



July 26, 2021

Kirsten Rawkins
Planning and Development Services
Town of Gibsons

Zoning Amendment Proposal Summary

Multifamily Development 757 School Road, Gibsons BC

The purpose of this proposal is to rezone 757 School Road, Gibsons from R2 single family residential to Medium Density Residential. We propose a 4 storey multifamily residential project that will total 14,291sf over 16 units resulting in an FSR of 1.02. 17 parking stalls will be provided which include a loading bay and 2 visitor parking stalls as recommended by the accompanying parking study completed by Bunt & Associates.

Proposal Summary

The development is a multifamily residential project with parking on the ground level and 3 stories of residential apartments above for a 4 storey project. The development is surrounded by multifamily residential to the North, commercial properties to the East, a 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 character of surrounding properties, softens the impact of the supportive housing, and helps transition to the commercial uses East and North. 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 and pitched roofs, 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 below market rental units as part of the affordable housing component requirements and community amenity contribution. 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 1BR rental units at 644 sf each with a max rent of \$875/mo or as per BC Housing Limits. The development will also provide a cash contribution of \$7500 to the Active Transportation Network.

A handwritten signature in black ink, appearing to read 'Chris Sklar'.

Christopher Sklar, Architect AIBC
Lodge Architecture