



STAFF REPORT

TO: Advisory Design Panel

MEETING DATE: April 7, 2021

FROM: Katie Thomas
Planner 1

FILE NO:3220-GibsonsWay-1028

SUBJECT: Development Permit (Form and Character) for 1028 Gibsons Way

RECOMMENDATIONS

THAT the report titled Development Permit (Form and Character) for 1028 Gibsons Way be received;

AND THAT the proposal for Development Permit DP-2021-03 for 1028-1042 Gibsons Way aligns with the majority of the Development Permit area guidelines.

BACKGROUND / PURPOSE

The Town of Gibsons has received an application for Development Permit for a new car dealership at the site of Haley Dodge – 1028-1042 Gibsons Way, enclosed as Attachment A, the subject property is shown in figure 1.

The property is currently 3 lots and will be consolidated prior to Building Permit. The proposed consolidated lot will be spilt zoned Upper Gibsons Commercial (C-1) and Automobile Commercial 3 (C-3). The Official Community Plan designates the property in Development Permit Area 3 (DPA3) Upper Gibsons Commercial Area. 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 building design in relation to the Development Permit Area 3 guidelines and obtain comments from the Advisory Design Panel (ADP).



Figure 1: Location of subject property

DISCUSSION

Role of staff, ADP and Council in Form and Character Development Permit Area decisions

Staff usually meet with an applicant at least once prior to application submission to explain the planning process, Development Permit guidelines, fees and timelines. Once an application for form and character is received, staff will assess the proposal and refer the application to the Building Official, Infrastructure Services, Gibsons Fire Department, Squamish Nation and the ADP for comments prior to Council's consideration of a decision.

Staff prepare a report evaluating the proposal against the Form and Character guidelines and make a recommendation to the ADP for consideration.

The ADP will review the proposal along side the Development Permit guidelines and provide comments as to whether the proposal fits with the guidelines, or if revisions should be made. The recommendations from the ADP will be used to prepare a staff recommendation to Council. Should the ADP provide several proposed changes, staff may take these back to the applicant in order for the application to be revised prior to taking the application to Council for consideration.

When presenting the application to Council, staff will provide a report, application materials, referral comments, and minutes from the ADP as well as a staff recommendation.

Council's role is to decide whether the application meets the design guidelines outlined in the Official Community Plan's Development Permit Area and provide authorization for issuance.

Proposal

The applicant proposes to consolidate the 3 existing lots, shown in figure 2, into one parcel. Lot D (1042 Gibsons Way) is zoned C-1 while Lots 52 and B (1028 Gibsons Way) are zoned C-3. The applicant proposes to demolish the 2 existing buildings and replace them with one large building which will serve as a dealership and service centre for vehicles. Due to the differing zones, there is a difference between front setbacks along Gibsons Way. The front of lots 52 and B will become an outdoor sales centre, with new vehicles parked here for sale, as shown in figure 3. A rendering of the proposed building is shown in figure 4.



Figure 2: Survey of the existing buildings and the composition of the lots

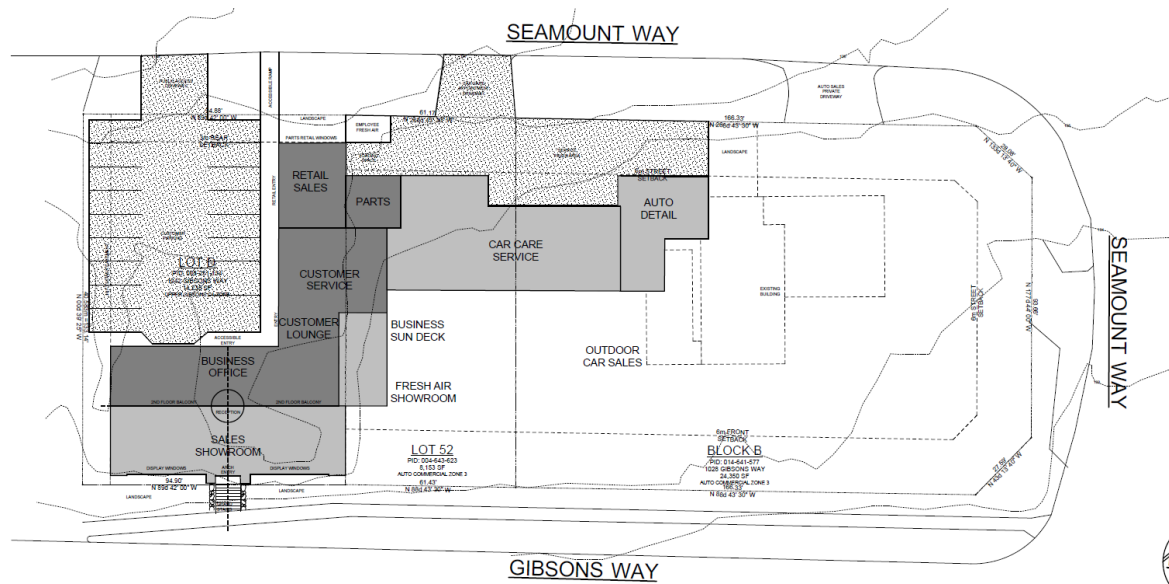


Figure 3: Proposed Site Plan



Figure 4: Rendering of the new proposed dealership

Development Permit Area 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. Table 1 summarizes the DPA 3 guidelines, provides staff comments and determines whether the proposal meets the design guidelines

DPA 3 Guidelines	Staff Comments
General Form and Character of Development	
Siting of buildings near the front of a parcel with the building's front face and main access facing the street	Yes – the showroom has been located along the front property line of 1042 Gibsons Way. Figure 2, shows that the front property lines of 1042 are located closer to the paved road than 1028 and neighbouring lot 52
Parking at the rear or side of buildings rather than the front.	No – there is a large expanse of parking area at the front 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.	Yes- the landscaping improves the existing condition of the site, and creates an attractive frontage to the vehicle centric property.
The form and character should support and enhance the small town character.	Input required- Staff suggest that the landscaping helps to add personality to the property and create a more unique site.
West Coast design features should be included in the design.	Input required -it is Staff opinion that the form and character is generic and lacks west coast design features along the frontage
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 corporate greys and silver colours are used, the wood-type elements break up the massing to promote some visual interest
Design lighting to minimize light spill, glare and sky glow by using non-glare full cutoff fixtures.	Yes - Down lights are proposed minimizing light spill
Building Form, Scale and Massing	
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.	Yes - The building is modulated with 2 heights and added roof modulation, the windows, garage doors and different siding to add vertical definition
Large areas of blank wall are not acceptable on a face with a pedestrian or residential area orientation. Smart Plan – Page 107	Yes – no blank walls are proposed
Wall lines should be off-set and modulated along the building elevation to create visual interest along the building section	Yes – the building steps back dramatically

DPA 3 Guidelines	Staff Comments
Pitching and stepping down of rooflines should be incorporated to vary height in the roofscapes of buildings.	Yes – The building steps down on the west side
General modification of standardized corporate franchise building designs or features may be required in the event of conflict with these design guidelines.	Yes - The landscaping plan helps to detract from the standardized corporate design
Siting of Building and Structures	
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.	Yes - The pedestrian entrance is located along Gibsons Way, the entrance is emphasized with steps from the Gibsons Way sidewalk and the corporate “archway”. Accessible access is located at the rear, next to the parking .
Parking should occur at the rear or side of buildings rather than the front and shall be buffered from view by significant landscape islands.	Input required – Parking for the sales centre and service is located at the rear of the building. The frontage is predominately outdoor vehicle sales
The buildings or structures should be used to reinforce the definition of street corners.	No -the building is situated along the west side of the property, with the east portion of the lot open for outdoor car sales.
Natural landscape which includes significant tree stands should be retained and incorporated into site development plans when feasible.	n/a -There are no significant trees on the property. The landscaping plan is to be updated to the latest plan.
Pedestrian Environment	
Buildings and structures should be pedestrian oriented at the ground level. This can be achieved by: <ul style="list-style-type: none"> • an emphasis on the fenestration (the arrangement and positioning of windows) • inclusion of weather protection along outside pedestrian routes through the use of awnings, arcades and canopies • weather protection must be integral with the building form, and the materials and colors used should be consistent with the façade 	Input required –the sales centre along the Gibsons Way frontage provides an active frontage with large windows. The proposal looks to provide an awning over the rear pedestrian entrance, which will likely be the most active entry to the building.

DPA 3 Guidelines	Staff Comments
A minimum 3.0 metre planted edge between the sidewalk and the building or parking edge should be established	Yes – a landscaped buffer is proposed between the sidewalk and lots 52 and C – the updated landscape plan will include the frontage along lot B.
Landscaping	
A detailed professional landscaping plan shall be provided.	To be updated- An extensive landscape plan was submitted with the original proposal, the landscape plan is required to be updated to incorporate the new design. This will be a condition of the issuance of the DP.
Emphasis on major road edges is required through a combination of “street trees” and lower plantings.	Yes- the landscaping plan emphasizes each of the three street frontages.
Native plant materials are preferred, and shall include a mix of coniferous and deciduous species.	Yes – native plantings have been selected.
Parking	
Parking should not visually dominate a development. Parking areas should be integrated into developments by such means as incorporating significant landscaping, coordination of outdoor elements and linking of buildings with parking by distinctively paved walkways.	<p>Improves existing condition - Parking currently dominates the property and the boulevard along Seamount Way currently as the lot isn’t designed in a way to provide the amount of parking required. As this is an automobile sales and servicing centre, staff suggest that some leeway is required when assessing the proposal with this particular guideline.</p> <p>The landscaping will prevent the parking of vehicles on the boulevard on both Seamount Way frontages. This will clean up the site, and provide better visibility for pedestrian and vehicles passing by.</p>
Parking lots should be paved and shall include landscaped areas within the lot. No more than 10 parking stalls in a row should be allowed without a landscaping break.	No- Staff suggest this should be a condition in the DP for the visitor parking.
Low, dense screening of street fronting stalls is required. This can be achieved through the use of landscape materials, or, a combination of landscape features such as arbors or trellises which run the length of the parking area.	<p>Improves existing – the landscape plan improves upon the existing grassed slope with the inclusion of boulders and low shrubs.</p> <p>There is no screening proposed along the Gibsons Way frontage as the property owner wants to be able to display the vehicles for passersby.</p>

DPA 3 Guidelines	Staff Comments
Support service facilities and structures such as loading bays, refuse containers, storage areas, and utility services should be located and screened with walls, fencing, hedging, planting, other screening materials or a combination of these materials to minimize visibility from public areas.	Yes – all driveways are located at the rear from Seamount way. The property will have 3 driveways to serve three distinct areas of the property – sales, service and car display. The site plan does not show the refuse area.
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	Yes – wall signs proposed
Freestanding signs should reflect a West Coast character by using elements of wood and / or stone.	n/a – existing freestanding sign to remain
Changeable illuminated copy signs shall not be permitted on properties in Development Permit Area No. 3,	No changeable illuminated copy signs proposed

REFERRAL COMMENTS

The application was referred to the following agencies for comment on February 2, 2021. The referral was resent March 24, 2021 following an update to the proposal and the inclusion of an additional lot.

- Squamish Nation
- Gibsons and District Volunteer Fire Department
- Town of Gibsons Infrastructure Services
- Town of Gibsons Building Department

Comments received are shown in table 2 below.

Referral Agency	Comment
Town of Gibsons Building Department	No concerns
Town of Gibsons Infrastructure Services Department	Infrastructure Services provided comments on the frontage works required and servicing. IS state that driveways are to be at least 50m apart and therefore the driveway may need to be reconfigured to meet the Subdivision and Development Bylaw.
Gibsons and District Volunteer Fire Department	Comments provides included Building Code requirements and approval is recommended
Squamish Nation	No response

NEXT STEPS

Following the Advisory Design Panel’s review, the recommendation from the Advisory Design panel will be forwarded to Council for consideration in its decision on whether to issue the Development Permit. Should Council authorize issuance of the Development Permit, the applicant may then proceed with a Building Permit application.

CONCLUSION

Staff note that several of the guidelines are not applicable to this particular land use, due in part to the fact that the Official Community Plan does not envision automobile sales along the Gibsons Way street frontage. When referencing the Upper Gibsons Commercial area, the OCP states the following:

Support the redevelopment of automotive and industrial uses on Gibsons Way to more compatible commercial and retail uses.

Over time, it is anticipated that this area will redevelop with a stronger retail orientation, with less emphasis on service and automotive uses.

The current zoning permits the automobile use and therefore staff note that some compromises may be required to allow the car dealership while taking the design guidelines into consideration.

Staff conclude that the proposed new building and extensive landscaping improves the existing site considerably and provides a stronger pedestrian experience, however, there is a compromise to the lack of definition at the Gibsons Way/Seamount Way corner.

The redevelopment of the site has an opportunity to create a gateway to the Town’s industrial area, along Seamount/Industrial and Venture Way.

Staff recommend authorization of Development Permit DP-2021-03 subject to:

- receipt of an updated landscape plan to include Lot D
- submission of an updated site plan showing the reconfiguration of driveways to meet Town of Gibsons Subdivision and Development Bylaw 1175.

Attachments

- Attachment A – Application Proposal
- Attachment B – Landscape Plan (Original Proposal)

Respectfully Submitted,



Katie Thomas
Planner I

Reviewed by: Lesley-Anne Staats, Director of Planning	X
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GIBSONS WAY STREET IMAGE

SUNSHINE

1

HALEY DODGE

1028 Gibsons Way, Gibsons, BC

Consolidated Business Model - MARCH 18 2021

Scott Davis Design

174 Grandview Heights Rd.
Gibsons, BC V0N1V3
604.886.6890 Cell / 808.220.9482
sdavisarch@gmail.com



SOUTH AERIAL IMAGE



EAST AERIAL IMAGE



WEST AERIAL IMAGE



NORTH AERIAL IMAGE



GIBSONS WAY GRAND STAIR ENTRY IMAGE

Front Character

5

HALEY DODGE

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SUN DECK IMAGE



FRESH AIR SHOWROOM IMAGE



SEAMOUNT WAY STOREFRONT IMAGE



SEAMOUNT WAY CAR CARE IMAGE



HEALTHY WORK ENVIRONMENT

Work Safe

10

HALEY DODGE

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GIBSONS WAY STREET IMAGE

SUNSET

12

HALEY DODGE

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PLANT NOTES:
 PLANTS: PLANT SIZES SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. PLANT AND CONTAINER SIZES ARE MINIMUM ACCEPTED SIZES. PLANT MATERIAL WILL BE MADE AVAILABLE TO DESIGNER FOR OPTIONAL REVIEW AT SOURCE OF SUPPLY. SUBSTITUTIONS MADE WITH APPROVAL OF LANDSCAPE DESIGNER. UNAPPROVED SUBSTITUTIONS WILL NOT BE ACCEPTED. ALL LANDSCAPE MATERIAL AND WORKMANSHIP AS PER THE BCNLA AND CANADIAN LANDSCAPE STANDARDS.
 SOIL: ALL SOIL TYPES AND DEPTHS AS PER THE BCNLA STANDARD AND APPROVED BY THE DESIGNER. SUITABLE BARK MULCH TO BE APPLIED TO PLANTED AREAS WHERE POSSIBLE TO A DEPTH OF 50mm MINIMUM.
 MAINTENANCE: A MAINTENANCE SCHEDULE SHALL BE ESTABLISHED TO: MEET THE ONE-YEAR GUARANTEE PERIOD; MEET LOCAL LEGISLATION AND REQUIREMENTS; SET NECESSARY FIELD REVIEWS; SET A REGULAR MAINTENANCE PLAN FOR THE BCNLA DESIGNATION OF LEVEL 1: "WELL-GROOMED."

Existing Trees

To Be Removed:

- X T1 30in. DBM CON
- X T2 23in. DBM CON
- X T3 23in. DBM CON
- X T4 32in. DBM CON

To Be Retained:

- T T x 4 CON



periplum

garden design and construction
 1506 Henderson Avenue Roberts Creek BC V0N 2W2
 604-989-1201

Project:

HALEY DODGE

Legal Address: _____ Street Address: _____
 1028 Gibsons Way Gibsons BC

Lot Size:
 Site Area: 40,870.0 sf - 3,797 m2
 Structures:
 Driveway / Parking: 27,312.0 sf - 2,537.0 m2 (Approx.)
 Landscaped Area: 13,112.0 sf - 1,218.0 m2 (Approx.)

Date: Start: Feb 2 2021
 Plan: 2 Planting Plan 1 Site Plan
 Scale: 1/16 : 1 2 Planting Plan
 Drawn by: LP Date Drawn: Feb 28 2021

Plant Schedule

Gibsons Way

Key	Botanical	Common	Quantity	Size/ Remarks
Feature				
Trees:	Quercus palustris 'Green Pillar'	Green Pillar Pin Oak	5	6cm b&b
Blvd:	Rosa meidiland 'Sevillana'	Sevillana rose	95	#2
Group A:				
Th	Thuja 'Golden Globe'	Golden globe cedar	TBD	#3
Pm	Pinus mugo 'Pumilo'	Dwarf mugo pine	#3	#3
lc	Ilex crenata compacta	Japanese holly	#3	#3
Group B:				
Php	Phormium 'Pink Stripe'	New Zealand flax	TBD	#3
Sg	Spiraea 'Goldmound'	Goldmound spiraea	TBD	#2
Os	Osmanthus hetero. variegatus	Variegated holly osmanthus	TBD	#2
Group C:				
Phy	Phormium 'Yellow wave'	New Zealand flax	TBD	#3
Rf	Rosa 'Fairy'	Fairy rose	TBD	#2
Hs	Hebe sutherlandii	Sutherland hebe	TBD	#2
Infill				
Group D:				
Ar	Arctostaphylos uva-ursi 'Massachusetts'	Massachusetts kinnikinnick	TBD	#1
Pe	Perovskia atriplicifolia	Russian sage	#1	#1
Ab	Abies balsamea 'Nana'	Dwarf balsam fir	#1	#1
Phj	Phormium 'Jack Spratt'	New Zealand flax	#1	#1
Jp	Juniperus procumbens	Dwarf juniper	#1	#1



Plant Schedule

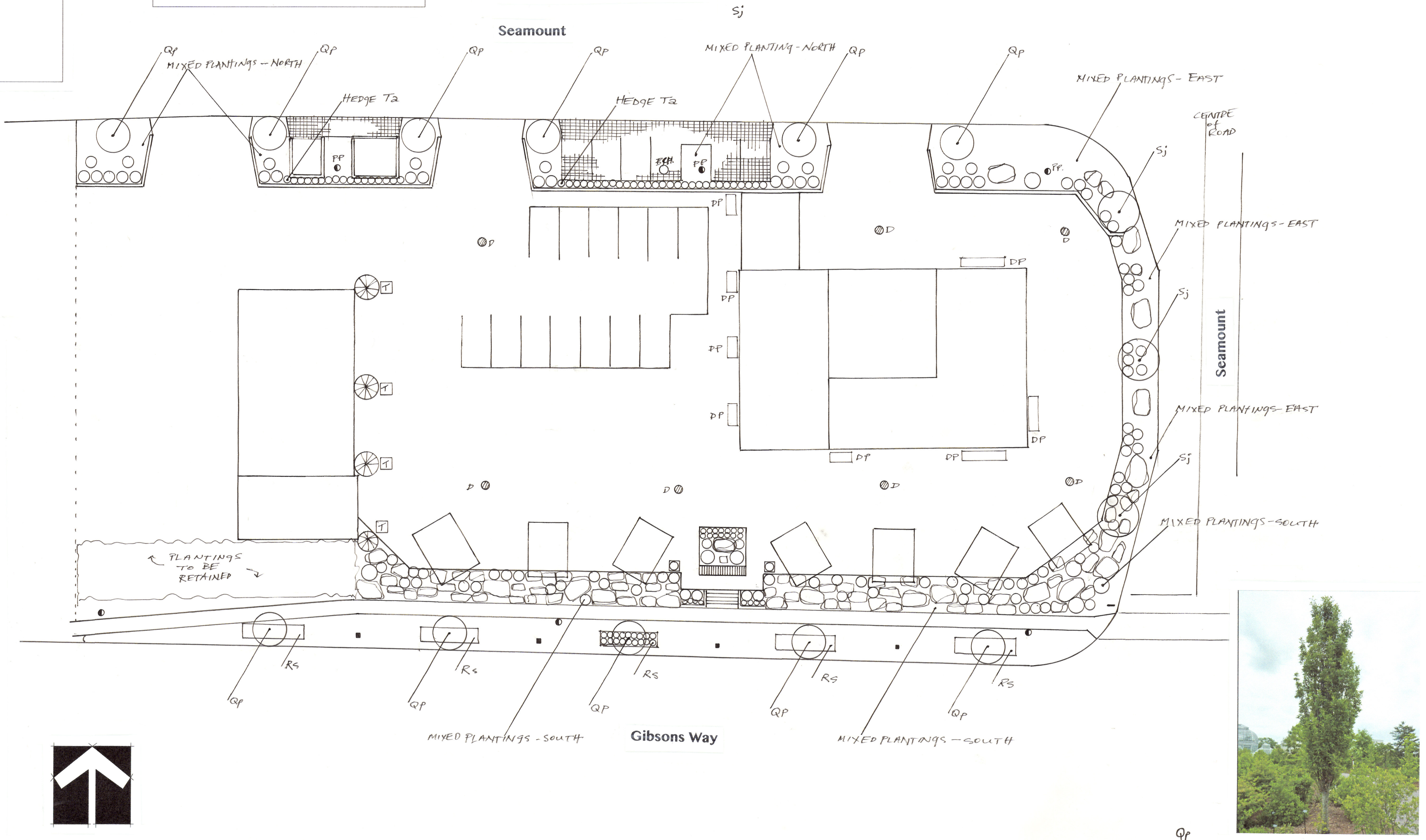
Seamount - East

Key	Botanical	Common	Quantity	Size/ Remarks
Feature				
Trees:	Styrax japonica	Japanese snowbell	3	6cm b&b
Group E:				
He	Hemerocallis 'Happy Returns'	Daylily -Happy Returns	TBD	#1
Ge	Geranium 'Biokovo'	Hardy geranium -Biokovo	TBD	#1
Dr	Dryopteris erythrosora	Autumn fern	TBD	#2
Group F:				
Rf	Rosa 'Fairy'	Fairy rose	TBD	#2
lc	Ilex crenata compacta	Japanese holly	TBD	#3
Th	Thuja 'Golden Globe'	Golden globe cedar	TBD	#3
Infill				
Group G:				
Ar	Arctostaphylos uva-ursi 'Massachusetts'	Massachusetts kinnikinnick	TBD	#1
Pe	Perovskia atriplicifolia	Russian sage	TBD	#2
Ps	Pinus strobus 'Horsford Dwarf'	White pine -Horsford dwarf	TBD	#2
Phj	Phormium 'Jack Spratt'	New Zealand flax	TBD	#1
Jp	Juniperus procumbens	Dwarf juniper	TBD	#1

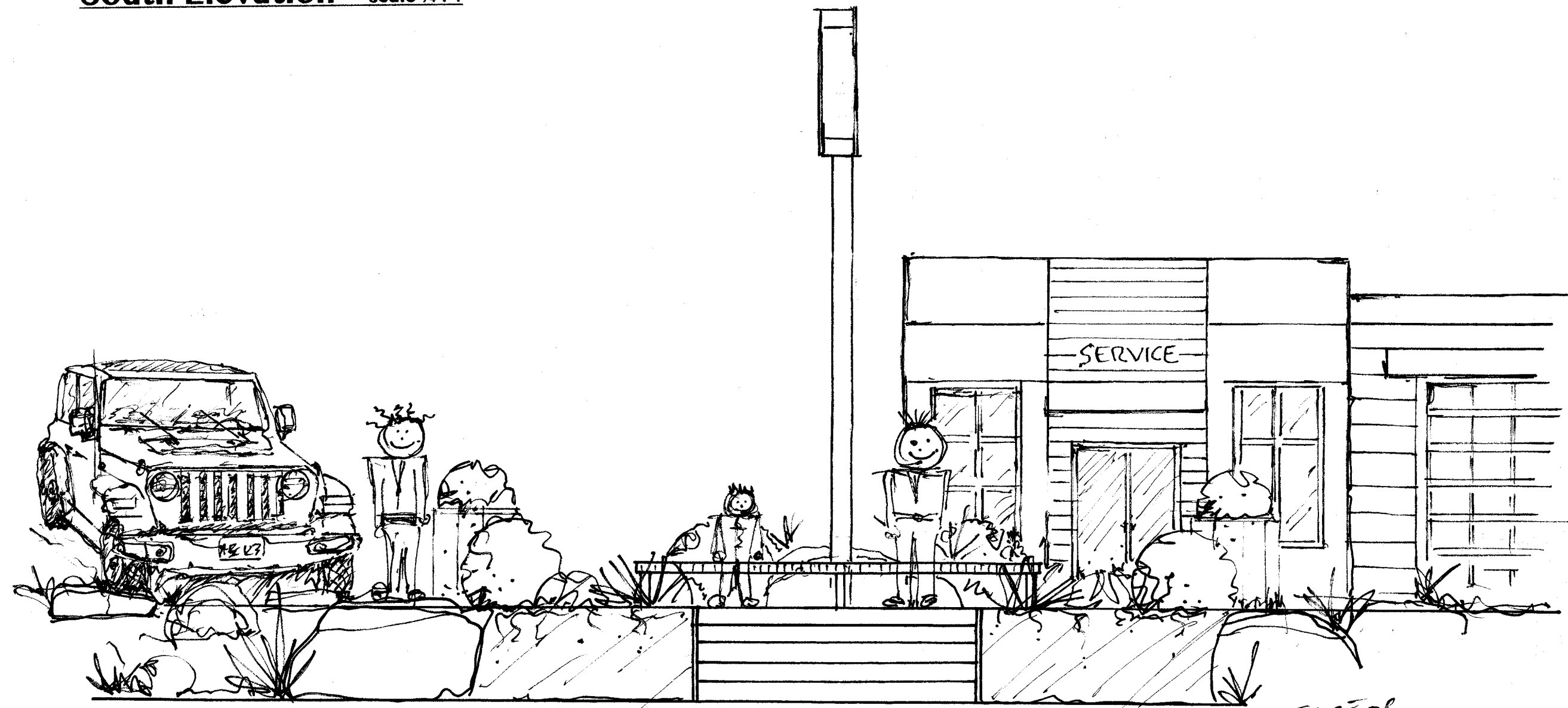
Plant Schedule

Seamount - North

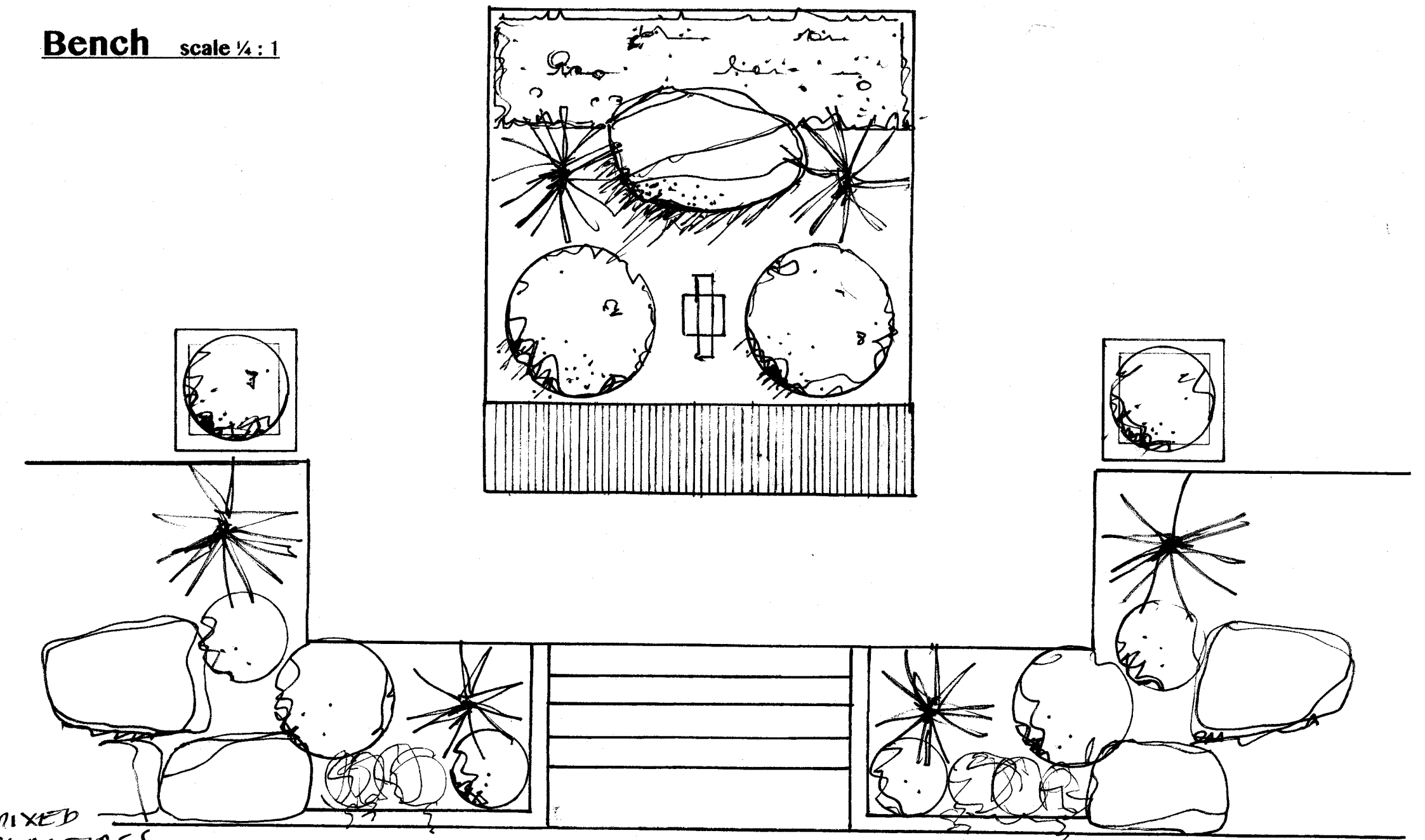
Key	Botanical	Common	Quantity	Size/ Remarks
Feature				
Trees:	Quercus palustris 'Green Pillar'	Green Pillar Pin Oak	6	6cm b&b
Hedge:	Taxus baccata fastigiata	Fastigate Irish yew	58	3' b&b
Group H:				
Th	Thuja 'Golden Globe'	Golden globe cedar	TBD	#3
lc	Ilex crenata compacta	Japanese holly	TBD	#3
Rf	Rosa 'Fairy'	Fairy rose	TBD	#2
Infill				
Group I:				
Ar	Arctostaphylos uva-ursi 'Massachusetts'	Massachusetts kinnikinnick	TBD	#1
Ab	Abies balsamea 'Nana'	Dwarf balsam fir	TBD	#1
Phj	Phormium 'Jack Spratt'	New Zealand flax	TBD	#1
Jp	Juniperus procumbens	Dwarf juniper	TBD	#1



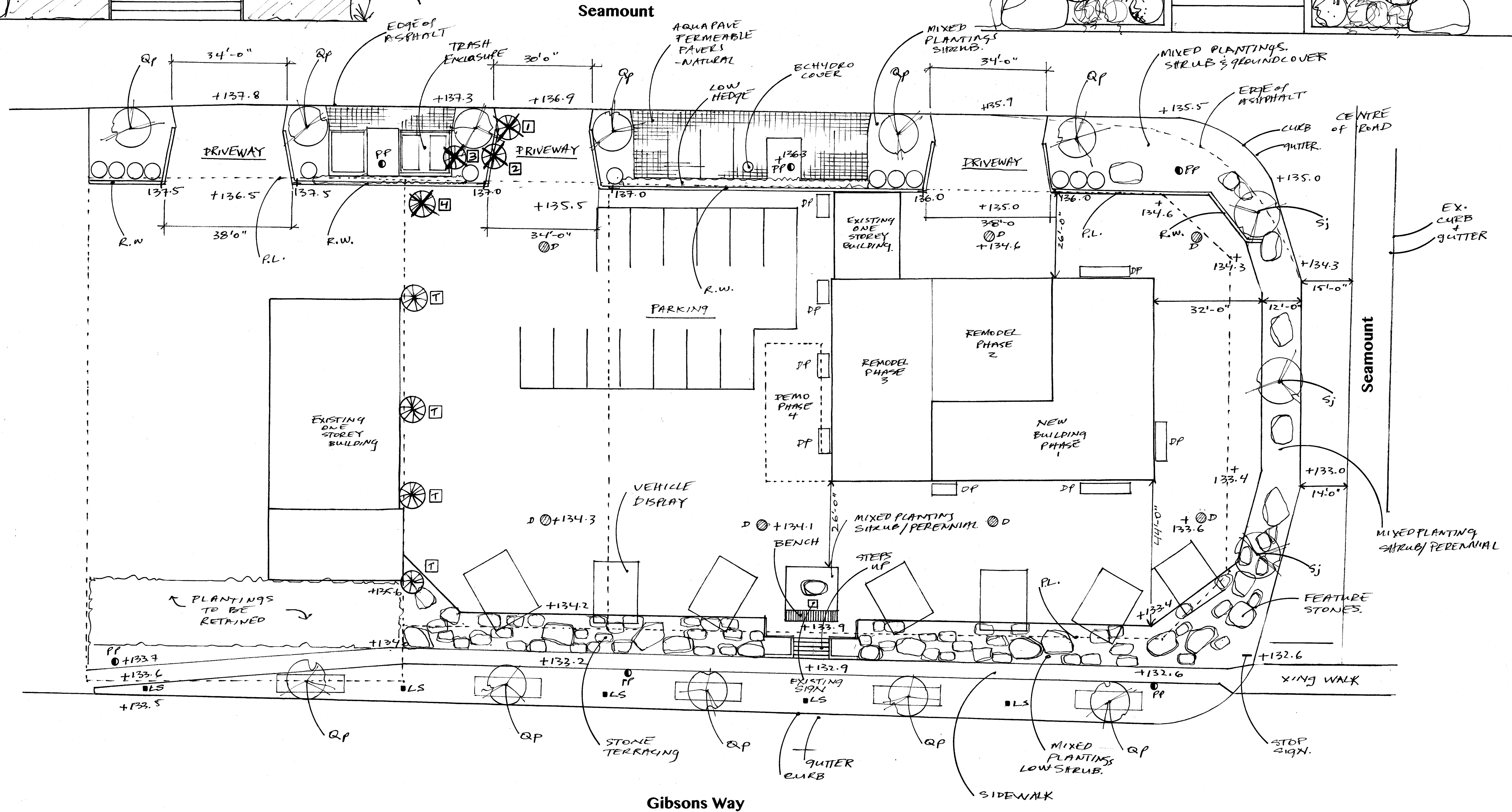
South Elevation scale 1/4 : 1



Bench scale 1/4 : 1



Seamont



Site Key

- PL PROPERTY LINE
- PP POWER POLE
- LS LIGHT STANDARD
- D DRAIN
- DP DECORATIVE PLANTER
- X TREE TO BE REMOVED
- T TREE TO BE RETAINED
- RW RETAINING WALL
- QP QUERCUS PALUSTRIS 'GREEN PILLAR'
- SJ STYRAX JAPONICA

periplum
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Scale: 1/16 : 1 2 Planting Plan
Drawn by: LP Date Drawn: Feb 28 2021

