill response will review the Contractor's spill response plan regularly to ensure that it is up to date and all required materials are on Site and easily accessible. The EM will regularly remind the Contractor of this requirement during progress meetings.
- Machinery employed will be inspected for leaks, worn hoses or fittings, and appropriate repairs will be completed prior to mobilization.

- As part of the Contractor's EPP they will provide procedures to be implemented if equipment is on the beach and breaks down (i.e., a plan to pull out machinery from the works area prior to tide coming in).

3.7.2 Spill Response

The Contractor must be familiar with regulatory requirements and be adequately prepared to respond to a spill condition within the shortest possible time. Spill Response Team(s) will be assembled from suitably qualified members of the workforce at the Site. Spill contingency procedures will be posted in visible locations within the Contractor's Site offices and trailers, and at strategic locations on the Site work platform. All spills (of any volume) will be reported to the Environmental Monitor and Environmental Manager/QEP, regardless of its location within the work areas. The Contractor will also implement the following measures and procedures to ensure adequate protection of the natural resources.

- Sorbent material will be on hand at the work areas as a means of containing and soaking up any spill substance before it reaches the groundwater table or open water;
- Empty drums will be provided on-Site by the Contractor for pre-disposal storage of spillable substances and for disposal of used absorbents, contaminated soil, etc.; and
- Each vehicle, machine or piece of equipment will be inspected on a daily basis for leaks, and worn hoses will be repaired, if needed, prior to use.

3.7.3 Spill Reporting

Under Section 2 of the Spill Reporting Regulation in the *Environmental Management Act*, spills of listed substances that have entered or are likely to enter into a body of water and/or spills of quantities greater than those listed in the regulation are required to be reported to Emergency Management British Columbia (EMBC). Spills to marine (tidal) waters are to be reported to Canadian Coast Guard (CCG).

The Contractor will be required to develop an environmental spill procedure applicable to the types of materials being utilized on the Project and be familiar with the reportable spill quantities applicable to these materials. The Environmental Manager/QEP will document and follow up on internal and external spill response actions to ensure that they comply with internal and external reporting requirements.

In the event of a spill occurring that triggers the Spill Reporting Regulation, this incident must be immediately reported to EMBC at 1-800-663-3456 or to CCG at 1-800-889-8852 for marine spills. For spills that trigger the Spill Reporting Regulation, an Environmental Incident Report (EIR) will be completed by the spill observer or in conjunction with Keystone Environmental that addresses the following:

1. The contact information for



- a. the individual making the report,
 - b. the responsible person in relation to the spill, and
 - c. the owner of the substance spilled;
2. The date and time of the spill;
 3. The location of the spill site;
 4. A description of the spill site and the surrounding area;
 5. A description of the source of the spill;
 6. The type and quantity of the substance spilled;
 7. A description of the circumstances, cause and adverse effects of the spill;
 8. Details of action taken or proposed to comply with section 91.2 (2) [responsible persons — spill response] of the *Environmental Management Act*;
 9. The names of the government, federal government, local government and first nation government agencies at the spill site;
 10. The names of other persons or government, federal government, local government or first nation government agencies advised about the spill.

EMBC will notify concerned provincial and federal agencies. Spill response advice can be obtained from both EMBC and CCG.

The following process will be followed to record and report all spills externally:

- Spill observer contacts the Environmental Manager/QEP immediately, completes an EIR and sends to the Environmental Manager/QEP;
- The Environmental Monitor will complete the EIR in conjunction with the spill observer if on-site at the time of the spill;
- The Environmental Manager/QEP provides immediate notification to the Project Team and follows up with the completed EIR; and
- The Environmental Manager/QEP will contact EMBC and/or CCG and other agencies as applicable.

The following require consideration when addressing measures to mitigate impacts associated with accidents and malfunctions:

- Accidents and malfunctions generally involve deleterious substances such as petroleum products and others regulated under the *Canadian Environmental Protection Act* that are released into the environment;
- Release of these substances may impact soil and water quality, and affect the general health of flora and fauna that comes in contact with the substances;

- Vegetation and soil may need to be removed as part of the clean-up effort. If the spill occurs into water, fauna that comes in contact with the substance may be killed or injured (physiological effects are “acute” in that the occurrence is temporary and not continuous, in which case the animal will recover); and
- The greater the spill into the environment, the more difficult it is to contain; therefore, the risk is greater that some longer-term impact may occur.

Where a physical impact occurs, property damage or habitat destruction may occur (i.e., intertidal zones may be negatively impacted). Potential impacts would be short-term in that the damage would be repaired where possible or the impact removed and the habitat allowed to recover on its own.

The Contractor shall implement the following mitigation measures to reduce the potential for spills of deleterious substances:

- During construction, only limited quantities of oils, greases, fuels, and other deleterious substances (i.e., paints, epoxies, wood preservatives, etc.) are brought to site;
- Emergency response and contingency plans are reviewed annually or as per legal requirements;
- Ensure employees are appropriately trained to respond to identified emergencies;
- The Contractor will have an appropriate spill kit equipped with the required clean-up products (e.g., absorbent pillows/pads, booms, disposal bags) on-site at all times;
- All Contractor staff will have to be thoroughly informed of the restrictions of this particular Project location and will be required to act accordingly; and to be vigilant in ensuring petroleum products and any potentially harmful substances are handled with extreme caution;
- Fire extinguishers and other emergency response equipment and supplies must be kept in known and visible locations and access to them shall not be blocked by other materials or equipment; and
- A list of emergency contacts must be posted at predetermined, accessible and visible locations, as well as kept with the emergency response equipment. By law, fire extinguishers are routinely inspected and certified, as is other fire-suppressant equipment and materials. Emergency preparedness must also be covered in the Contractor's Health and Safety Program. Locations vary by type of activity and whether land- or marine-based and the locations of fire-fighting equipment are made known to personnel during site orientations; moreover, gas- or diesel-powered equipment must have a fire extinguisher attached or inside the cab).

3.7.4 Generic Emergency Spill Response Plan and Contact List

The following Generic Emergency Spill Response Plan is provided as a basic guide for developing plans for marine and land locations and activities.



GENERIC EMERGENCY SPILL RESPONSE PLAN

INCIDENT

If a spill of fuel, oils, lubricants or other harmful substances occurs at the site, the following procedures will be implemented. ALL spills must be reported internally immediately regardless of the amount, and especially if released to a water body.

SPILL RESPONSE STEPS

1. ENSURE SAFETY
2. STOP THE FLOW (when possible)
3. SECURE THE AREA
4. CONTAIN THE SPILL
5. NOTIFY/REPORT (EMBC 1-800-663-3456)
6. CLEAN-UP
(Circumstances may dictate another sequence of events)

ENSURE SAFETY

- Ensure Personal, Public and Environmental Safety
- Wear appropriate Personal Protective Equipment (PPE)
- Never rush in, always identify the product spilled before taking action
- Warn people in immediate vicinity
- Ensure no ignition sources if spill is of a flammable material

STOP THE FLOW (when possible)

- Act quickly to reduce the risk of environmental impacts
- Close valves, shut off pumps or plug holes/leaks, set containers upright
- Stop the flow of the spill at its source

SECURE THE AREA

- Limit access to spill area
- Prevent unauthorized entry onto site

CONTAIN THE SPILL

- Block off and protect drains and culverts
- Prevent spilled material from entering drainage structures (ditches, culverts, drains)
- Use spill sorbent material to contain spill
- If necessary, use a dike, berm or any other method to prevent any discharge off site
- Make every effort to minimize contamination
- Contain as close to the source as possible

NOTIFY/REPORT

- Notify the Environmental Manager/QEP or Owner of incident for any volume (provide spill details). When necessary the first external call should be made to (see spill reporting requirements): EMBC 1-800-663-3456 (24 hours)
- Provide necessary spill details to other external agencies (see spill reporting requirements)

SPILL REPORTING REQUIREMENTS
EMBC 1-800-663-3456

SUBSTANCE:	AMOUNT	REPORTABLE TO:
Oils	> 100 litres	EMBC
	Any spill amount into water	EMBC, DFO & BC ENV
Special Wastes:		
PCB Oil	any amount > 2 ppm PCB	EMBC
Corrosive	> 5 kilograms	EMBC
Hazardous, e.g., pesticides/Herbicides	> 5 litres	EMBC

Note: If in doubt regarding spill size, affected environment, materials involved and whether reportable, err on the side of caution and report the spill to the external body (i.e., EMBC).

The list of emergency contacts will be posted in strategic locations, on land and on each marine rig along with the Spill Response Plan (contacts will be updated as required for each site-specific location).

CLEAN-UP

- Technical assistance is available from the Environmental Monitor on clean-up procedures and residue sampling
- All equipment and material used in clean-up (e.g., used sorbents, oil containment materials, etc.) must be disposed of in accordance with BC ENV requirements in approved locations. The Environmental Monitor will assist in compliance with BC ENV regulations
- Accidental spills may produce special wastes (e.g., material with > 3% oil) and contaminated soil. All waste disposals must comply with the BC Hazardous Waste Regulations and the *Waste Management Act*. The Environmental Monitor will assist in compliance with BC ENV regulations.
- Waste sorbent material may not be disposed of in a landfill without prior approval from BC ENV.
- If contaminated soil is encountered it must be treated and dealt with as required on a site-specific basis and must comply with the requirements of the BC Contaminated Sites Regulations.

SPILL REPORT

The spill report should include the following information:

- Name and phone number of person reporting the spill
- Name and phone number of person involved with the spill
- Location and time of the spill
- Type and quantity of material spilled
- Cause and effect of spill
- Details of action taken or proposed to contain the spill and minimize its effect
- Names of other persons or agencies advised

3.8 Noise Abatement Strategy

Project activities can pose a concern to health or hearing (e.g., emissions, noise, etc.). The following strategies are provided in order to limit unnecessary disturbance:

- The use of back-up beepers should be minimized, particularly during twilight and dark hours, as long as compliance with regulatory requirements is maintained;
- Any idling equipment should be turned off when not in use and in compliance with emission-reduction strategies;
- Equipment should be operated at the minimum engine speeds that still provide for effective operation;
- Equipment or processes should be employed that have additional noise control features, such as better mufflers and enclosures on diesel- or gas-powered equipment or exhaust silencers on air tools;
- Machinery should be in good condition prior to construction and will not be excessively noisy. Regular maintenance must be undertaken on all equipment, including lubrication and replacement of worn parts, especially exhaust systems;
- The quietest piece of equipment that is available should be used to conduct a task where feasible (i.e., utilize hydraulic-powered rather than pneumatic-powered equipment); and
- All on-site workers should be trained to be aware of noise issues and how to minimize noise emissions where possible.

The applicable Village of Gibsons Anti-Noise Bylaw 364, 1980, restricts work to daytime during the hours of 0700 hours to 2200 hours on any day. Remediating the area outside of these hours may be required to coincide with lower tides to reduce effects on the aquatic environment. Should there be the need for continuous noise outside of these hours the Contractor will be required to obtain written approval through the Municipal Inspector to carry on the work that is found to be necessary at designated hours.

3.9 Air Quality Management Plan

The Contractor will reduce idling of vehicles and equipment whenever possible. The following idle reduction strategies to improve air quality and to reduce greenhouse gas exhaust emissions include:

- Operational equipment that is not yet required to meet emission standards in Canada must be fitted with catalyzed particulate traps, to filter out particulate matter emissions and to reduce diesel odour emissions;
- Diesel vehicles shall use ultra-low sulphur diesel fuel, when and where available; and
- Restrict idling times of cranes and vessels during periods of inactivity. The Contractor shall reinforce the idle reduction initiative through signage and during toolbox, health and safety, and other meetings.

3.10 Vegetation Management Plan

Riparian vegetation (vegetation within 15 m of the HWM) is primarily contained to adjacent properties with the exception of dunegrass located in the riprap just below the public trail. In order to protect vegetation, the Contractor shall:

- Not destroy, remove or clear riparian vegetation to any extent greater than is absolutely necessary for the performance of the work, or to any greater extent than has been authorized through environmental permits and approvals;
- In order to prevent the introduction of invasive or non-native species, equipment working on this Project should be kept clean and will be regularly monitored/checked by the Environmental Monitor.

3.11 Soil and Sediment Management Plan

Works may require temporary sediment stockpiling prior to use on or removal from Site. The following mitigation measures are included to minimize potential impacts to soil and sediment during construction activities:

- For the remediation all material removed during the remedial works may be required to temporarily be deposited into a bermed containment area. The location will be determined by the Contractor such that the requirements of this CEMP are met;
- During the works, all equipment operators must minimize movements, swing paths, distances travelled, etc., in order to avoid spreading contamination;
- Equipment used during contaminated soil excavation or loading must be swept off prior to moving it out of the immediate work zone, or be left parked in the same area;
- Sides, bumpers, wheels, etc., must be swept off and any soils spilled around the truck by the loader swept back into a stockpile;
- Roadways will be regularly swept to prevent sediment tracking;
- When immediate removal and disposal of excavated sediment is not feasible, contaminated soil may be temporarily stockpiled in an area of impermeable ground prior to off-site disposal. This containment cell must be isolated by berms (e.g., poly-wrapped sandbags or other suitable substitute, such as straw bales, no-posts) to prevent the spread of materials. There will be one access point which can be closed off at end of shift;
- Any temporary stockpiles of contaminated sediment and potentially contaminated material must be covered with poly-sheeting or other suitable impermeable covering that extends over the containment cell walls or berms to prevent precipitation from contacting the stockpiled soil. Surface run-off must be directed away from the stockpile to avoid contact with the contaminated soil and sediment. Polyethylene sheeting must be weighted down in order to not be blown away by wind; and
- Any excavated soil or sediment suspected or identified to contain contaminants must be managed on-site so as to prevent discharge impacts to human health and the environment (i.e., stockpiled on poly tarping and covered);

- Soil and sediment quality must be sampled appropriately if required to be removed or transported off-site to characterize soil for potential contaminants (soil quality is to be compared to BC Contaminated Sites Regulation Schedule 7 column II or column III standards, as appropriate);
- All haul trucks must be equipped with load covers prior to leaving the site; and
- Where on-site treatment may not be appropriate or feasible, vacuum trucks may be used to transport contaminated water to an appropriate off-site facility for treatment and disposal.

3.12 Waste Management Plan

The Contractor shall comply with applicable laws, regulations, permit conditions and requirements when disposing of wastes generated by this Project, including but not limited to general garbage and trash, hazardous wastes (such as used paint or waste batteries), waste oil, or other materials not authorized for on-site disposal.

The following measures will be implemented for waste management during the Project:

- At no time shall any waste material be allowed to enter the marine environment or be discarded or abandoned on land. The Contractor will disposal of waste and/or recycling materials at permitted facilities.
- All non-hazardous and non-toxic garbage, such as paper, paper products, wood, plastic, glass, and discarded food items, shall be stored in closed, leak-proof storage bins that are secure against nuisance wildlife.
- The Contractor is responsible for the proper collection and transportation of garbage to disposal facilities (i.e., sanitary landfill).
- Materials which can be recycled, such as paper and cardboard products, glass bottles and plastic and metal containers, will be sorted and recycled at all times.
- Recoverable recyclable construction materials (i.e., metals and associated construction wastes) will be taken to an appropriate recycling facility, where available, for handling where it will be recycled and re-used in other products, if feasible.
- The Contractor is responsible for the proper collection and transportation of material to appropriate recycling facilities. Debris and other garbage will not be deposited in the ocean;
- Sanitary facilities will be required during Project works and these facilities will be serviced on a regular basis with the waste disposed of at permitted treatment facilities.
- The Contractor will supply and service chemical toilets in its work areas. Portable sanitary facilities will be located at least 15 m from the HWM if possible and must be tied down or anchored, such that they cannot be blown or tipped over, under reasonable conditions.
- Used oil filters must be drained into a waste oil container and drained filters placed in an appropriate labelled container (i.e., drum) before disposal at a recycling facility or other approved facility.
- Waste-oil and antifreeze must be collected and recycled/disposed of at an approved facility.

- Used acid-lead batteries must be stored on an impervious surface, under cover, and disposed of at an approved recycling facility.
- It is the Contractor's responsibility to determine whether any waste generated pursuant to the execution of the work has any hazardous or toxic characteristics or is identified as a "Hazardous Waste" by the Ministry of Environment and Climate Change Canada (BC ENV), ECCC, or any other authority having jurisdiction, and to treat this material appropriately.
- The Contractor shall review the lists of Hazardous Wastes, as defined by BC ENV and EC to determine if any waste generated during construction is hazardous.
- If the waste item cannot be found in published Hazardous Waste lists, the Contractor shall determine if the waste displays a characteristic which would make it hazardous.
- The Contractor will review and comply with the *Standards Applicable to Transporters of Hazardous Waste* as defined by BC ENV and ECCC.
- Hazardous Waste shall be treated/ disposed of in authorized facilities, permitted under regulations as defined by BC ENV and ECCC.

3.13 Archeological Resources Management Plan

In the event that potential archaeological materials or remains are found during the Project works, the Contractor will employ chance find procedures including the following:

- Project works in the vicinity of the remains will be stopped.
- The find location will be recorded, and all remains/materials will be left in place.
- The Archaeology Branch of the British Columbia Ministry of Forests Lands Natural Resource Operations and Rural Development will be contacted to discuss the find.
- Potential significance of the remains will be assessed and mitigative options will be identified by a qualified professional.
- If the significance of the remains is judged to be sufficient to warrant further action and they cannot be avoided, then the qualified professional and representatives of local First Nation communities will determine the appropriate course of action.
- In the case of human remains, if the remains are assessed to be archaeological, then the Archaeology Branch and local First Nations will be consulted to determine how to handle them. Options could include avoidance or respectful removal and reburial. The RCMP and/or coroner will also be notified of find.
- If human remains are encountered and they are not archaeological, then the RCMP will be contacted immediately.

3.14 Environmental Monitoring and Reporting Plan

The Environmental Monitor will report directly to the Environmental Manager/QEP and to ensure the effectiveness of mitigation and compensation measurements during construction activities. The following activity specific environmental monitoring plan has been developed for the Project.



3.14.1 Water Quality Monitoring

Water quality monitoring will be conducted, if required by the site-specific conditions and activities. *In situ* parameter measurements, such as dissolved oxygen, pH and turbidity, are commonly used to evaluate potential localized effects on water quality. Marine water quality will be monitored during in water works. Water quality results will be compared to background measurements recorded at an area not influenced by construction. Water quality criteria will adhere to the Water Quality Management Plan (Section 3.5). If water quality outside of the silt curtain exceeds the acceptable water quality criteria, additional mitigation measures will be implemented. These may include deployment of additional silt curtains or reducing the speed of the work to reduce sediment disturbance.

Sampling in and around any marine operations will be limited to a safe distance, such that sudden drops/breaks in machinery will not endanger monitoring personnel. The Environmental Monitor will inspect the site on a minimum weekly basis during active construction, at start-up of an activity that has the potential to affect water quality, and more often during periods of inclement weather (i.e., when rainfall exceeds 25 mm in a 24-hour period) to ensure that erosion and sediment control measures are functioning as intended or remediated as necessary. Monitoring will be conducted during the entire tenure of works below the HWM.

When water quality measurements, such as turbidity, are taken in order to determine the zone of construction influence and whether activities are compliant with environmental regulatory guidelines, the direction of flows/currents must be considered. In the marine environment, tidal changes can be extreme and prevailing winds and submarine topography influence longshore current directions. Background turbidity will also vary with the season and depending on algal blooms (turbidity measurements do not distinguish between re-suspended inorganic particulate matter and naturally-occurring planktonic organisms or other organic particles). Background or reference measurements are taken outside or up current of the work zone and will depend on the tide/current direction during the sampling event. The zone of construction influence (“halo”) is determined by the configuration of marine structures and equipment, and shoreline/current barriers. The halo size and acceptability of increased turbidity within the immediate construction zone will vary depending on the site and its designated usage.

When and where applicable and appropriate, the BC Approved and Working Water Quality Guidelines for Freshwater, Marine and Estuarine Life will be used for comparison to *in situ* measurements.

3.14.2 Environmental Incident Reporting

An environmental incident is one that has caused, or has the potential to cause, one or more of the following:

- Environmental damage;
- An adverse effect on fish, wildlife or other environmental resources;
- Heightened publicity associated with a negative effect on the environment; and
- Legal action with respect to environmental noncompliance and/or damage.

In addition to the above points, all spills (regardless of volume) are considered to be environmental incidents in the context of this Project. In the event of an environmental incident, as defined above, the following procedures shall be undertaken by the Contractor:

- Take immediate action to minimize environmental consequences and manage resolution of the incident;
- Gather information for the assessment of causes so that prevention of future incidents can be planned;
- Prepare a written Environmental Incident Report (EIR) as soon as possible (within one working day of the occurrence) summarizing events, actions and recommendations for future avoidance;
- Submit EIR to the Environmental Manager/QEP; and
- Prepare updates to the EIR as necessary and submit them to the Environmental Manager/QEP.

3.14.3 Environmental Training and Orientation

As part of Project requirements, the Environmental Monitor will fulfil the following tasks:

- Attend meetings where environmental issues or concerns may arise or may ask for a meeting to discuss such issues with the various stakeholders involved;
- Give an environmental orientation to the Contractor's employees, including other monitors or observers that may not necessarily be aware of the environmental issues or concerns that are part of the activities being undertaken;
- Discuss discipline or activity-specific environmental issues/concerns and mitigative strategies with crews or individuals as the need arises, such that they are aware of the environmental protection measures that should or could be implemented under the conditions at the time the work is undertaken; and
- Be available for meetings (whether in person or via telephone) should the need arise and will respond to messages or written communications as required by the circumstances.

The Contractor shall implement an education and training system as part of the Site orientation.

3.14.4 Environmental Monitoring and Compliance Tracking

Environmental monitoring will be conducted throughout the remediation works. The Environmental Monitor will keep field notes and logs of site visits conducted and will document site conditions/compliance with a site-specific checklist and will keep a photographic record of activities and site conditions as work progresses. These records will form the basis of the formal monitoring reports (prepared following site visits), as well as provide records for quality management control.

The presence of marine mammals observed in or about the works will be documented as to type and number. Identifying features will be noted, where such identifications of individuals may be of interest to other stakeholders or agencies. This information will be included in environmental monitoring reports.

Where required by the conditions of an authorization, letter of advice or other permits issued for the Project, reports will be submitted as specified to the regulatory agencies and stakeholders listed in the conditions, by the Environmental Monitor or through a designated Owner representative. The Project authorities may then disseminate the reports to other stakeholders, as deemed appropriate, or request that the Environmental Monitor include them on the transmittal list.

Formal monitoring reports will include a list of construction activities, water quality monitoring results and environmental protection measures implemented or mitigative strategies employed, as well as photographs where appropriate. A discussion of the effectiveness of the environmental protection measures will be included. Special provisions will be detailed and any post-construction monitoring requirements outlined, especially where a potential impact may not be realized immediately. Reporting will also include any deficiencies, correction measures implemented and subsequent compliance with the environmental protection plan. Non-compliance will be documented and the measures taken to correct such deficiencies will be tracked.

A formal monitoring report will be prepared by Keystone Environmental following the proposed works. The report will be sent to the Owner and other Project stakeholders as determined by the Owner.

3.15 Contractor Awareness and Education Plan

The construction Contractor shall develop an awareness and education plan which will include an orientation session for each new worker. Training will include Site-specific guidance on environmental regulatory requirements and best management construction and protection practices around sensitive areas (drainages and marine waters, vegetation and wildlife habitats) and the protection approaches to be taken for each type. The Contractor will ensure that individuals requiring specialized training due to their responsibilities within the Project, or employees new to this type of work, receive additional training on their work functions, impacts and roles for achieving environmental compliance. Emergency response and waste management will be discussed and appropriate sites for contingency supplies and disposal areas identified as well.

Daily tailgate meetings are required for the Contractor staff to ensure they are appropriately aware and prepared for the day's activities and associated health, safety and environmental risks. Tailgate meetings will be documented, signed by each employee involved and retained at the start of each Project activity. Only if the Project activity, environmental conditions, or employees change, will an updated tailgate meeting document be required for employee sign-off and retained as record. On days that are scheduled to be near or associated with environmentally sensitive areas or impact environmental values, the Environmental Monitor will attend to outline mitigative strategies for site-specific environmental requirements.

All training sessions with the names of the Contractor staff members and company names, and other attendees will be documented. Environmental monitoring reports will include compliance reporting, how effective the mitigative strategies were, and opportunities for activity and training improvement.

4. STATEMENT OF LIMITATIONS

Findings presented in this CEMP are based upon (i) reviews of available documentation and discussions with available personnel, (ii) review of available records and the terms and conditions for the planned construction, and (iii) observations of the sites and surrounding lands. Consequently, while conclusions and recommendations documented in this report have been prepared in a manner consistent with that level of care and skill normally exercised by other members of the environmental science and engineering profession, practicing under similar circumstances in the area at the time of the performance of the work, this CEMP is intended to provide information and to suggest mitigative strategies to reduce, but not necessarily eliminate, the potential for environmental impacts to occur as a result of planned construction activities at the Project site. This CEMP is meant to be a living and flexible document that can be used to provide guidance in environmental protection measures that can be implemented during routine construction activities, as well as unanticipated events or requirements that may arise during the course of construction.

This report has been prepared for Klaus Fuerniss Enterprises Inc. pursuant to the agreement between Keystone Environmental Ltd. and Klaus Fuerniss Enterprises Inc. By using this report, Klaus Fuerniss Enterprises Inc. agrees that they will review and use the report in its entirety. Any use which other parties make of this report, or any reliance on or decisions made based on it, are the responsibility of such parties. Keystone Environmental Ltd. accepts no responsibility for damages, if any, suffered by other parties as a result of decisions made or actions based on this report.

5. PROFESSIONAL STATEMENT

This report titled *George Hotel Marine Residences Foreshore Remediation Project Construction Environmental Management Plan, 377 and 385 Gower Point Road, Gibsons, BC* has been prepared by Libor Michalak, R.P.Bio, and reviewed the professionals below.

December 6, 2019
Date

Warren Appleton, B.Sc., R.P.Bio.
Project Manager

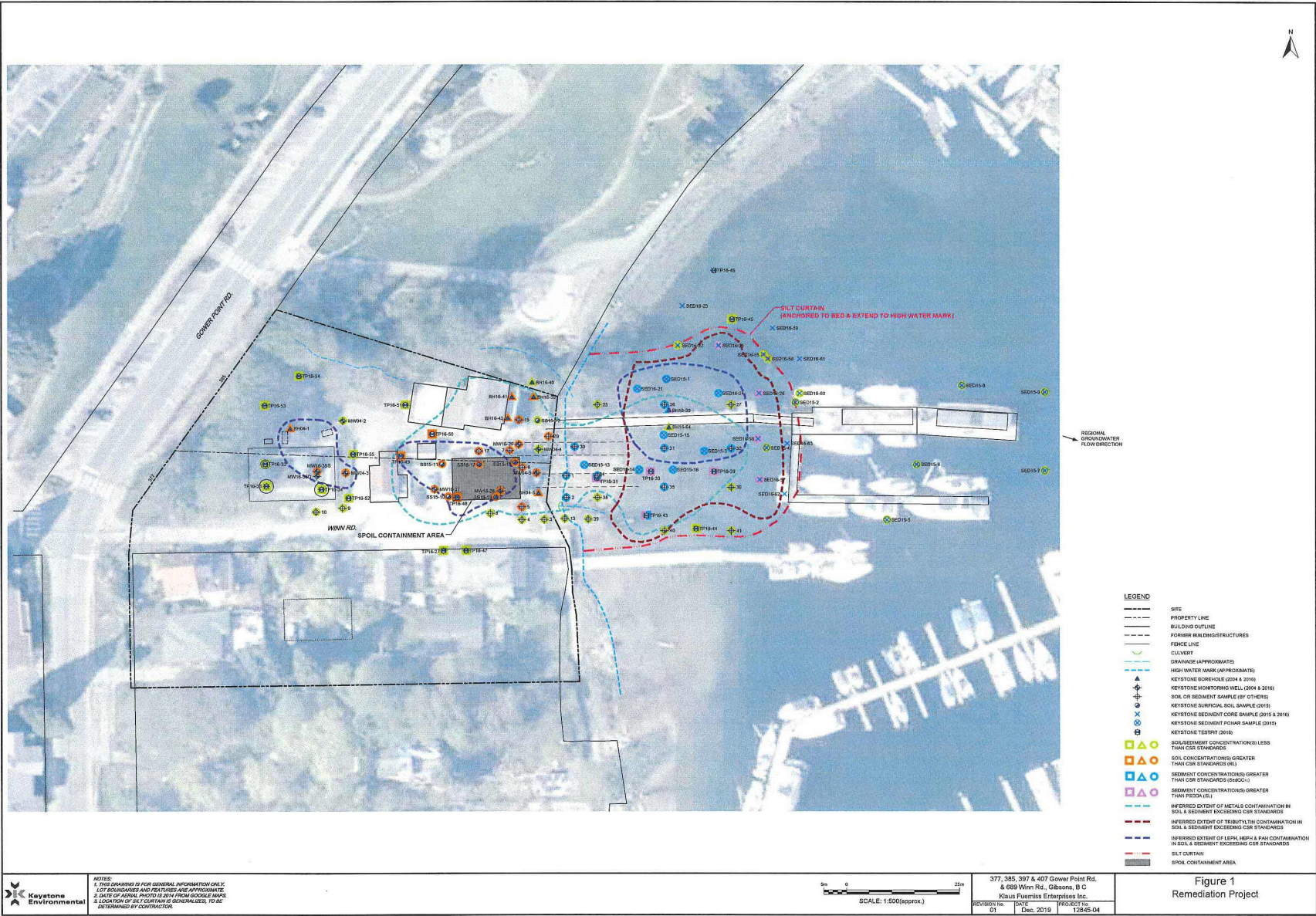
Keystone Environmental Ltd.

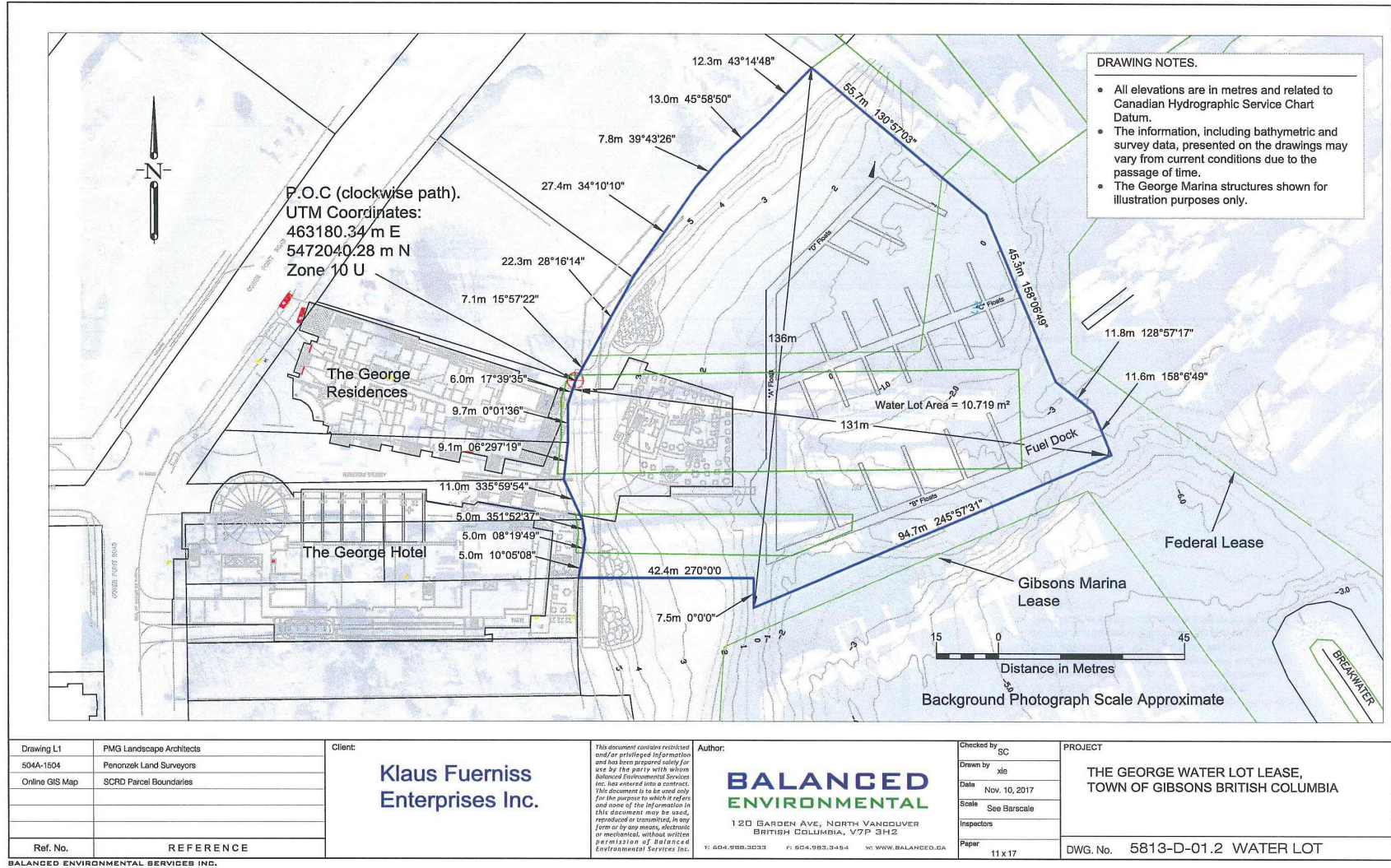
Dave Langill, B.Sc.
Project Coordinator

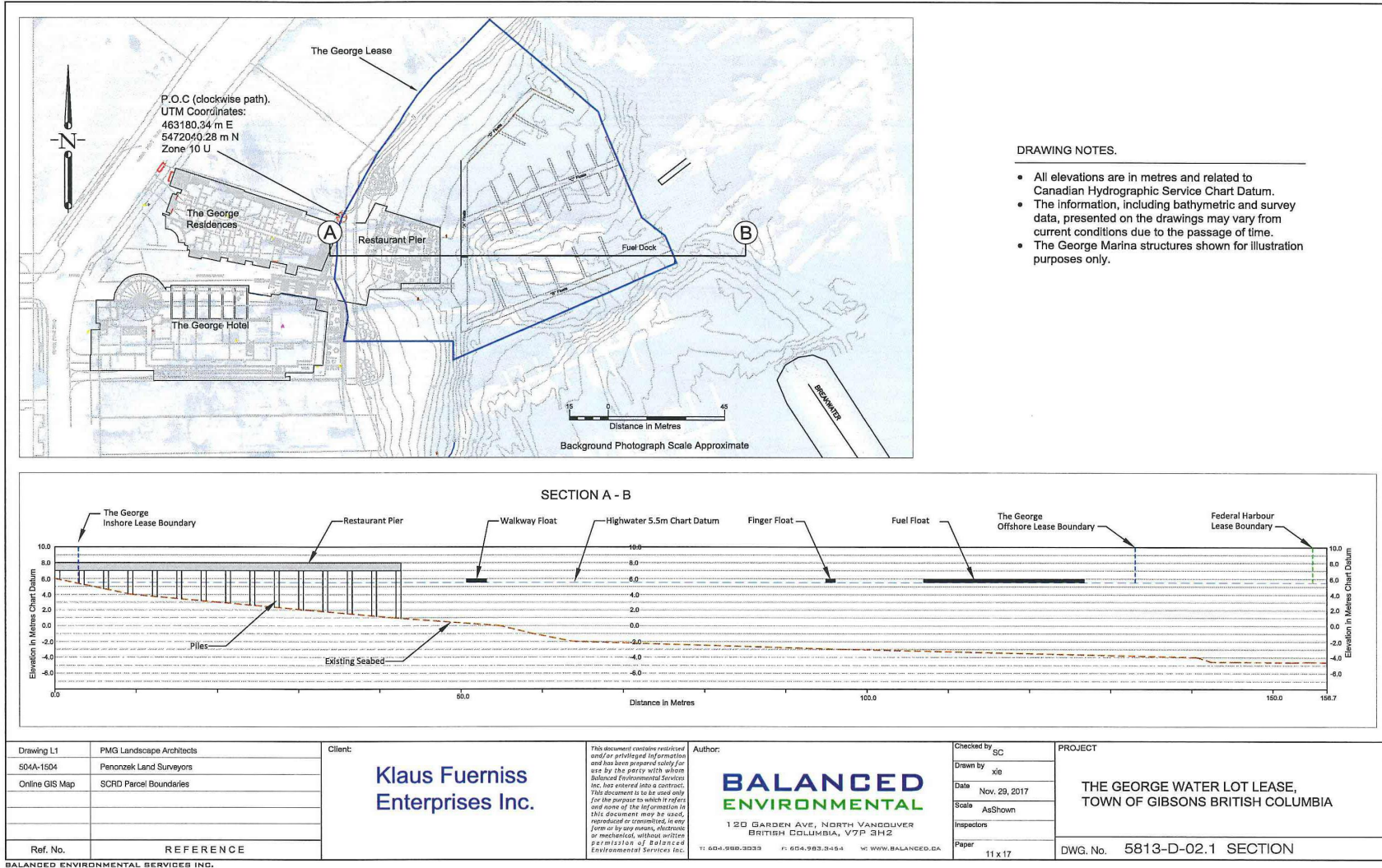
Michael Geraghty, M.Sc., P.Geo, PMP
Senior Technical Manager



FIGURE









ATTACHMENT B

12 July, 2017

Victoria File: 26250-20/20734
Site ID: 20734

REGISTERED MAIL

The George Gibsons Development Ltd.
689 Winn Road
P.O. Box 570
Gibsons, BC V0N 2W5

Attention: Klaus Fuerniss

Dear: Klaus Fuerniss

**Re: High Risk Site – Reporting Requirements
Foreshore Adjacent to 689 Winn Road, Gibsons
Water Lot Lease: District Lot 7005, Group 1, New Westminster District**

Thank you for submitting the following documents to the ministry on 29 June, 2017:

- Report of Findings – Detailed Site Investigation, 377, 385, 397 and 407 Gower Point Road and 689 Winn Road, Gibsons, BC, prepared by Keystone Environmental, dated 31 October, 2016
- Remediation Plan - 377, 385, 397 and 407 Gower Point Road and 689 Winn Road and Winn Road Right-of-Way, Gibsons, BC, prepared by Keystone Environmental, dated 29 June, 2017
- Summary of Site Condition, dated 29 June, 2017

The Site Risk Classification Report indicates that high risk conditions are present at the affected site noted above.

After a review of the documents referenced above, the ministry is supportive of the plan and schedule for the investigation and remediation of high risk conditions at the site and affected off-site parcels. The ministry understands that the remedial plan includes excavation and off-site disposal of contaminated soil and sediments.

Sites with high risk conditions require high standards of care and responsiveness in investigation and remediation and warrant involvement of the ministry to ensure that appropriate and timely

Ministry of Environment

Land Remediation Section
Environmental Emergencies and Land Remediation
Environmental Protection Division

Mailing Address:
2 Fl 10470 152 St
Surrey BC V3R 0Y3

Telephone: 604 582-5200
Facsimile: 604 584-9751
Website: www.gov.bc.ca/env

action takes place. To that end, and pursuant to section 54(3)(d) of the *Environmental Management Act* (Act) you are hereby required to do the following:

1. Maintain up-to-date records of monitoring, inspections and maintenance of any works. The records shall be available for inspection by the director;
2. Submit a report signed by an Approved Professional to the director for review. The report shall include the following:
 - a. A summary of remedial activities undertaken during the reporting period;
 - b. Assessment of overall remediation progress, including evaluation in comparison to the proposed remediation schedule;
 - c. Evaluation of the performance of any risk management or treatment works; and
 - d. Supporting documentation (e.g. analytical reports, tables and figures, records of inspection, maintenance of treatment works, etc.).

Reports shall be submitted quarterly commencing on 29 September, 2017 until high risk conditions have been remediated.

The above requirements shall apply until such time as the director has determined that the site is no longer high risk as set out in section 6.0 of Protocol 12, "Site Risk Classification, Reclassification and Reporting," or other requirements are imposed by the director pursuant to section 48, section 53, section 54 or some other authority under the Act.

Application may be made for site risk reclassification at any time during the independent remediation process. In order to reclassify the site as non-high risk, it must be demonstrated that non-high risk conditions are present at the site without the need for any exposure pathway controls (i.e. groundwater remediation system or vapour barriers).

It will not be a requirement of the site owner to obtain a ministry legal instrument (ie. Certificate of Compliance, Approval in Principle of a remedial plan, etc.) once remediation has been completed in accordance with the accepted remedial plan and schedule. The ministry will continue to oversee site investigation, remediation and monitoring as long as the site remains classified as a high risk or risk-managed high risk site.

Persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with requirements of the Act, including regulations (e.g. Contaminated Sites Regulation, Hazardous Waste Regulation, etc.), protocols and procedures. Information on contaminated sites provisions is available at: <http://www.env.gov.bc.ca/epd/remediation/>.

Decisions of a director may be appealed under Part 8 of the Act.

This decision is based on the most recent information provided to the ministry regarding the above-referenced site. The ministry, however, makes no representation or warranty as to the

accuracy or completeness of this information. The ministry expressly reserves the right to change or substitute different requirements where circumstances warrant.

Please contact the undersigned at 604-582-5377 if you have any questions regarding this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Vin Hanemayer', with a stylized, cursive script.

Vincent Hanemayer
for Director, *Environmental Management Act*

cc: Maxine Davie, FLNRO, Email: Maxine.Davie@gov.bc.ca
Peter Yan, MoE, Email: peter.yan@gov.bc.ca
Michael Geraghty, Keystone Environmental, Email:
mgeraghty@keystoneenvironmental.ca
Andre Boel, City of Gibsons, Email: aboel@gibsons.ca

REVENUE SHARING AGREEMENT

THIS AGREEMENT is made as of the 10th day of January 2017
BETWEEN:

THE TOWN OF GIBSONS, a municipal corporation under the
Community Charter and Local Government Act having its municipal
office and postal address at 474 South Fletcher Road, Box 340, Gibsons,
BC V0N 1V0, Canada

(the "Town")

AND:

KLAUS FUERNESSE ENTERPRISES INC. (Inc. No. BC0496606), a company
incorporated in British Columbia and having an address at P.O. Box 570 Gibsons, B.C.
V0N 1V0

("KFE")

(together, the "Parties")

RECITALS

- A. Capitalized terms used in these Recitals have the meanings ascribed to them in Section 1.1;
- B. Pursuant to Lease No. 237789 dated for reference December 21, 2001 between Her Majesty the Queen in Right of the Province of British Columbia, represented by the minister responsible for the *Land Act* (the "Province"), as lessor, and the Town, as lessee, (the "Lease"), the Town leased from the Province those lands and premises located in front of Winegarden Park in the Town of Gibsons, as shown outlined in bold on Schedule A to this Agreement and more particularly described as:

Blocks A and B of District Lot 5327, Group 1, New Westminster District, Containing 0.37 Hectares

Except for those parts consisting of highways (as defined in the Highway Act) and land covered by water

(the "Premises");

- C. KFE, through its Affiliate, The George Gibsons Development Ltd. ("GGDL"), formerly named Hyak Marine Services Ltd., owns and operates a marina and marine fuel supply facility on a water lot located adjacent to the Premises and leased to GGDL pursuant to Lease 238162 (the "Hyak Marina");
- D. KFE is desirous of expanding its Hyak Marina operations and has asked the Town to surrender the Lease so that KFE, GGDL or another Affiliate may apply to the Province for a commercial water lot lease in respect of the Premises and the Hyak Marina;

- E. Council for the Town has agreed to surrender the Lease in exchange for an annual share of the gross revenues generated from the approximately 460 lineal feet of docks and slips to be located within the area of the Premises as shown on the plan of the Marina attached as Schedule B (the “Revenue Slips”); and
- F. In the event that the Province accepts the Town’s surrender of the Lease and grants the Future Lease to KFE or its Affiliate, the Town and KFE wish to document their agreement regarding revenue sharing in respect of the Revenue Slips.

For the reasons recited above, and in consideration of the Town’s surrender of its Lease and in consideration of the mutual covenants contained in this Agreement, the parties agree as follows:

1. INTERPRETATION

1.1 Definitions

In this Agreement unless something in the subject matter or context is inconsistent therewith, the capitalized terms herein will have the meanings set out below:

- (a) “**Affiliate**” has the meaning ascribed to it in the British Columbia *Business Corporations Act*;
- (b) “**Annual Gross Revenue**” means all revenue, before allowances, taxes, costs, expenses or any other deductions whatsoever, generated in a calendar year from the rental of the Revenue Slips, and excluding revenues generated from the sale of petroleum-based fuels;
- (c) “**Annual Town Marina Revenue**” means has the meaning given in Section 4.1;
- (d) “**Business Day**” means a day other than a Saturday, Sunday or statutory holiday in the Province of British Columbia;
- (e) “**Commencement of Operations**” means the date on which the Marina is substantially complete and able to receive and provide moorings for pleasure boats and other vessels using the Marina;
- (f) “**Future Lease**” means a future commercial lease of the Premises granted by the Province to KFE or an Affiliate of KFE, as the same may be renewed or extended from time to time;
- (g) “**GGDL**” has the meaning given in Recital C;
- (h) “**Gibsons Marina**” means the marina in Gibsons on lands and premises sub-leased by the Town to Marina Hotel Holdings Ltd., an Affiliate of KFE, pursuant to Lease M59874 as renewed, extended, amended, modified or assigned;
- (i) “**Hyak Marina**” has the meaning given in Recital C;
- (j) “**Lease**” has the meaning given in Recital A;
- (k) “**Marina**” means the marina to be constructed by KFE or an Affiliate on the Premises and the Hyak Marina, including without limitation all wharves, mooring floats, mooring systems and all ancillary equipment, utilities and other infrastructure necessary or desirable for the such marina;
- (l) “**Premises**” has the meaning given in Recital B;

- (m) "Province" has the meaning given in Recital B;
- (n) "Records" has the meaning given in Section 4.2(a) of this Agreement;
- (o) "Revenue Slips" has the meaning given in Recital E; and
- (p) "Term" has the meaning given in Section 2.1 of this Agreement.

1.2 Headings

The division of this Agreement into sections and the insertion of the recitals and headings are for convenience of reference only and shall not affect the construction or interpretation of the Agreement.

1.3 Currency

All transactions referred to in this Agreement will be made in lawful currency of Canada.

1.4 Singular, plural, gender and person

Wherever in this Agreement the context so requires the singular number shall include the plural number and vice versa and words importing gender shall be deemed to include all genders.

1.5 Statutes

Each reference to a statute is deemed to be reference to that statute and to the regulations made under that statute as amended or re-enacted from time to time.

1.6 Schedules

The following attached schedules are incorporated in this Agreement and are deemed to be part of this Agreement and any reference to this Agreement shall mean this Agreement including such schedules:

Schedule A	-	Premises
Schedule B	-	Revenue Slips

1.7 Use of the word "Including"

The word "including" when following any general term or statement will not be construed as limiting the general term or statement to the specific matter immediately following the word "including" or to similar matters, and the general term or statement will be construed as referring to all matters that reasonably could fall within the broadest possible scope of the general term or statement.

1.8 Time of day

Unless otherwise specified, references to time of day or date mean the local time or date in Gibsons, British Columbia.

2. TERM OF AGREEMENT

2.1 Term

The term of this Agreement (the "Term") will commence on the date first indicated on page 1 above, and will continue until the date that is the earlier of the following:

- (a) the date this Agreement is terminated in accordance with Section 7.1 or 8.1, if applicable;
or

- (b) the date that the Future Lease expires or is terminated, provided always that if the Future Lease is renewed or extended, this Agreement shall also be renewed or extended, as applicable, for the same term as the renewal or extension of the Future Lease and on the same terms and conditions of this Agreement in effect prior to the renewal or extension.

3. SURRENDER OF LEASE AND APPLICATION FOR FUTURE COMMERCIAL LEASE

3.1 Simultaneous Applications

Subject to the provisions of this Agreement, the Town and KFE agree that they each will, simultaneously and in a co-ordinated manner, submit the necessary paperwork to the Ministry of Forests, Lands and Natural Resource Operations, seeking the Province's consent to:

- (a) conditionally accept a surrender by the Town of the Lease on terms and conditions satisfactory to the Town and subject to approval by the Province of a new commercial lease of the Premises and the Hyak Marina to KFE or its Affiliate;
- (b) grant a new commercial lease of the Premises and the Hyak Marina to KFE or its Affiliate; and
- (c) if the Province does not approve the granting of a new commercial lease of the Premises and the Hyak Marina to KFE or its Affiliate, to return to the Town or destroy the Town's surrender of the Lease without registering or otherwise dealing with the same, so as to ensure that the Town's Lease remains in full force and effect.

3.2 Establishment of Marina, Commencement of Commercial Operations and Notice

KFE covenants and agrees with the Town that if the Province grants the Future Lease to KFE, KFE will:

- (a) take all commercially reasonable steps to establish the Marina on the Premises and the Hyak Marina and to commence commercial revenue-generating operations on the Premises and the Hyak Marina not later than 2 years from the commencement of the term of the Future Lease;
- (b) upon the establishment of the Marina on the Premises and the Hyak Marina, ensure that the Revenue Slips, comprising approximately 460 lineal feet of docks and slips, will be wholly located within the area that is currently within the boundaries of the Premises; and
- (c) provide the Town with sufficient advance notice of any termination of the Future Lease or amendment to the Future Lease that may materially affect the Town's interest under this Agreement.

4. REVENUE SHARING

4.1 Revenue sharing

If the Province approves and grants the Future Lease, then subject to the provisions of this Agreement, KFE agrees to share the Annual Gross Revenue with the Town by paying to the Town, for the Term of this Agreement, 15% of the Annual Gross Revenue (the "**Annual Town Marina Revenue**"). The Annual Town Marina Revenue will be calculated in accordance with Section 4.3 below, will be payable to the Town in accordance with Article 5 below, and for certainty, will be calculated based on the Annual Gross Revenue without any deduction or set-off whatsoever.

4.2 Accounting Records and Audit

KFE agrees that it will, at its cost:

- (a) keep proper books of account together with copies of all invoices, receipts, bills as well as all other records and documents ("**Records**") evidencing all costs and expenses and all income and revenue relating to the Revenue Slips and other operations on the Premises and all related services and facilities, in accordance with proper and recognized bookkeeping and accounting standards, and shall make available to the Town and its employees, contractors, professional advisors and agents during business hours all such Records for inspection; and
- (b) cause to be prepared by its auditors yearly audited financial statements relating to the Revenue Slips and other operations on the Premises and all related services and facilities and shall, in each year that the Town is to be paid the Annual Town Marina Revenue under this Agreement, deliver to the Town within 90 days after KFE's fiscal year end a copy of such audited financial statements.

4.3 Determination of revenue share amounts

The Parties agree that:

- (a) subject to full compliance by KFE of its obligations under section 4.2, the Annual Gross Revenue and Annual Town Marina Revenue shall be determined by KFE based on revenue generated from uses of the Revenue Slips, including:
 - (i) annual berthage;
 - (ii) transient berthage;
 - (iii) launching services;
 - (iv) retail shops; and
 - (v) other commercial revenue-generating uses, excluding the sale of petroleum-based fuels; and
- (b) failing full compliance by KFE of its obligations under section 4.2, the Annual Gross Revenue and Annual Town Marina Revenue shall be determined by the Town based on the Town's examination of available Records and audited financial statements for current and previous years, and where such Records and/or audited financial statements are not available, the Town will be entitled to make an estimation of the Annual Town Marina Revenue that the Town considers to be reasonable,

each employing commercially acceptable accounting and financial methodologies and acting in good faith.

5. PAYMENT OF ANNUAL TOWN MARINA REVENUE

5.1 Place of payment

KFE will make all payments pursuant to this Agreement to the Town, by cheque or any other agreed form of payment, at the address provided in writing from time to time by the Town to KFE for this purpose.

5.2 Frequency and timing of payments

- (a) Subject to section 0, KFE will pay the Annual Town Marina Revenue to the Town in each year of the Term as follows:
 - (i) 50% of the Annual Town Marina Revenue by July 31st of each year based on projected financial results for the year; and
 - (ii) the remainder by March 31st of the following year based on the audited financial statements referred to in Section 4.2(b).

The Parties agree that, to assist with the development costs of establishing the Marina, the revenue sharing obligation set out in section 4.1 will commence on the first anniversary of the Commencement of Operations, and that KFE has no obligation to share Annual Gross Revenue with the Town under this Agreement during the first year after the Commencement of Operations occurs.

6. REPRESENTATIONS AND WARRANTIES

6.1 Representations and Warranties

KFE represents and warrants to the Town that:

- (a) KFE is not insolvent and is fully capable of, either directly or through an Affiliate third party contractor, establishing, operating and managing the Marina and other commercial operations on the Premises;
- (b) KFE has been duly incorporated, validly exists and is in good standing under the *British Columbia Business Corporations Act* [SBC 2002] Chapter 57, and has the power and capacity to enter into this Agreement and carry out its terms; and
- (c) the execution and delivery of this Agreement and the completion of the transaction contemplated by this Agreement have been duly and validly authorized by all necessary corporate action on the part of KFE, and this Agreement constitutes a legal, valid and binding obligation of KFE enforceable against KFE in accordance with its terms.

6.2 Survival of Representations and Warranties

The representations and warranties of KFE will be true and accurate when KFE signs this Agreement and will continue to be true until KFE satisfies in full all its obligations and liabilities under this Agreement.

7. TERMINATION

7.1 Termination by agreement

This Agreement may be terminated at any time during the Term as may be mutually agreed upon in writing by the parties.

8. DEFAULT

- 8.1 If KFE fails to perform any of its obligations under Sections 4.1, 5.2 or 10.2 of this Agreement and such failure continues beyond 30 days from delivery of written notice by the Town specifying the failure and requiring remedy thereof, KFE covenants and agrees that it will, upon demand from the Town for payment, pay as liquidated damages, either:

- (a) if Records and/or audited financial statements are available for KFE's operations on the Premises for the previous year, the amount resulting from multiplying 15% of the prior year's Annual Gross Revenue by the number of calendar years remaining in the term of the Future Lease; or
- (b) if Records and/or audited financial statements are not available for KFE's operations on the Premises for the previous year, the amount resulting from multiplying Sum A by Sum B by Sum C, where:

Sum A = 15% of KFE's annual gross revenue generated from its Gibsons Marina operations for the revenue items described in section 4.3(a);

Sum B = One-twentieth, or 1/20, being the parties' agreed fixed fraction representing the proportionate lineal feet of moorage of the of Revenue Slips (approximately 460 feet) as compared to the lineal feet of moorage of the Gibsons Marina (approximately 10,000 feet); and

Sum C = the number of calendar years remaining in the term of the Future Lease.

and this Agreement will be terminated upon the payment of, and the Town's acceptance of, the liquidated damages.

- 8.2 If KFE fails to perform any of its obligations under Section 3.2 of this Agreement and such failure continues beyond 30 days from delivery of written notice by the Town specifying the failure and requiring remedy thereof, KFE covenants and agrees that it will, upon demand from the Town for payment, pay as liquidated damages the amount resulting from multiplying Sum A by Sum B by Sum C, where Sum A, Sum B and Sum C have the meanings given under Section 8.1(b) of this Agreement, and this Agreement will be terminated upon the payment of, and the Town's acceptance of, the liquidated damages.

- 8.3 Upon receipt of a demand from the Town for payment under Section 8 of this Agreement, KFE will, not later than 15 days after receipt of the demand:

- (a) calculate the amount of liquidated damages payable;
- (b) provide the Town with the calculation and copies of all supporting financial documentation; and
- (c) upon receipt of the Town's written acceptance of the calculation, pay the liquidated damages to the Town by cheque or any other agreed form of payment, at the Town's address or as otherwise directed by the Town.

- 8.4 If the Town disputes KFE's calculation under Section 8.3, the Parties will proceed to the dispute resolution process set out in Section 11.15 of this Agreement.

9. NOTICES

9.1 Notices

Any notice, request, demand and other communication required or permitted to be given under this Agreement shall be in writing and will be sufficiently given if it is delivered by hand, facsimile transmission, e-mail or prepaid registered mail (return receipt requested) as follows:

- (a) If to the Town:

Town of Gibsons
474 South Fletcher Road, Box 340, Gibsons, BC, V0N 1V0 Canada
Attention: Chief Administrative Officer

Fax: [TBA]

E-mail: [TBA]

(b) If to KFE:

Klaus Fuerness Enterprises Inc.
P.O. Box 570 Gibsons, B.C. V0N 1V0 Canada
Attention: Mr. Klaus Feurness

Fax: [TBA]

E-mail: [TBA]

or at such other address as the party to whom the notice is sent may specify by notice given in accordance with the provisions of this section. Any such notice, request, demand or other communication given as aforesaid will be deemed to have been given, in the case of delivery by hand, when delivered, in the case of facsimile transmission or e-mail, when a legible facsimile or e-mail is received by the recipient if received before 5:00 p.m. on a day other than a Business day, or on the next Business Day if such facsimile or e-mail is received on a day which is not a Business Day or after 5:00 p.m. on a Business Day, and in the case of delivery by prepaid registered mail, as aforesaid, on the date received. In the event of discontinuance of postal service due to strike, lockout, labour disturbance or otherwise, notice, demands, requests and other communications shall be delivered by hand or facsimile transmission or e-mail.

10. ASSIGNMENT

10.1 Assignment generally

Subject to section 10.2, this Agreement shall not be assignable in whole or in part by KFE without the prior written consent of the Town. Any purported assignment without the Town's prior written consent is not binding or enforceable against the Town. The Town may assign this Agreement without the prior consent of KFE.

10.2 Assignment Required to holder of Future Lease

KFE covenants and agrees that:

- (a) if Province agrees that the Future Lease is to be granted to an Affiliate of KFE, rather than to KFE directly; or
- (b) if the Future Lease is granted to KFE and KFE wishes to assign the Future Lease to an Affiliate of KFE or any other individual, unincorporated organization or association, corporation, partnership, trust, trustee, syndicate, joint venture, limited liability company, union, governmental authority or other entity or organization ("**Other Person**"),

then KFE will, before either the granting of the Future Lease to such Affiliate or the assignment of the Future Lease by KFE to an Affiliate of KFE or any Other Person, KFE will deliver to the Town, at the Town's option, either:

- (c) an assignment and assumption agreement, in form and content approved by the Town, duly executed by KFE and either its Affiliate or Other Person as applicable, under which KFE will assign to the Affiliate or Other Person, and the Affiliate or Other Person will assume, all of KFE's rights and obligations under this Agreement; or
- (d) a new revenue sharing agreement with the Town, duly executed KFE's Affiliate or Other Person, as applicable, on the same or similar terms and conditions as contained in this Agreement, in form and content approved by the Town.

11. GENERAL

11.1 Enurement

This Agreement enures to the benefit of and binds the parties and their respective successors and permitted assigns.

11.2 Written Waivers

Any waivers must be in writing and signed by the party granting the indulgence, and then such waiver shall only be effective in a specific instance and for the specific purpose for which it is given.

11.3 Further Assurances

Each party will execute and deliver promptly all further documents and take all further action reasonably necessary or appropriate to give effect to the provisions of this Agreement.

11.4 Remedies Cumulative

The rights and remedies under the Agreement are cumulative and are not in addition to and not in substitution for any other rights and remedies available at law or in equity or otherwise. No single or partial exercise by a party of any right or remedy precludes or otherwise affects the exercise of any other right or remedy to which that party may be entitled.

11.5 Counterparts

This Agreement and all documents contemplated by or delivered under or in connection with this Agreement may be executed and delivered in any number of counterparts with the same effect as if all parties had all signed and delivered the same document and all counterparts will be construed together to be an original and will constitute one and the same agreement.

11.6 Delivery by Fax or Electronically

Any party may deliver an executed copy of this Agreement by fax or by electronic mail in PDF format but that party will immediately dispatch by delivery in person to the other parties an originally executed copy of this Agreement.

11.7 Amendment

This Agreement may not be amended except by a written instrument signed by the Town and KFE

11.8 Entire Agreement

This Agreement and all documents contemplated by or delivered under or in connection with this Agreement constitute the entire agreement between the parties and supersede all prior agreements, negotiations, discussions, undertakings, representations, warranties and understandings whether written or oral, express or implied, or otherwise.

11.9 Governing Law

This Agreement and any dispute arising out of or in connection with this Agreement shall be governed exclusively by and shall be enforced, construed and interpreted exclusively in accordance with the laws of British Columbia and the laws of Canada applicable in British Columbia which will be deemed to be the proper law of this Agreement.

11.10 Attornment

The parties agree to submit to and hereby attorn to the exclusive jurisdiction of the courts of the Province of British Columbia for any action arising out of or in connection with this Agreement.

11.11 Paramountcy

The provisions set forth in any other agreement between the Town and KFE will not merge with this Agreement but shall survive the execution and delivery of this Agreement except that, if such provisions are inconsistent with the provisions hereof, this Agreement shall govern.

11.12 Independent Legal Advice

KFE confirms it has had an opportunity to obtain independent legal advice in entering into this Agreement.

11.13 Severability

Each provision of this Agreement is intended to be severable and if any provision is determined by a court of competent jurisdiction to be illegal or invalid or unenforceable for any reason whatsoever such provision shall be severed from this Agreement and will not affect the legality, validity or enforceability of the remainder of or any other provision of this Agreement.

11.14 Time of Essence

Time shall be of the essence of this Agreement.

11.15 Dispute Resolution

If there is any dispute regarding the interpretation, performance or an alleged breach of this Agreement, either party may give written notice of dispute, including a request for meeting, to the other party and the parties will meet within 3 Business Days after the notice of dispute is given and will attempt in good faith, and using reasonable efforts, to resolve the matter amicably to the satisfaction of both parties. If the parties cannot resolve the dispute within 7 Business Days after they first meet, or if the parties fail to meet within 7 Business Days after the notice of dispute is given, then with the consent of both parties the matter may be referred to a mutually appointed single arbitrator for final determination, and if both parties do not so consent within 14 Business Days after the notice of dispute is given, then either party may commence litigation to have the dispute settled.

11.16 Non-derogation


The parties acknowledge and agree that nothing contained or implied in this Agreement will be construed as limiting or prejudicing the rights and powers of the Town in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, or any other right or power under any public or private statutes, bylaws, orders or regulations, all of which may be fully exercised as if this Agreement had not been entered into.

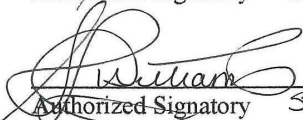
11.17 No Joint Venture

Nothing in this Agreement will create a partnership or joint venture, or a relationship of landlord and tenant, or principal and agent between the Parties.

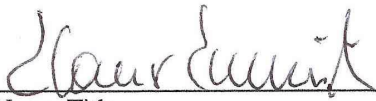
IN WITNESS WHEREOF this Agreement has been executed and delivered by the parties as of the day and year first above written.

TOWN OF GIBSONS

Per: 
Authorized Signatory J. Wayne Rowe, Mayor

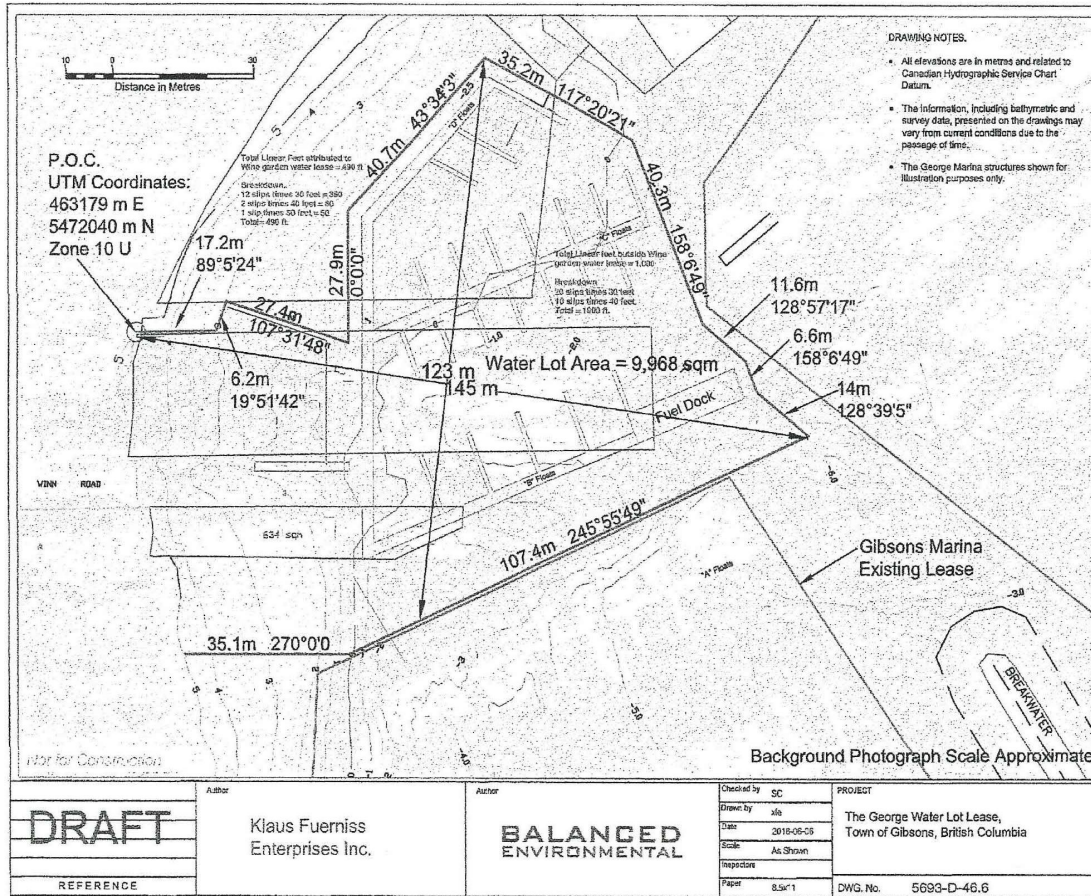
Per: 
Authorized Signatory Selina L. Williams, Corporate Officer

KLAUS FUERNESSE ENTERPRISES INC. (INC. NO. BC0496606)

Per:  President
Name, Title

Per: _____
Name, Title

SCHEDULE A
PREMISES



SCHEDULE A

SCHEDULE B
REVENUE SLIPS

