



STAFF REPORT

TO: Committee of the Whole

MEETING DATE: May 18, 2021

FROM: Katie Thomas
Planner 1

FILE NO:3220-GibsonsWay-1028

SUBJECT: Development Permit (Form and Character) for 1028-1042 Gibsons Way

RECOMMENDATIONS

THAT the report titled Development Permit (Form and Character) for 1028-1042 Gibsons Way be received;

AND THAT Council authorize the Development for Form and Character (DP-2020-03) for 1028-1042 Gibsons Way subject to the submission of an updated site plan showing:

1. the reconfiguration of driveways to meet Town of Gibsons Subdivision and Development Bylaw 1175; and
 2. the refuse area with details of screening.
-

BACKGROUND / PURPOSE

The Town of Gibsons has received an application for a 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 three lots and will be consolidated into one lot 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.



Figure 1: Location of subject property

The purpose of this report is to review the proposed building design in relation to the Development Permit Area No. 3 guidelines and consider authorization of DP-2021-03 for 1028-1042 Gibsons Way.

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 and District Volunteer Fire Department, Squamish Nation and the Advisory Design Panel (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 reviews the proposal alongside the Development Permit guidelines and provides 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 provides 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 whether to authorize the permit.

Proposal

The applicant proposes to consolidate the three existing lots, shown in figure 2, into one lot. Lot D (1042 Gibsons Way) is zoned C-1 while Lots 52 and B (1028 Gibsons Way) are zoned C-3.

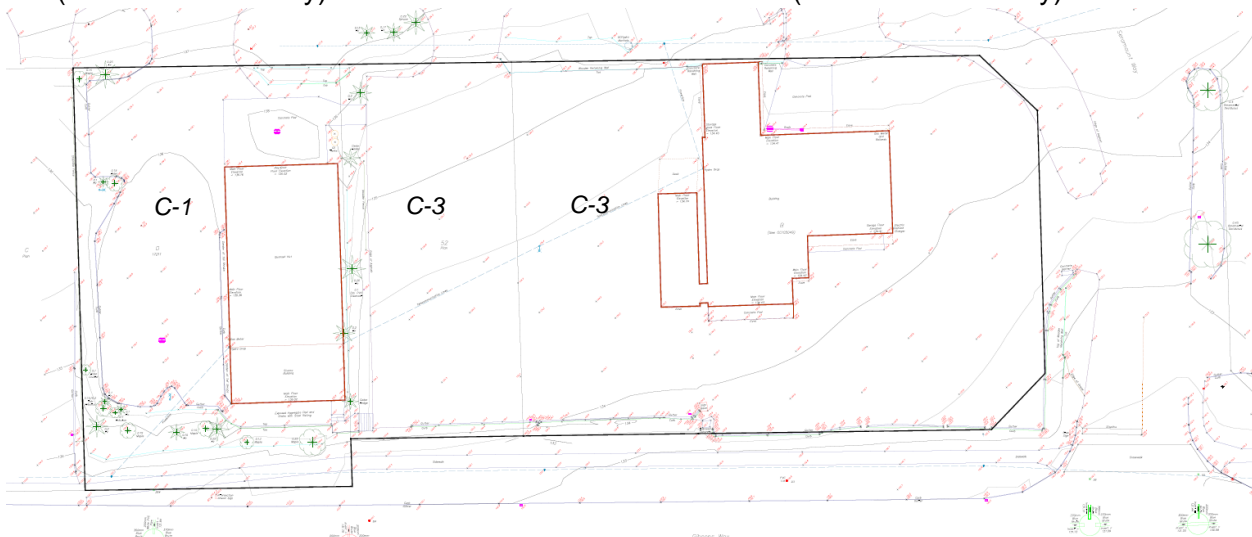


Figure 2: Survey of the existing buildings and the composition of the lots

The applicant proposes to demolish the two 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.

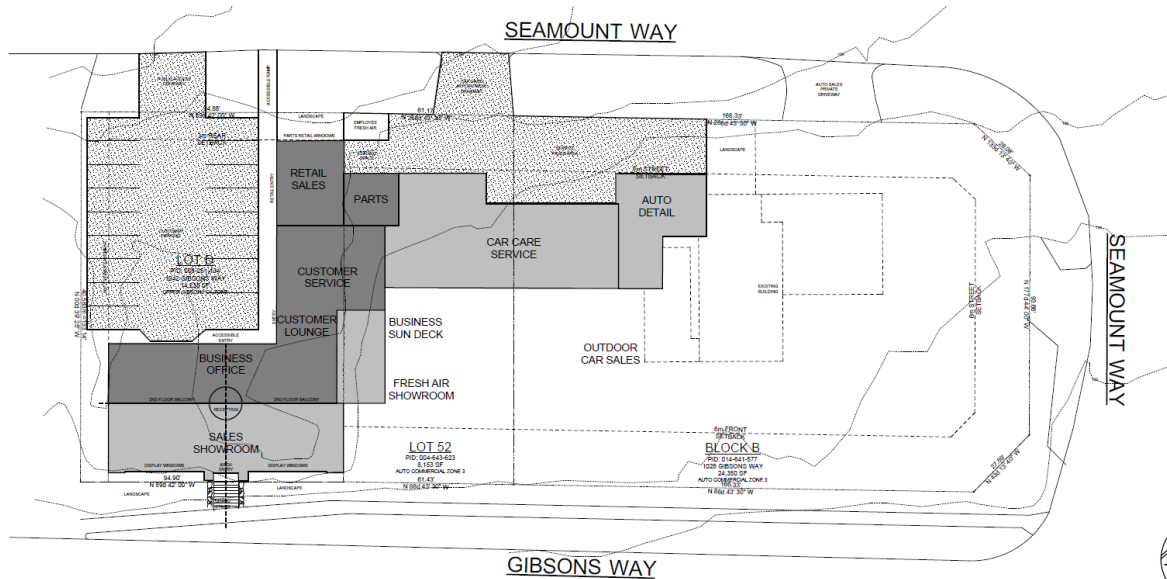


Figure 3: Proposed Site Plan



Figure 4: Rendering of the new proposed dealership

The Jeep/Ram/Dodge/Chrysler Canada's new corporate identity consolidates the standards of the four brands. The dealer standard has polished chrome in contrast to dark gray accented with polished wood. In the examples enclosed as attachment C, wood is the corporate contrast of Jeep compared to steel gray for Ram, red for Dodge and chrome for Chrysler as well as the chrome metal arch with grid windows reflecting the New York landmark Chrysler building. The

proposed building tries to merge these corporate standards with the DPA 3 design guidelines to provide an appropriate dealership within the Town of Gibsons context.

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 proposed landscaping along Gibsons Way 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. | The wood features help to bring some small-town character to an otherwise corporate building. 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. | The architect has had to merge corporate standards with the DP guidelines, the proposal uses wood elements to bring some west coast style to the building, and has incorporated a deck, with slanted wood features, which has a contemporary west coast feel. The landscaping, with the rock boulders helps to tie the building in with the landscape and improves the existing condition. |
| 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 |

| DPA 3 Guidelines | Staff Comments |
|---|--|
| 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. | 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 |
| 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 Chrysler “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. | No – Parking for the sales centre and service is located at the front of the building. The frontage is predominately outdoor vehicle sales. This is a compromise due to differing zoning and the OCP’s future vision. |

| DPA 3 Guidelines | Staff Comments |
|---|--|
| 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. |
| Pedestrian Environment | |
| Buildings and structures should be pedestrian oriented at the ground level. <ul style="list-style-type: none"> • an emphasis on the fenestration • inclusion of weather protection along outside pedestrian routes, • weather protection must be integral with the building form | Yes –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. |
| 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. | Yes- An extensive landscape plan has been submitted incorporating comments from the ADP regarding additional drought tolerant and native plantings.. |
| 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. | Improves existing condition - Parking currently dominates the property and the boulevard along Seamount Way currently as the lot is not 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. The frontage along Seamount Way will be brought up the Local Connector 2 road standards, eliminating parking on the boulevard. This will help to remove the cluttered appearance along this frontage and provide better visibility for pedestrians and vehicles passing by. |

| DPA 3 Guidelines | Staff Comments |
|---|---|
| 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 – the applicant has proposed heavy landscape along the property lines to compensate for lack of vegetation in the parking areas. |
| 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. | Improves existing – the landscape plan improves upon the existing grassed slope with the inclusion of boulders and low shrubs. The proposed landscaping is low and dense along Gibsons Way to enable vehicles to be displayed to Gibsons Way traffic. There is no screening proposed. |
| 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, | Yes - 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.

- S_kw_xwú7mesh Úxwumixw
- Gibsons and District Volunteer Fire Department
- Town of Gibsons Infrastructure Services
- Town of Gibsons Building Department
- Advisory Design Panel

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. 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 | Building Code requirements to be met; and approval recommended |
| Skwxwú7mesh Úxwumixw | No response |
| Advisory Design Panel | <p>THAT the Advisory Design Panel recognizes the challenges with the car dealership use and recommends approval subject to:</p> <ul style="list-style-type: none"> • An improved landscape plan with drought related native plants and an updated site plan; • Incorporating more West Coast wood design features; and, • A visual for Council's consideration. |

Advisory Design Panel Review

The Town of Gibsons Advisory Design Panel (ADP) met for their inaugural meeting on April 7th and discussed the proposal for 1028-1042 Gibsons Way. The minutes from the meeting are enclosed as attachment D.

The recommendation from the ADP, shown in table 2, speaks specifically to updating the landscape plan, as the ADP saw a landscape plan that had been prepared for an initial proposal which has since changed. The landscape plan has now been updated, enclosed as attachment B to include all three lots and considers the suggestions from the ADP including additional drought tolerant native plants.

Bullet two of the recommendation speaks to incorporating additional wood features on the proposed new building. As this is a franchise building, the architect and owner have to work within a scope set out by Dodge/Chrysler corporate guidelines. The architect has pushed the corporate guidelines to incorporate the wood on the current proposal and have added additional wood elements to the vented service bays, as shown in figure 5.



WOOD SCREENS PROVIDE SECURE VENTILATION
FOR EMPLOYEE WORK AREAS

Figure 5: Wood ventilation screening for the service bays have replaced the metal screens as originally proposed prior to the ADP discussion

Renderings of the proposed building have been provided, the landscape plan has been updated and made more specific as per the ADPs request. The landscape Plan looks to substantially increase the vegetation on the property.

NEXT STEPS

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 improve and create a gateway to the Town's industrial area, along Seamount/Industrial and Venture Way.

RECOMMENDATIONS / ALTERNATIVES

Recommendations are listed on page 1 of this report. The Draft Development Permit is enclosed as Attachment E.

Attachments

- Attachment A – Application Proposal
- Attachment B – Landscape Plan
- Attachment C – Corporate Examples
- Attachment D – ADP minutes
- Attachment E – Draft DP-2021-03

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).



Mark Brown
Chief Administrative Officer



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

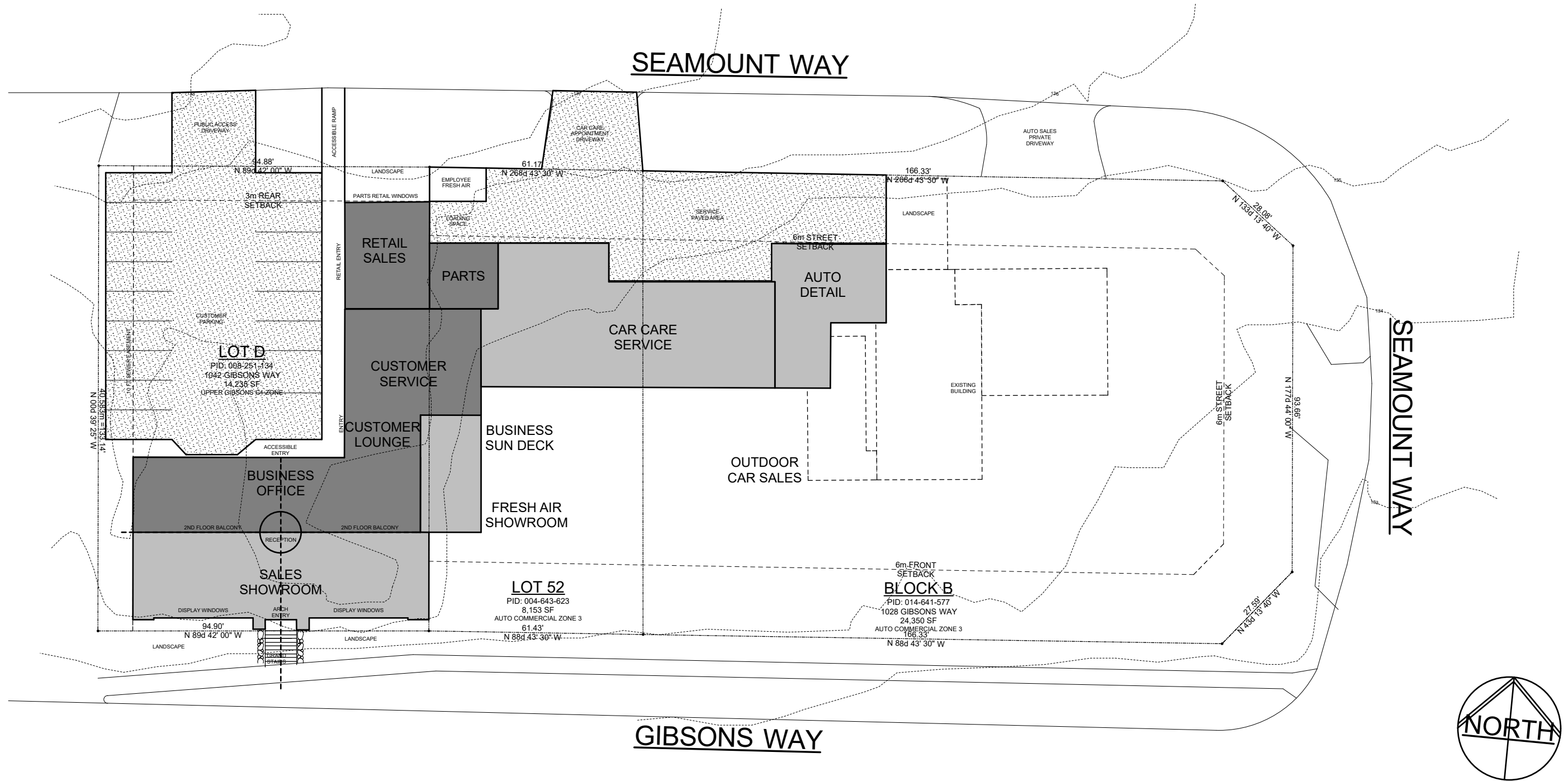
HALEY DODGE

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1

Site Plan

1:369.23



GIBSONS WAY STREET IMAGE

SUNSET

12

HALEY DODGE

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Consolidated Business Model - MARCH 18 2021

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WOOD SCREENS PROVIDE SECURE VENTILATION
FOR EMPLOYEE WORK AREAS

Vented Work Bays

10A

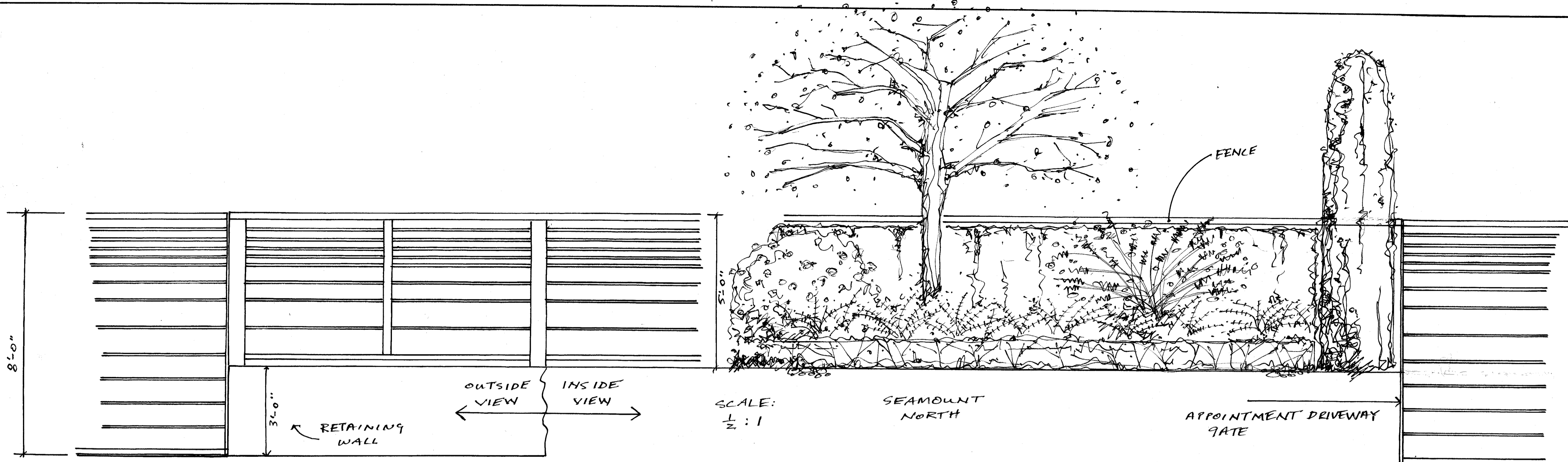
HALEY DODGE

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Consolidated Business Model - 04-21-2021

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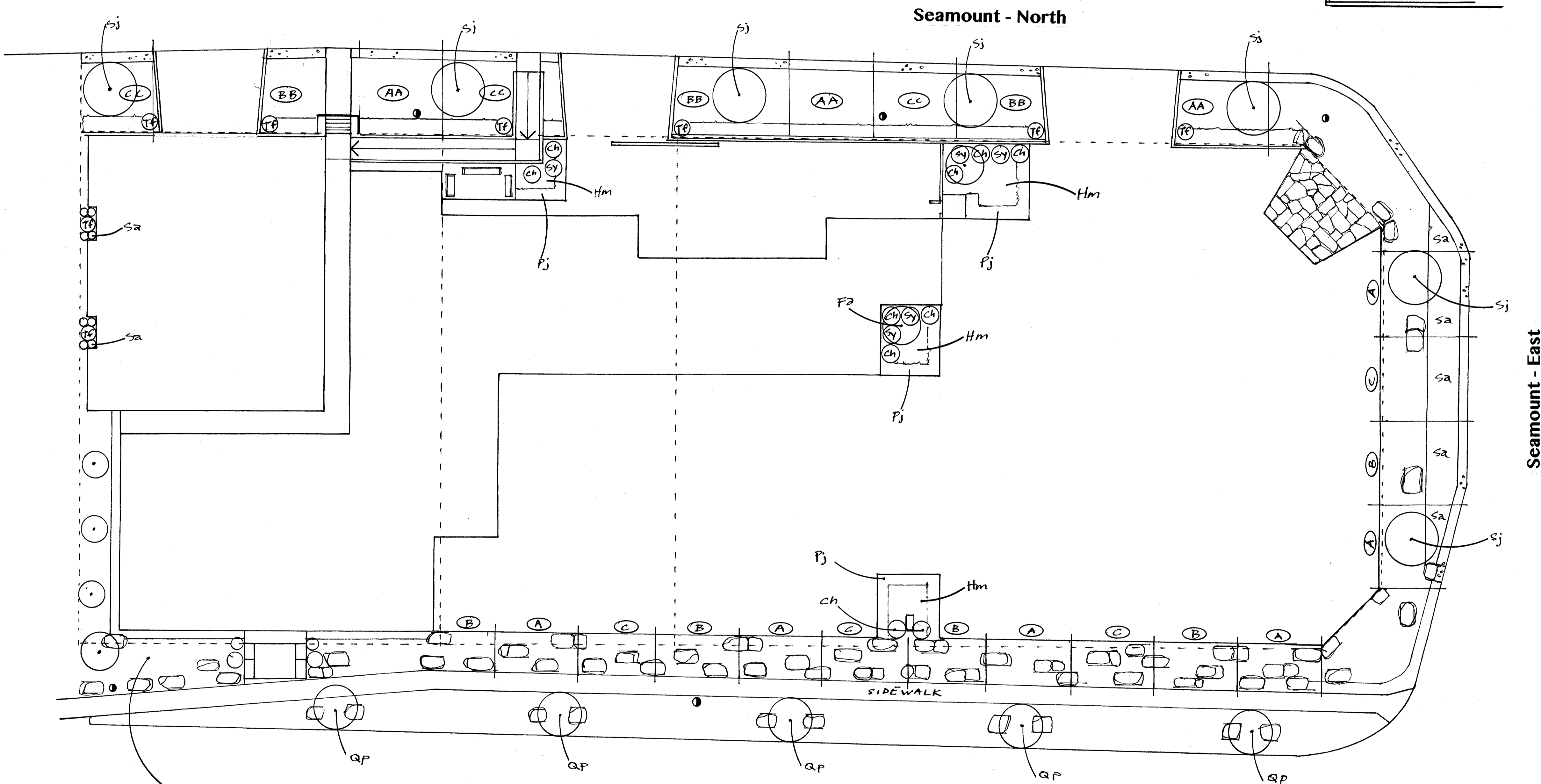
PLANT NOTES:
 PLANTS: PLANT SIZES SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. PLANT AND CONTAINER SIZES ARE MINIMUM ACCEPTED SIZES. PLANT MATERIAL WILL BE MADE AVAILABLE TO DESIGNER FOR OPTIONAL REVIEW 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: "WELL-GROOMED."

Plant Schedule
 Blvd. Trees - Shrubs

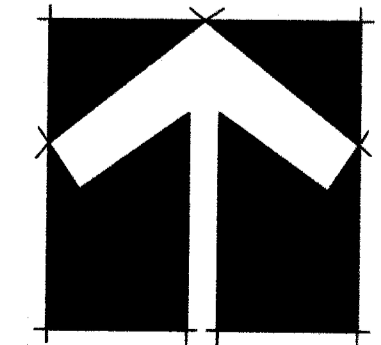
| Key | Botanical | Common | Quantity | Size/Remarks |
|-----------------|----------------------------------|-------------------|----------|-----------------|
| Gibsons Way: | | | | |
| Qp | Quercus palustris 'Green Pillar' | Columnar Pin oak | 5 | 6cm cal / 6'b&b |
| Seamount North: | | | | |
| Sj | Styrax japonica | Japanese snowbell | 4 | 6cm cal / 6'b&b |
| Tf | Taxus bac. 'Fastigiata Aurea' | Golden Irish yew | 5 | 5' b&b |
| Seamount East: | | | | |
| Sa | Sarcococca 'humilis' | Sweetbox | 420 | #1 |
| Sj | Styrax japonica | Japanese snowbell | 2 | 6cm cal / 6'b&b |

Plant Schedule
 Dealership: Rest Area - Lot Displays

| Key | Botanical | Common | Quantity | Size/Remarks |
|-----|-------------------------------|-----------------------|----------|--------------|
| Ch | Choisya ternata | Mexican mock orange | 10 | #3 |
| Fa | Fagus syl. 'Purple Fountain' | Purple Fountain beech | 2 | 6' b&b |
| Hm | Hieracallis 'Pardon Me' | Pardon me daylily | 175 | #1 |
| Fj | Phormium 'Jack Spratt' | New Zealand flax | 225 | #1 |
| Sy | Syringa 'Palabini' | Korean lilac | 5 | #3 |
| Tf | Taxus bac. 'Fastigiata Aurea' | Golden Irish yew | 6 | 5' b&b |



SEE PLANTING DETAIL
 -DEALERSHIP FRONT



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 3 Planting Details

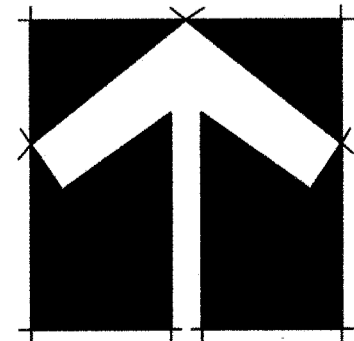
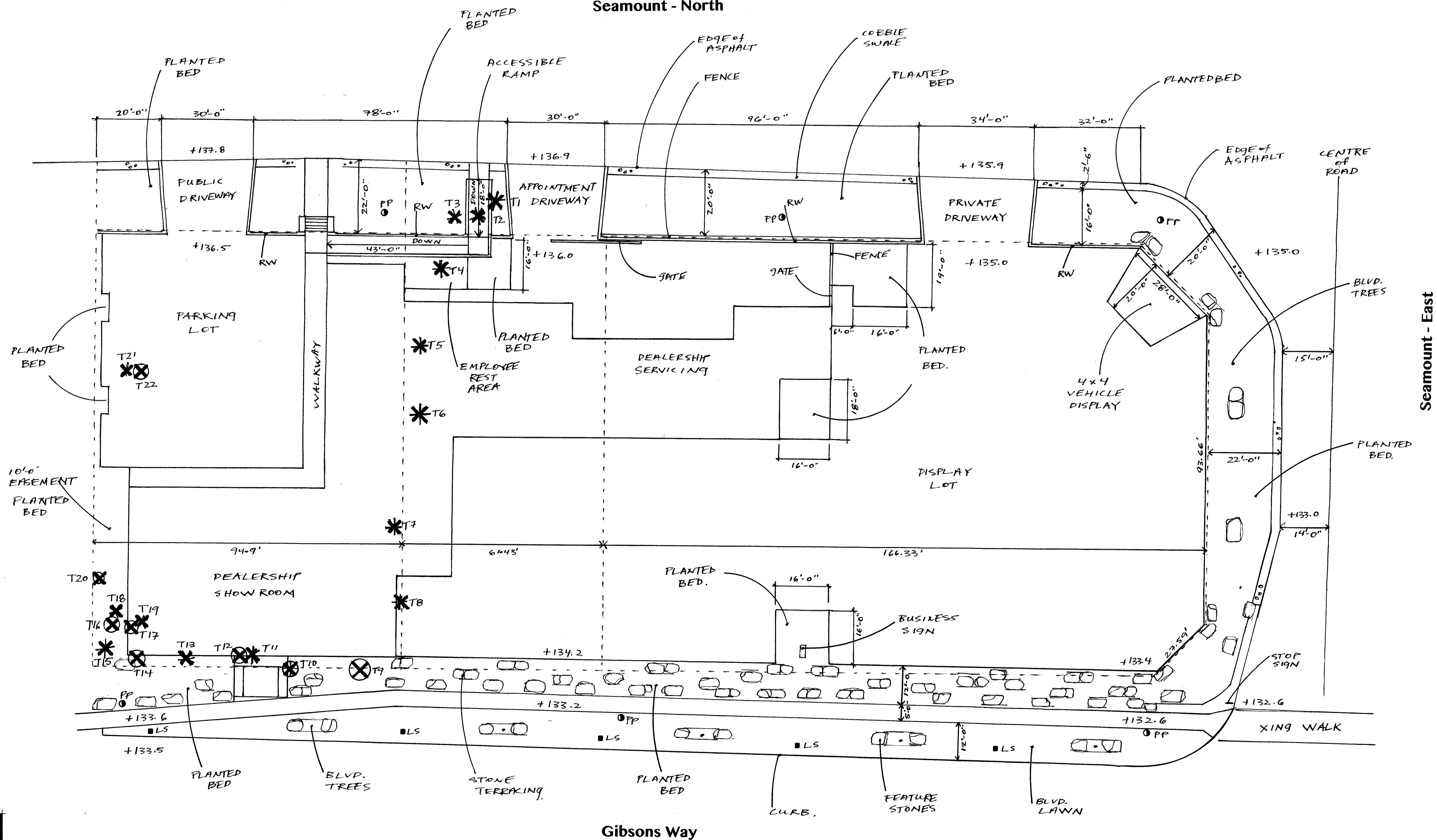
Scale: 1/16" = 1' 2 Planting Plan 4 Elevations

Drawn by: LP Date Drawn: May 18 2021

| Existing Trees | |
|-------------------|---------------------------|
| To Be Removed: | |
| X T1 Spruce .22m. | X T12 Maple .15m |
| X T2 Fir .17m. | X T13 Fir .15m |
| X T3 Fir .15m. | X T14 Maple .15m |
| X T4 Fir .20m. | X T15 Fir .20m |
| X T5 Cedar hedge | X T16 Arbutus .15/.20m. |
| X T6 Fir .25m | X T17 Arbutus .10m. |
| X T7 Fir .20m. | X T18 Fir .10m. |
| X T8 Cedar hedge | X T19 Fir .10m. |
| X T9 Maple .25m. | X T20 Alder cluster .10m. |
| X T10 Maple .13m. | X T21 Fir .10m. |
| X T11 Fir .22m | X T22 Alder .15m. |

| SITE KEY | |
|----------|---------------------------------|
| PL | PROPERTY LINE |
| PP | POWER POLE |
| LS | LIGHT STANDARD |
| X | TREE TO BE REMOVED |
| RW | RETAINING WALL |
| F | FENCE |
| AC | ACCESSIBLE RAMP |
| QP | QUERCUS PALUSTIS 'GREEN PILLAR' |
| SJ | STYRAX JAPONICA |

Seamount - North



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

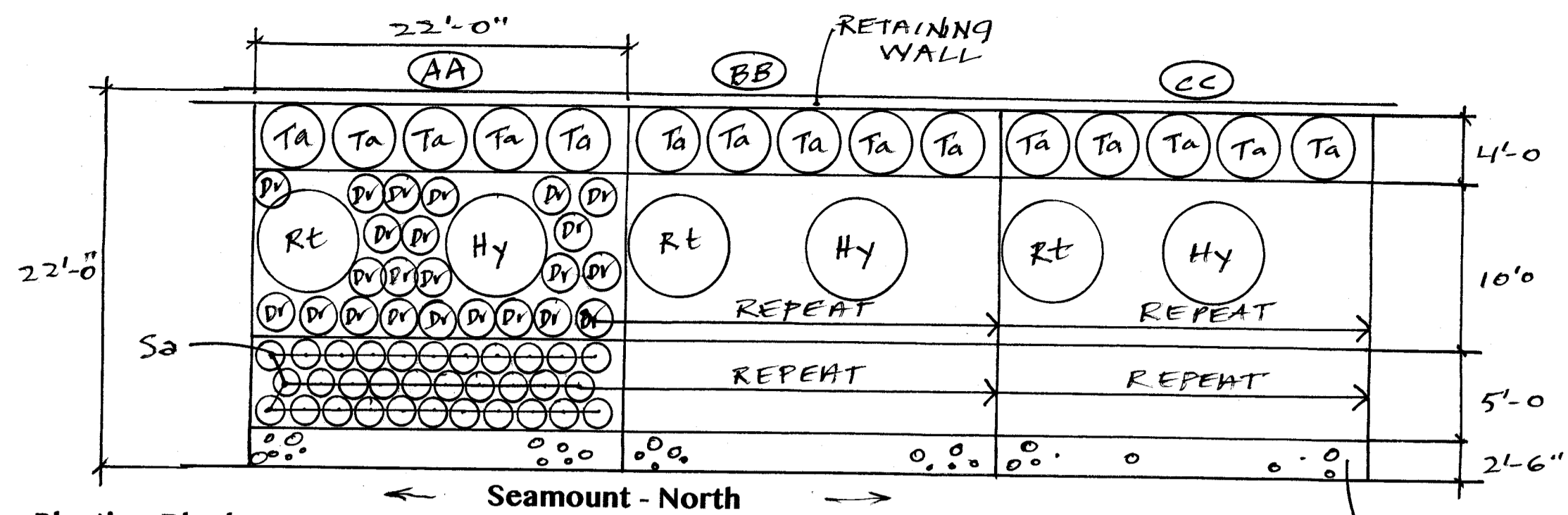
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Date: Start: Feb 2 2021

Plan : 1 Site Plan 1 Site Plan 3 Planting Details

Scale: 1/16 : 1 2 Planting Plan 4 Elevations

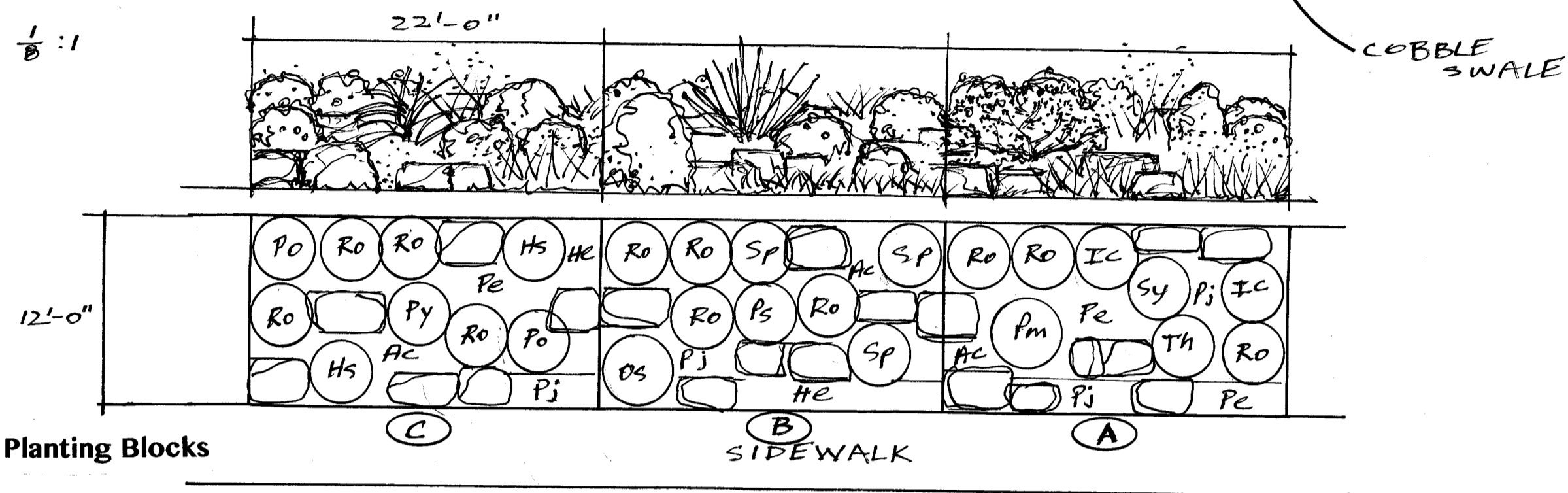
Drawn by: LP Date Drawn: May 18 2021



| Plant Schedule | | | | |
|----------------------------|---------------------------|----------------------|----------|---------------|
| Seamount North | | | | |
| Modular Blocks: AA, BB, CC | | Quantities-per Block | | |
| Key | Botanical | Common | Quantity | Size/ Remarks |
| Dr | Dryopteris erythrosora | Autumn fern | 23 | #2 |
| Hy | Hydrangea 'Big Ben' | | 1 | #5 |
| Rt | Rhododendron 'Teddy Bear' | | 1 | #5 |
| Sa | Sarcococca 'humilis' | Sweetbox | 31 | #1 |
| Ta | Taxus 'hicksii' | Hicks yew | 5 | 4' b&b |

Seamount North Planting Blocks

SCALE: 1/8" = 1'

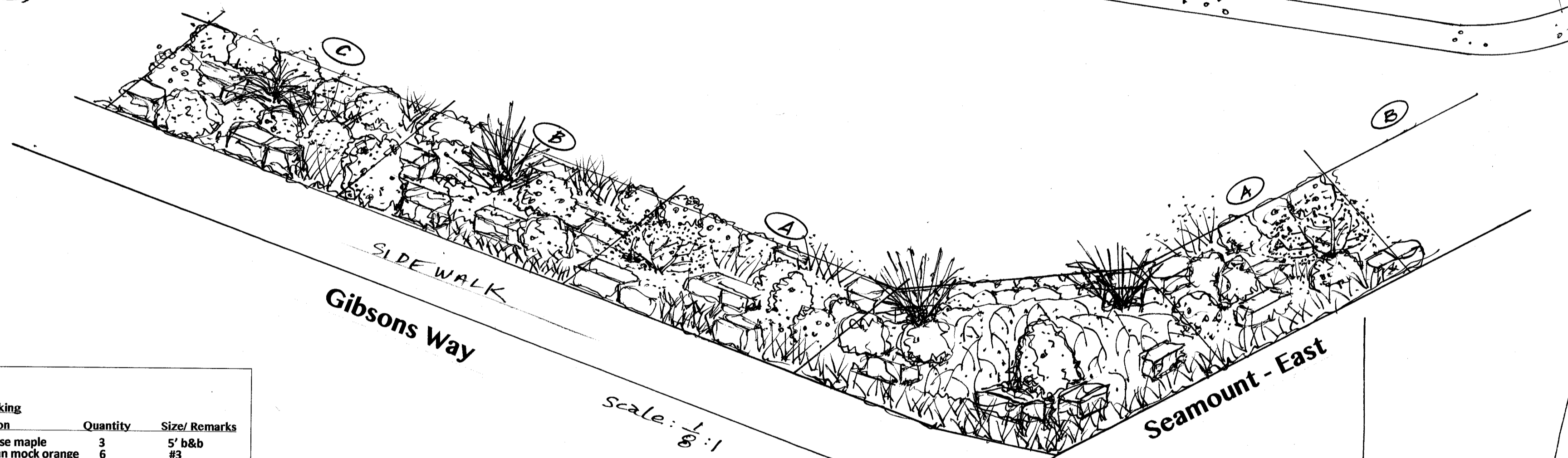
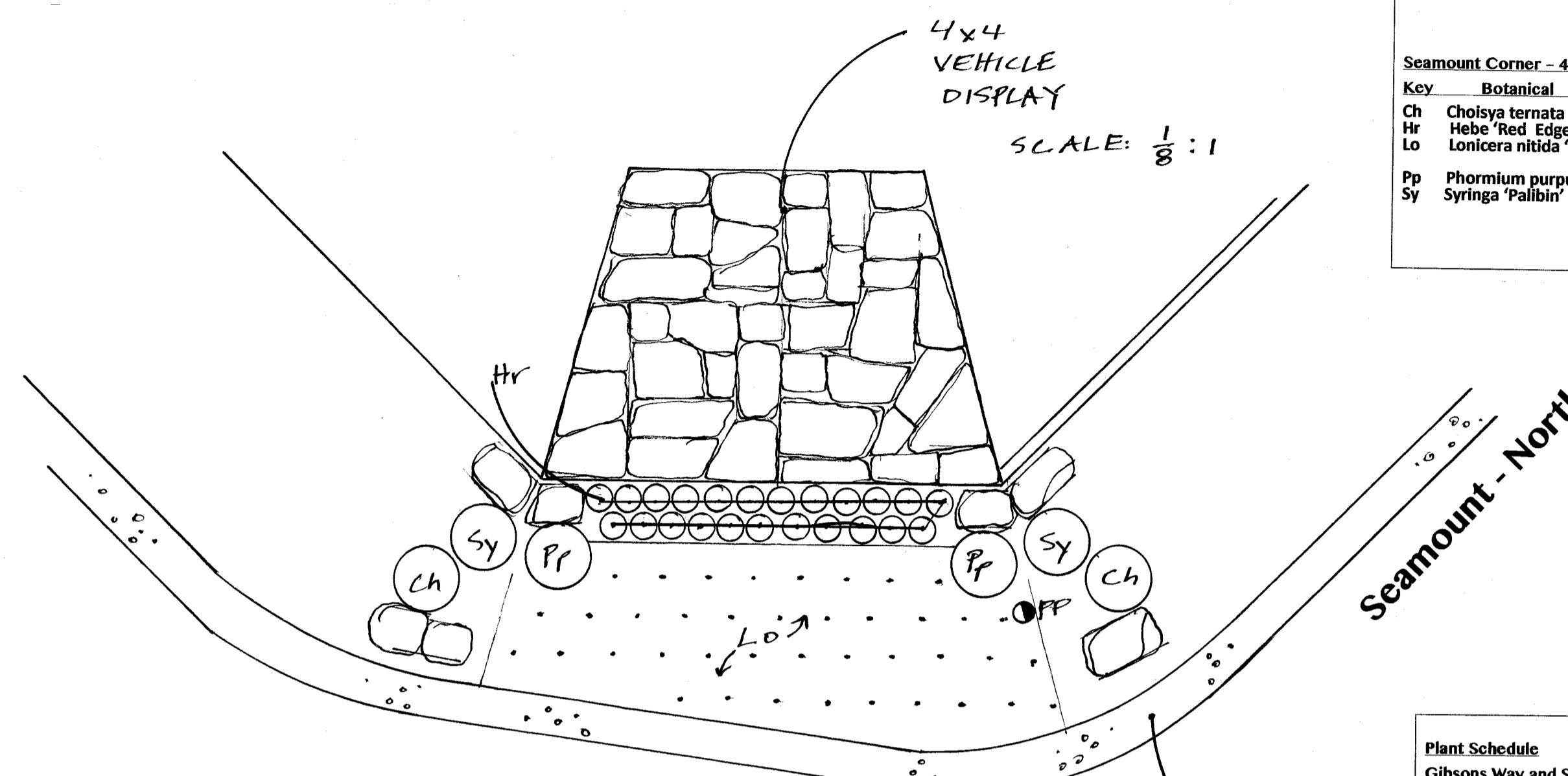


Gibsons Way Planting Blocks

SCALE: 1/8" = 1'

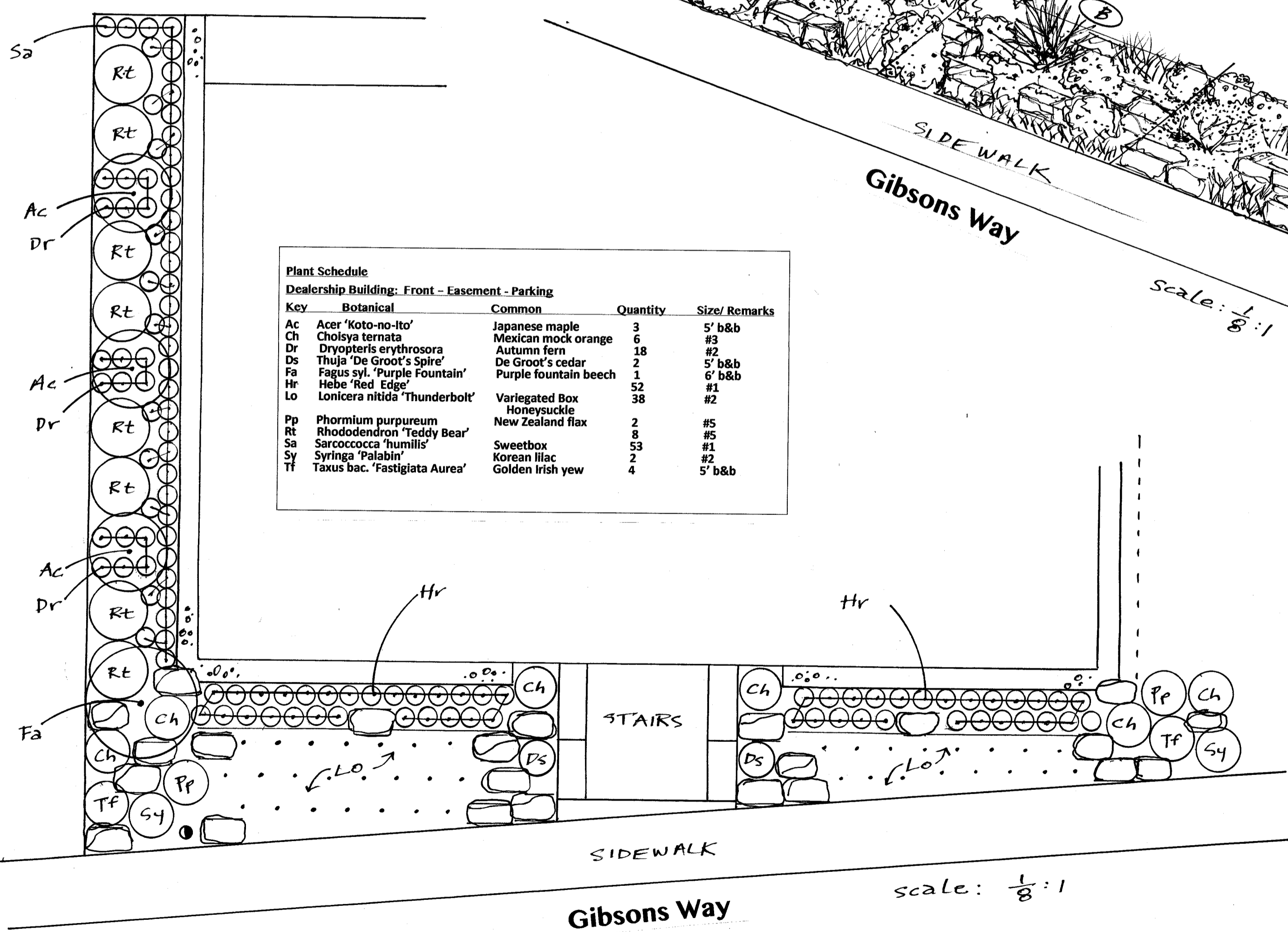
| Plant Schedule | | | | |
|--------------------|-------------------------------|---------------------|----------|---------------|
| Gibsons Way Corner | | | | |
| Key | Botanical | Common | Quantity | Size/ Remarks |
| Co | Chamaecyparis obtusa gracilis | Hinoki cypress | 1 | 5' b&b |
| Ch | Cholsya ternata | Mexican mock orange | 2 | #3 |
| Hr | Hebe 'Red Edge' | | 17 | #1 |
| Lo | Lonicera nitida 'Thunderbolt' | Variegated Box | 24 | #2 |
| Pj | Phormium 'Jack Spratt' | Honeysuckle | 54 | #1 |
| Pp | Phormium purpureum | New Zealand flax | 2 | #3 |
| Sy | Syringa 'Palibin' | Korean lilac | 2 | #3 |

| Plant Schedule | | | | |
|-------------------------------|-------------------------------|---------------------|----------|---------------|
| Seamount Corner - 4x4 Display | | | | |
| Key | Botanical | Common | Quantity | Size/ Remarks |
| Ch | Cholsya ternata | Mexican mock orange | 2 | #3 |
| Hr | Hebe 'Red Edge' | | 23 | #1 |
| Lo | Lonicera nitida 'Thunderbolt' | Variegated Box | 24 | #2 |
| Pj | Phormium 'Jack Spratt' | Honeysuckle | 54 | #1 |
| Pp | Phormium purpureum | New Zealand flax | 2 | #3 |
| Sy | Syringa 'Palibin' | Korean lilac | 2 | #3 |

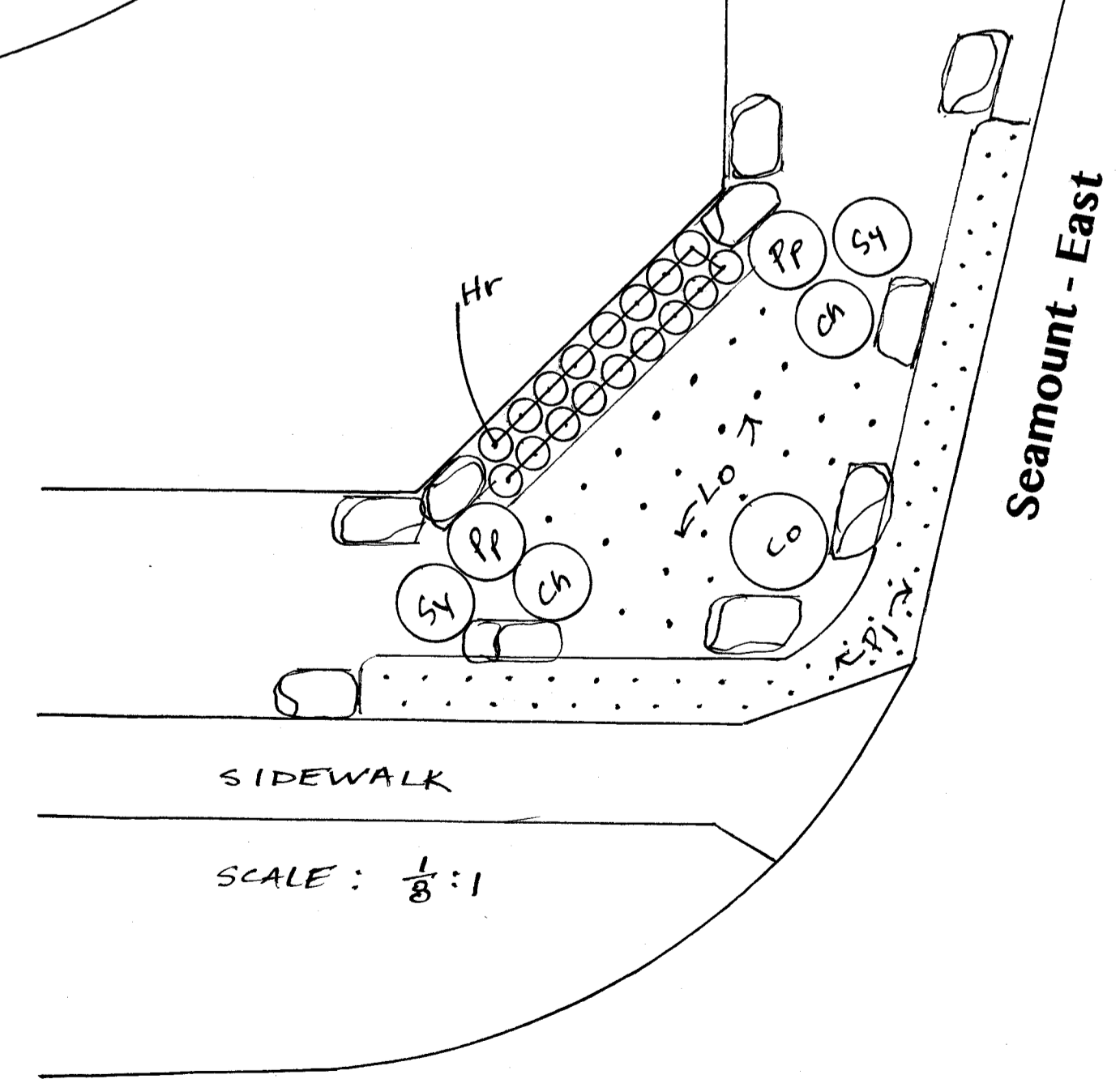


| Plant Schedule | | | | |
|---|-------------------------------|-----------------------|----------|---------------|
| Dealership Building: Front - Easement - Parking | | | | |
| Key | Botanical | Common | Quantity | Size/ Remarks |
| Ac | Acer 'koto-no-ito' | Japanese maple | 3 | 5' b&b |
| Ch | Cholsya ternata | Mexican mock orange | 6 | #3 |
| Dr | Dryopteris erythrosora | Autumn fern | 18 | #2 |
| Ds | Thuja 'De Groot's Spire' | De Groot's cedar | 2 | 5' b&b |
| Fa | Fagus syl. 'Purple Fountain' | Purple fountain beech | 1 | 6' b&b |
| Hr | Hebe 'Red Edge' | | 52 | #1 |
| Lo | Lonicera nitida 'Thunderbolt' | Variegated Box | 38 | #2 |
| Pp | Phormium purpureum | New Zealand flax | 2 | #5 |
| Rt | Rhododendron 'Teddy Bear' | | 8 | #5 |
| Sa | Sarcococca 'humilis' | Sweetbox | 53 | #1 |
| Sy | Syringa 'Palibin' | Korean lilac | 2 | #2 |
| Tf | Taxus bac. 'Fastigiata Aurea' | Golden Irish yew | 4 | 5' b&b |

| Plant Schedule | | | | |
|-------------------------------|--------------------------------|--------------------|----------|---------------|
| Gibsons Way and Seamount East | | | | |
| Key | Botanical | Common | Quantity | Size/ Remarks |
| A Basic: | | | | |
| Th | Thuja 'Golden Globe' | Golden globe cedar | 1 | #3 |
| Pm | Pinus mughu 'mughu' | Dwarf mughu pine | 1 | #3 |
| Ic | Ilex crenata convexa | Japanese holly | 2 | #2 |
| Sy | Syringa 'Palibin' | Dwarf lilac | 1 | #2 |
| Infill: | | | | |
| Ac | Arctostaphylos uva-ursi | kinnikinnick | 34 | 11cm |
| Pe | Perovskia atriplicifolia | Russian sage | 17 | #1 |
| Ro | Rosa med. 'Sevillana' | New Zealand flax | 3 | #2 |
| Pj | Phormium 'Jack Spratt' | New Zealand flax | 21 | #1 |
| B Basic: | | | | |
| Os | Osmanthus hetero. 'variegatus' | Variegated holly | 1 | #3 |
| Ps | Phormium 'Pink Stripe' | New Zealand flax | 1 | #3 |
| Sp | Spiraea 'Goldmound' | Goldmound spiraea | 3 | #2 |
| Infill: | | | | |
| Ro | Rosa med. 'Sevillana' | New Zealand flax | 4 | #2 |
| Pj | Phormium 'Jack Spratt' | New Zealand flax | 10 | #1 |
| He | Helictotrichon sempervirens | Blue oat grass | 20 | 11cm |
| Ac | Arctostaphylos uva-ursi | kinnikinnick | 34 | 11 cm |
| C Basic: | | | | |
| Po | Potentilla 'Goldfinger' | | 2 | #2 |
| Py | Phormium 'Yellow Wave' | | 1 | #3 |
| Hs | Hebe sutherlandii | | 2 | #3 |
| Infill: | | | | |
| Ro | Rosa med. 'Sevillana' | New Zealand flax | 4 | #2 |
| Pe | Perovskia atriplicifolia | New Zealand flax | 12 | #1 |
| Pj | Phormium 'Jack Spratt' | New Zealand flax | 14 | #1 |
| He | Helictotrichon sempervirens | Blue oat grass | 12 | 11cm |
| Ac | Arctostaphylos uva-ursi | kinnikinnick | 34 | 11cm |



Haley Dealership Front



periplum
garden design and construction
1506 Henderson Avenue Roberts Creek BC V0N 2w2
604-989-1201

Project:
HALEY DODGE

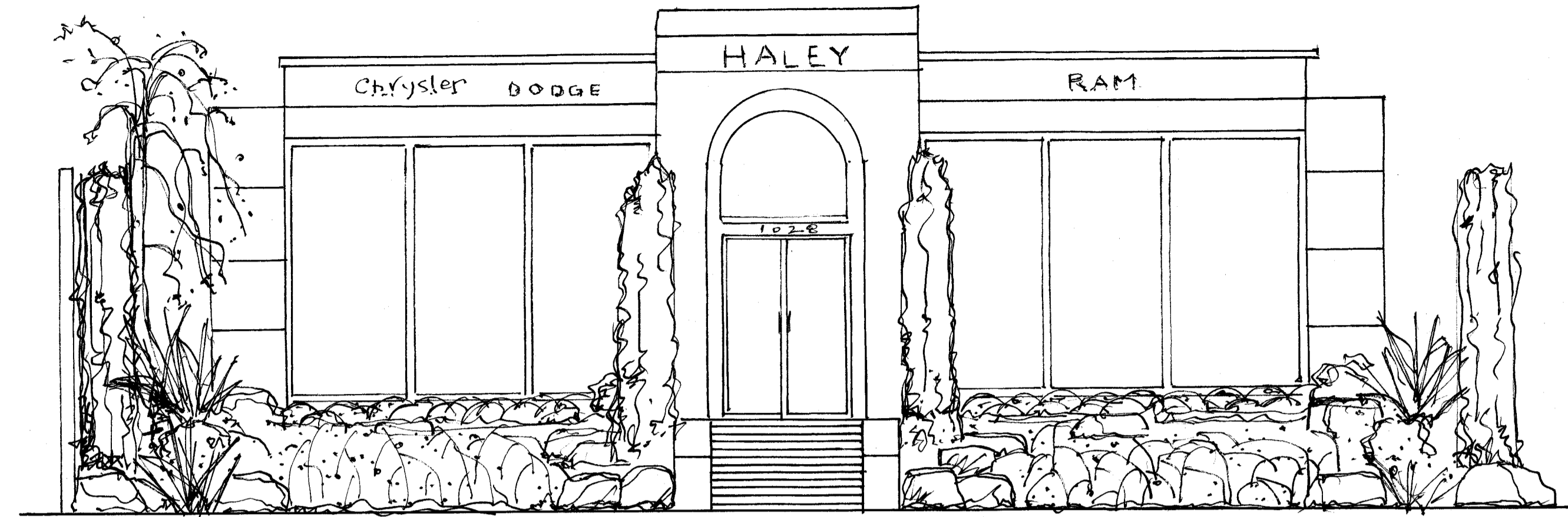
Legal Address: _____ Street Address: _____
1028 Gibsons Way Gibsons BC

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

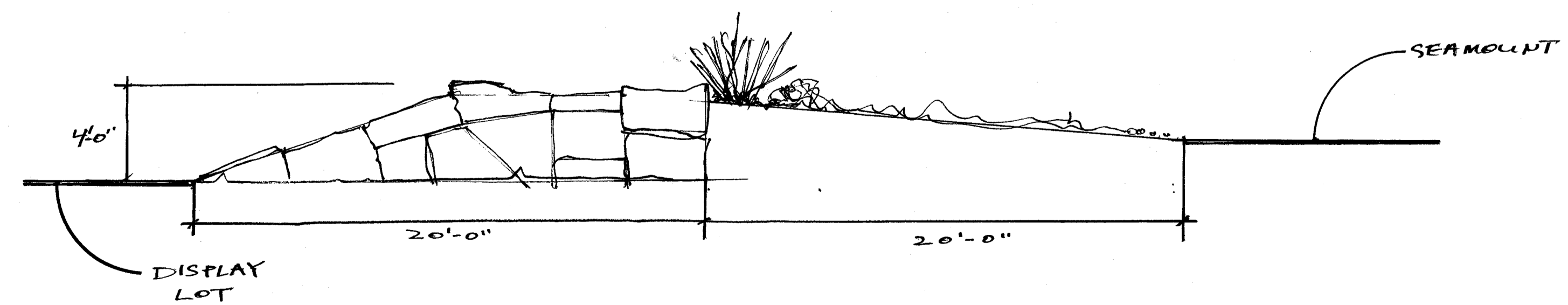
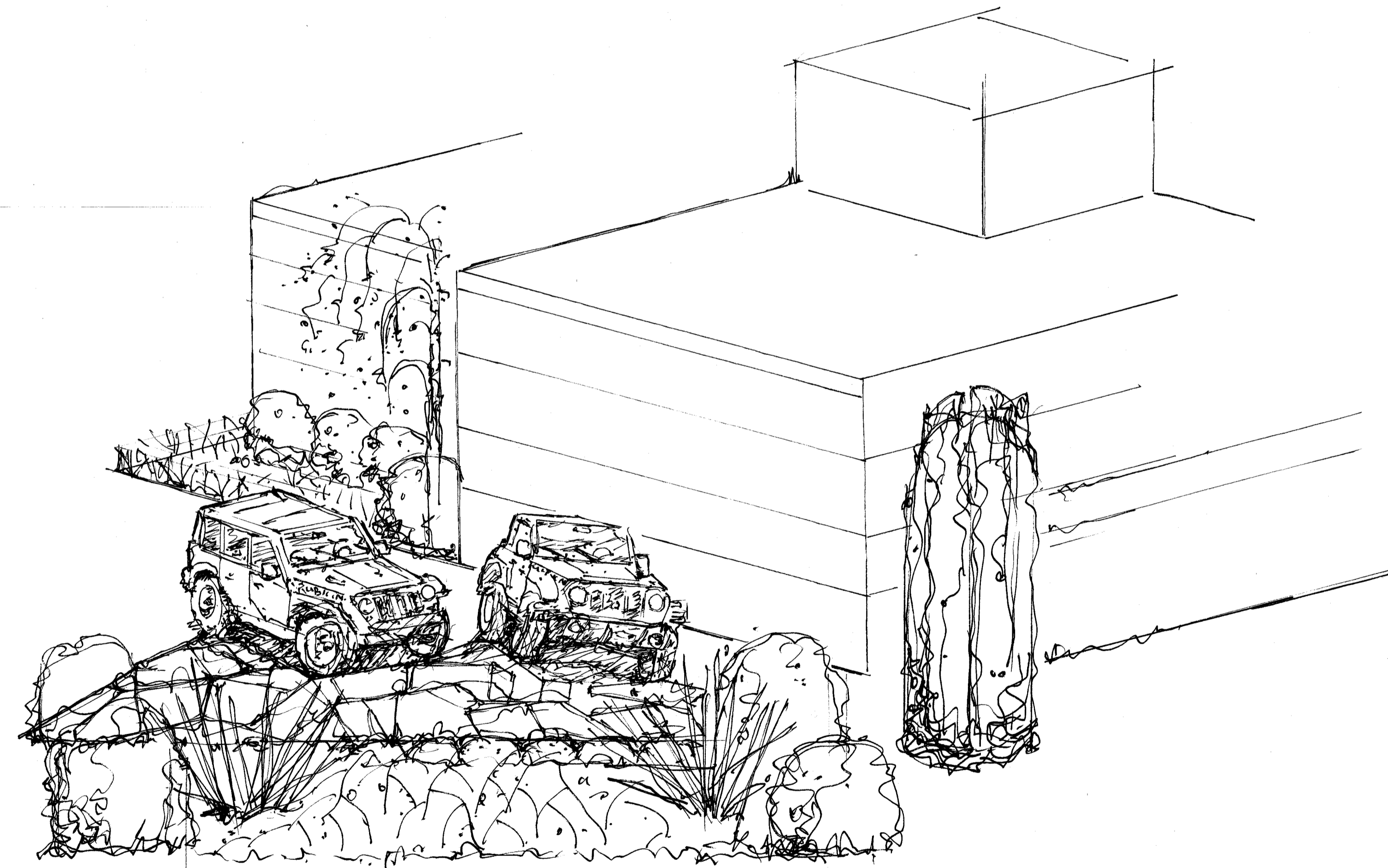
Plan : 3 Planting Details 1 Site Plan 3 Planting Details

Scale: 1/16" = 1' 2 Planting Plan 4 Elevations
Drawn by: LP Date Drawn: May 18 2021



Haley Dealership Front

SCALE: 1/8" = 1'



4 X4 Display

SCALE 1/4" = 1'

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

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 Date: Start: Feb 2 2021
 Plan : 4 Elevations 1 Site Plan 3 Planting Details
 Scale: 1/16" = 1' 2 Planting Plan 4 Elevations
 Drawn by: LP Date Drawn: May 18 2021



Corporate Examples
CD1

HALEY DODGE
1028 Gibsons Way, Gibsons, BC
Consolidated Business Model - 04-21-2021

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



Advisory Design Panel

MEETING MINUTES

Wednesday, April 7, 2021

Held Electronically, 11:00am

As per Ministerial Order M192

PRESENT:

Scott Keck
Johan Stroman
Michael Mills
Councillor David Croal

Alicia LaValle
Ricardo Guerra
Douglas Avis

STAFF:

Lesley-Anne Staats, Director of Planning
Rebecca Anderson, Corporate Officer
Katie Thomas, Planner I
Kirsten Rawkins, Planner I
Laurie Mosimann, Recording Secretary

1. CALL TO ORDER

The meeting was called to order at 11:01am.

2. APPROVAL OF THE AGENDA

The April 7, 2021 Advisory Design Panel agenda was approved as presented.

3. NEW BUSINESS

3.1 Welcome and Introductions

Lesley-Anne Staats, Director of Planning, introduced herself and provided an opportunity for Council liaison, Town staff and Panel members to introduce themselves and state their interests as members of the Advisory Design Panel (ADP).

3.2 Orientation

Mrs. Staats provided a slide presentation with an overview of the Panel's purpose, the Terms of Reference, and the ADP Bylaw.

3.3 Election of Chair for 2021

Election of Chair and Vice-chair was tabled to the end of the meeting.

3.4 1028-1042 Gibsons Way - DP-2021-03

Katie Thomas, Planner I, presented the report titled Development Permit (Form and Character) for 1028 Gibsons Way.

RECOMMENDATION

THAT the Advisory Design Panel recognizes the challenges with the car dealership use and recommends approval subject to:

- An improved landscape plan with drought related native plants and an updated site plan;
- Incorporating more West Coast wood design features; and,
- A visual for Council's consideration.

3.5 594 Shaw Rd - DP-2021-05

Kirsten Rawkins, Planner I, presented the report titled Development Permit for form and character of a studio-to-garden suite conversion at 594 Shaw Road.

RECOMMENDATION

THAT the Advisory Design Panel recommends approval of application DP-2021-05 for 594 Shaw Road as presented.

Mrs. Staats returned to Item 3.3 of the agenda.

3.3 Election of Chair for 2021

RECOMMENDATION

THAT the Advisory Design Panel recommends to Council to consider the appointment of Councillor David Croal as Chair of the Advisory Design Panel.

Mrs. Staats called for volunteers for the position of Vice-chair.

RECOMMENDATION

THAT the Advisory Design Panel recommends to Council to consider the appointment of Michael Mills as Vice-chair of the Advisory Design Panel.

4. ADJOURNMENT

The meeting was adjourned at 12:59pm.



DRAFT DEVELOPMENT PERMIT

FILE NO: DP- 2021-03

TO: **Haley Dodge SC**

ADDRESS: **1028 Gibsons Way
Gibsons, B.C. V0N 1V7
(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: 008-251-134
004-643-623
014-641-577**

**Legal Description: LOT D BLOCKS 1 AND 2 PLAN 13577 EXC PL LMP 35187
LOT 52 BLOCKS 1 TO 4 DISTRICT LOT 689 PLAN 18134
LOT B BLOCKS 1 TO 4 DISTRICT LOT 689 PLAN 18134**

Civic Address: 1028-1042 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: 1028 Gibsons Way, dated March 18, 2021*
 - *Landscape Plans titled: Haley Dodge, dated May 18, 2021*
- 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.
- 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.

AUTHORIZING RESOLUTION PASSED BY COUNCIL

THIS THE XX DAY OF <month>, 202X.

ISSUED THIS ____ DAY OF _____, 202X.

Bill Beamish, Mayor

Rebecca Anderson, Corporate Officer