



PROJECT SUMMARY

20-Unit Townhouse Development

741 Hillcrest Road, Gibsons, B.C.

Character

- The proposed townhouse development promotes a small-town character by introducing the same scale and style of the architectural and landscape design with the same environmental setting as the surrounding urban context of the area including the key components of the building design. One of the references was the existing development to the south-east of the subject property at
- Three feet fence is proposed at the edge of Hillcrest Road in combination with extensive landscaping including trees and shrubs on the private property side.
- Residential units along Hillcrest Road are oriented towards the street with well-defined entry gates in the property fence and are positioned in front of the entry doors of the units with stairs and walkways leading to the doors with well-defined porches.
- The proposed buildings are designed as a wood frame structure with traditional exterior siding, wood window trims, and gable facias. The first level of building #1 facing Hillcrest road is finished with stone veneer cladding.
- The buildings are clearly distinguished from the existing surrounding due to their architectural character, details, and colours.
- Simple exterior details including gables, dormers, porches, and box windows have been proposed in combination with earth-tone colours and clear coated natural wood Red Cedar accents including gable beams and bracing, privacy screens between the units and decorative balcony screens, contrasting with very dark grey facias.
- To maximize solar exposure of the units, all buildings are stretched in the west-east direction with units oriented to south-north. That orientation of the buildings, in combination with site grading dropping towards the south and maximisation of the distances between the buildings, allows to minimize the impact of the building shadows on other buildings and common areas.
- All buildings have the same common elements such as – Low profile pitched roofs, porches, and dormers. The building facing Hillcrest Road is well set back from the street into the landscape.

- In order to provide a human scale, add more visual richness and interest to the development, the building massing is modulated and broken by the dropped portions of the stepping down roofs, use of recessed balconies, box windows, offset dormers, cross gables in combination with a low profile and high pitched gables for emphasising the entry porches.

Building Scale and Massing

- The proposed development is a single entry, small cluster of three buildings, containing 20 residential units with the same scale, massing, and visual characteristics as the existing surrounding neighbourhood.

Building Wall Design

- The general character of the development reflects Gibsons' semi-rural coastal setting by using natural and typical local wall materials including siding and natural stone in combination with wooden window and corner trims and heavy timber entry elements.

Roof Design

- The roofs, as a key design feature of the proposed development, have been designed as hipped structures with sloped appearance.
- The roof form of each building is modulated by vertical staggering reflecting the site grading change. The roofscape is also broken by dormers and gables, typical for west coast building forms.
- Asphalt shingles have been proposed as a roofing material for the proposed development.

Integration with Surrounding Areas

- In order to support the local tradition and character of the existing architectural context and create a sense of belonging to the neighbourhood, some of the key design features of the development, have similar character and reflect the elements

of the existing neighbourhood, such as gabled porches at the unit front entrances, dormers, and roof gables.

- Hipped roofs in combination with electrical closets located at the west end of the buildings, allows to create a building profile stepping down towards the neighbouring property on the west.
- There is 2 meters wide public pedestrian pathway proposed along the east property line which is a continuation of the existing pathway located at the property to the south-west and provides a pedestrian north-south connection between Hillcrest Road and Gibsons Way. The units of the building at the north property line have direct access to Hillcrest Road. The rest of the units have access to the City pedestrian network via a system of internal walkways and the public pedestrian pathway mentioned above.
- The site grading is actively dropping down from the north-west towards the south-east of the property. The natural slope of the site has been managed by the creation of two main terraces with a less significant slope, one on the north and another on the south of the site with the more actively sloped transition green zone of the open public amenity space between them. Both terraces have retaining walls at their north edge with a maximum height of 0.6m (2.0 feet).
- Due to the north-south orientation of the buildings, site terracing, and increased distances between the buildings, all units have maximum southern exposure with the best opportunity for natural light utilisation and minimum overshadowing of each other.

Sense of Place; Development Identity

In order to create a sense of "place", belonging to neighbourhood and, at the same time, sense of security and privacy within the development, the following design features and elements have been proposed for this development:

- Well developed open public amenity space with a system of sidewalks including public pathway, bike racks for public use, residential mailbox unit, and visitor's

parking area are proposed for the development to be used and shared by the residents and visitors.

- Major entry point with street-level landscaping and visitor's parking shifted from the main entrance inside the development to provide predomination of pedestrian entry.
- Creation of the internal streetscapes with the private unit entrances within the internal driveways.

Amenity Space; Private Areas

- Each unit of the proposed development is provided with the ground level private outdoor living space of 5m depth plus second floor recessed balcony with dimensions of 8'x12' for buildings 1 & 3 and 10'x10' for building 2.
- Buildings 1 & 3 contain 6 units each and building 2 consists of 8 units for more active resident interaction and neighbourly surveillance.
- Change in grade is provided at the north property line between the edge of Hillcrest Road and private patios of the dwelling units to increase the level of privacy and sense of security of residents.
- The proposed development also provides a substantial public open amenity space for recreational activities including children's playground, community garden area, landscaped area, walking trails, multifunctional area for various activities, seating areas with benches and low-level lighting provide a pleasant walk to unit entries and for use of amenity areas. There is a playhouse and some adaptive blocks / natural play areas.

Landscaping

- Street trees will be planted along Hillcrest Road in the off-site boulevard. Boulevard not currently shown in our plans but trees will be provided in a grass boulevard with continuous soil channels.
- The site is fully landscaped in an attractive and functional way with respect to ongoing maintenance.

- Residential scale trees are provided in front yards of each unit. Trees are smaller varieties of trees that perform well in our climate. Two of the trees are native, the others adapted varieties that will be able to mature within the small yards of these homes. Plantings are proposed as a mix of native and adapted species. Plant types and varieties selected to be drought-tolerant and to be dwarf varieties to not be overgrown in a few years.
- Continuous concrete walkways provide access to each yard via an entry walk

Fencing

- Landscape plans show fully fenced private yards and side yard perimeter fencing. Private yards with entry walks or patios provide access to each unit and yards are fenced with a low contemporary style of open fence. These yard fences are shown in detail as 42" high aluminum fences. Gates are provided to each yard.
- Where Patios are adjacent to one another a short section of 6' height screen panel is provided to provide privacy and then the lower fence continues as front yard fencing. Perimeter fencing detail is also shown in detail as 6' height. Plantings along fence lines support maintenance and separation of personal spaces.

Parking Areas and Vehicular Access

- Walkways and surface visitor's parking areas are well lit and clearly observed by residents.
- Due to the character of the proposed development, no parking garages are provided. Each dwelling unit has an individual garage at the ground level accessible by the apron from the shared internal driveway.
- Distinct and clearly visible parking area for visitors is provided closer to the central portion of the development but in close proximity to the main site access in order to reduce walking distance from the parking.

Lighting

- Low-level lighting is provided via bollard lights in the amenity area. All internal walks to be lit with either bollards combined with lighting off building sides. Vehicular drives are to be lit by common lighting off the face of garages.
- Common address identification is provided via a 42" high lit masonry address sign at the entry off Hillcrest.

Central Recycling Area

The provision of the central recycling facility for this development should be determined by the Strata.

Stormwater Management and Drainage

- Building foundations will be designed for on-site drainage without subsurface connection to the municipal system.
- No subsurface habitable floor space is proposed for this development.
- Roof rainwater leaders proposed to be drained to ground surface on-site without direct connection to the municipal drainage system.
- Lot grading design ensures drainage is away from the buildings. Drainage is designed to flow along gutters of the onsite roads. All drainage will be directed to a stormwater detention and treatment system at the south side of the lot, before draining into the municipal drainage system. A detailed stormwater management plan will be provided at the detailed design stage.
- Stormwater management Best Management Practices (BMP) will be utilized to treat and detain water. Onsite absorbent landscapes will be used to reduce the runoff volume. Details will be provided at the BP design stage.
- Sanitary and storm services are designed to be connected to the mains in the SROW at the Southeast corner of the site.
- Water is designed to be connected from the main along Hillcrest road

- The pedestrian walkway was designed to meet the indicated SRW provided by the city. Elevations are yet to be established and will be provided at detailed design.

CONCLUSION

Overall the project is in response to the needs and requirements of the community with density, massing, form, and character that are appropriate to its surroundings. The proposed buildings blend with the character of existing surroundings, at the same time keeping the individuality of the development.