

Industrial Building Expansion

1036 Seamount Way

PID: [REDACTED]

PROPOSAL SUMMARY

September 29th, 2020

The proposed development consists of an expansion of an existing industrial building. The activity carried out on the premises is cutting and polishing of stone products. The principal product is high quality stone countertops for residential and commercial applications.

The reason for expanding is twofold:

- 1) To address the need for more space to achieve increased production and the installation of CNC machines.
- 2) To create an improved architectural envelope and enhance the brand.

The Light Industrial/Service Commercial Permit Area is designated under Section 919(1)(f) Local Government Act to regulate form and character of commercial and industrial development. This proposed expansion is intended to fully meet the objective of high standard of site design, building form and landscaping to improve the appearance of this vital business district in the Town of Gibsons. In this sense, the proposal incorporates a glazed curtain wall with timber post and beam features on the streetfront to offer a friendly and less industrial looking façade along Seamount Way.

Adherence to OCP Guidelines

BUILDING FORM AND CHARACTER

- No monolithic structures or expanses of straight walls facing Seamount Way- Instead a glazed curtain wall with alcove for main entrance and loading bay, second floor landscaped balcony and rooftop garden.
- The south elevation (facing Seamount Way) is 9.34 m in height to the rooftop garden railing, which confers a non-boxy, light façade that is more commercial than industrial in character.
- All exterior lighting consists of downlights over alcove and balcony, as well as up/downlight wall lamps to accent the sleek façade with minimal light spill, glare and sky glow.

SCREENING AND LANDSCAPING

- The front of the building (driveway, loading bay and parking stalls) is flanked and fronted by a series of cedar planters (2.4 m long, 0.6 m wide and 0.6 m high) with a cedar hedge.
- The balcony on the second floor is 8 m long and 1 m deep. The timber and glass railing is just over 5 m from the ground and it will incorporate linear planters with herbal and flower arrangements.
- The rooftop garden will be concentrated on the south edge of the rooftop (facing Seamount Way). This will consist of perennial flowers/herbs potted ornamental trees.

SIGNS

- All signage on the façade will adhere strictly to Bylaw 1215, 2016.
- The sign displaying the company logo is architecturally coordinated as a free-standing sign at the SW corner of the property (1.2 x 1.2 m).

TRANSITIONS

- There are no adjacent residential properties in this project.
- The front is flanked by planters and fence. 6.0 m Driveway width.
- The rear of the property will be contained with an 8' high chain link fence.

PARKING

- 612: 1 parking spot/95 m². Proposed parking spots 3 exterior and 1 interior. Total 4.
- 617: 1 0.27 Class 1 and Class 2 Bicycle parking spots/100 m² gross floor area >100 m². Total 2 (1 interior + 1 exterior)

GARBAGE/RECYCLING

- 2.7 x 1.3 m dedicated indoor space for this purpose adjacent to the loading bay door.

PARCEL COVERAGE

- 3 Exterior parking spaces paved with permeable interlocking concrete blocks; rest of driveway and loading bay impermeable asphalt. Total parcel coverage = 78.8%.