Agenda

Town of Gibsons

Advisory Design Panel

August 25, 2021 at 10:00am

Held Electronically as per Ministerial Order M192
Council Chambers
Town Hall, 474 South Fletcher Road, Gibsons
604-886-2274 - www.gibsons.ca

Advisory Design Panel
AGENDA OF
August 25, 2021
Held Electronically, 10:00am
As per Ministerial Order M192

We are honoured to gather on the unceded territory of the Sḵwx̱wú7mesh Úxwumixw (Squamish Nation).

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1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. ADOPTION OF MINUTES

3.1 **Minutes of the Advisory Design Panel - April 7, 2021**

RECOMMENDATION
THAT the minutes of the Advisory Design Panel meeting held April 7, 2021, be adopted.

4. NEW BUSINESS

4.1 **834 Park Road - DP-2021-10 / ZA-2021-02** Page(s) 4 - 36

The Advisory Design Panel is requested to provide comments on the proposed Zoning Amendment and form and character of a 28 unit cluster residential development.

4.2 **Lots 37 and 38 Celia Crescent - ZA-2021-05 / DP-2021-15** Page(s) 37 - 74

The Advisory Design Panel is requested to provide comments on the proposed Zoning Amendment and form and character of a 38 unit cluster residential development.

4.3 **682 Gibsons Way - DVP-2021-08 / DP-2020-26** Page(s) 75 - 110

The Advisory Design Panel is requested to provide comments on the requested setback variance and form and character of a 3 storey commercial retail and residential apartment development.

5. UPDATES

6. NEXT MEETING

6.1 *The next Advisory Design Panel meeting to be held on Wednesday, September 1, 2021, at 10:00am.*

7. ADJOURNMENT

STAFF REPORT

TO:	Advisory Design Panel	**MEETING DATE:**	August 25, 2021
FROM:	Kirsten Rawkins Planner 1	**FILE NO:**	ZA-2021-02 DP-2021-10

SUBJECT: **Rezoning and Form and Character Development Permit for Cluster Residential Development at 834 Park Road**

RECOMMENDATIONS

THAT the report titled Rezoning and Form and Character Development Permit for Cluster Residential Development at 834 Park Road be received;

AND THAT the ADP [support/ support with changes/do not support] the proposed Zoning Amendment Bylaw No. 1065-62, 2021

AND FURTHER THAT the ADP supports issuance of DP-2021-10 for the Form and Character of the proposed development, subject to the adoption of Bylaw 1065-62, and with the following conditions:

1. **provision of lighting plan using full-cut-off, low-glare fixtures;**
2. **(optional additional design changes or other conditions as recommended by the Advisory Design Panel)**

PURPOSE

The Town of Gibsons has received applications for a Zoning Amendment and a form and character Development Permit for a 28-unit cluster residential development at 834 Park Road. Development on the property currently consists of one single family home.

The purpose of this report is to obtain the Advisory Design Panel's recommendation to Council on the proposed Zoning Amendment to change the property from Single-Family and Two-Family Residential Zone 3 (R-3) to Residential Cluster (RCL) and to obtain recommendations on the form and character of the proposed development in relation to Development Permit Area Number 8 (DPA8).



Figure 1 – 3D rendering showing the proposed development as seen from the northwest corner of the lot on Park Road

SUMMARY

- The proposal consists of ten (10) cluster residential buildings comprised of two (2) duplexes and (8) apartments (3 units each). The proposal includes unit sizes ranging from one (1) to four (4) bedrooms. A rendering is shown in Figure 1.
- The Zoning Amendment proposes to change the zoning from the current R-3 designation to the RCL zone. This change is consistent with the Official Community Plan's Land Use Map and designation for the property.
- The subject property falls under Development Permit Area 8 (DPA8) – Intensive Residential, requiring a forma and character development permit.
- Development Plans are enclosed with this report in attachments A, B and C.

BACKGROUND

The role of the ADP is to review the Zoning Amendment in relation to the intent of the OCP and to review the form and character of the proposal alongside the Development Permit guidelines, providing comments as to whether the proposal fits with the guidelines, or if revisions should be made.

The recommendations from the ADP will be shared with Council and used to prepare a staff recommendation to Council. Should the ADP provide several proposed changes, staff may take these back to the applicant providing the opportunity for further revisions prior to taking the application to Council for consideration.

DISCUSSION

Proposal

The subject property is approximately 1.7 acres in area (6960 m^2) and is located on the east side of Park Road, as shown in Figure 2. The property currently consists of one single family home and is zoned Single-Family and Two-Family Residential Zone 3 (R-3), which permits a single family dwelling with a secondary suite, or a duplex with a secondary suite.

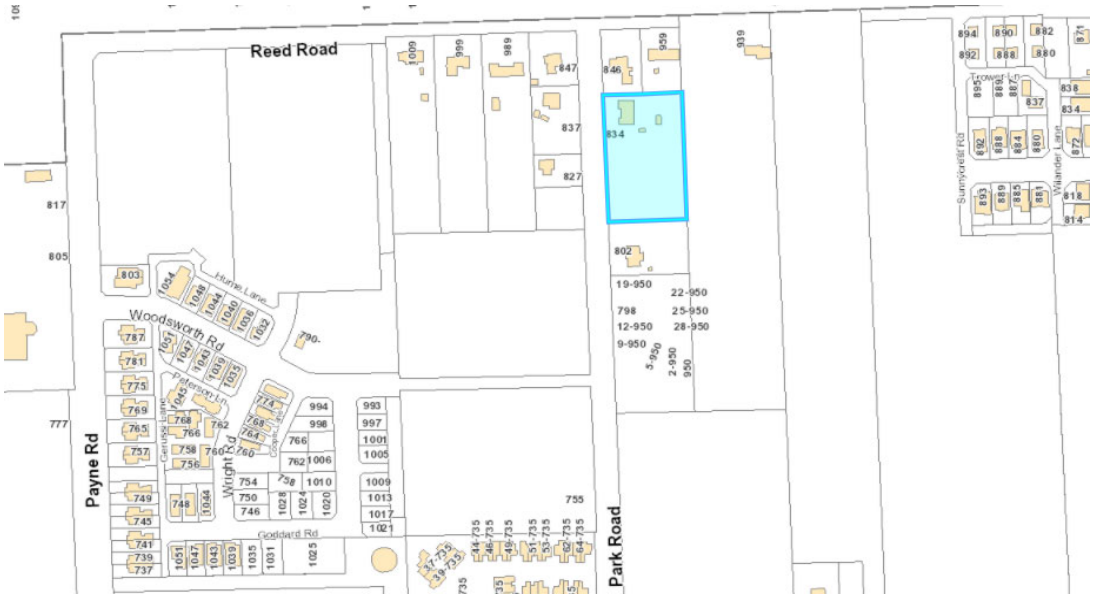


Figure 2 - Location of subject property

The applicants propose to construct ten (10) cluster residential buildings in total, consisting of two (2) duplexes and eight (8) three-family homes, organized along a central lane.

The proposal provides a 10-metre road dedication along the north property line, aligning with the Upper Gibsons Neighbourhood Design Concept in the OCP (Figure 5-1 of the Upper Gibsons Neighbourhood Plan). The property would be accessed from this new road, as shown in Figure 3 and enclosed with the report as Attachment C. The buildings have been organized in two rows around a central lane and parking area.

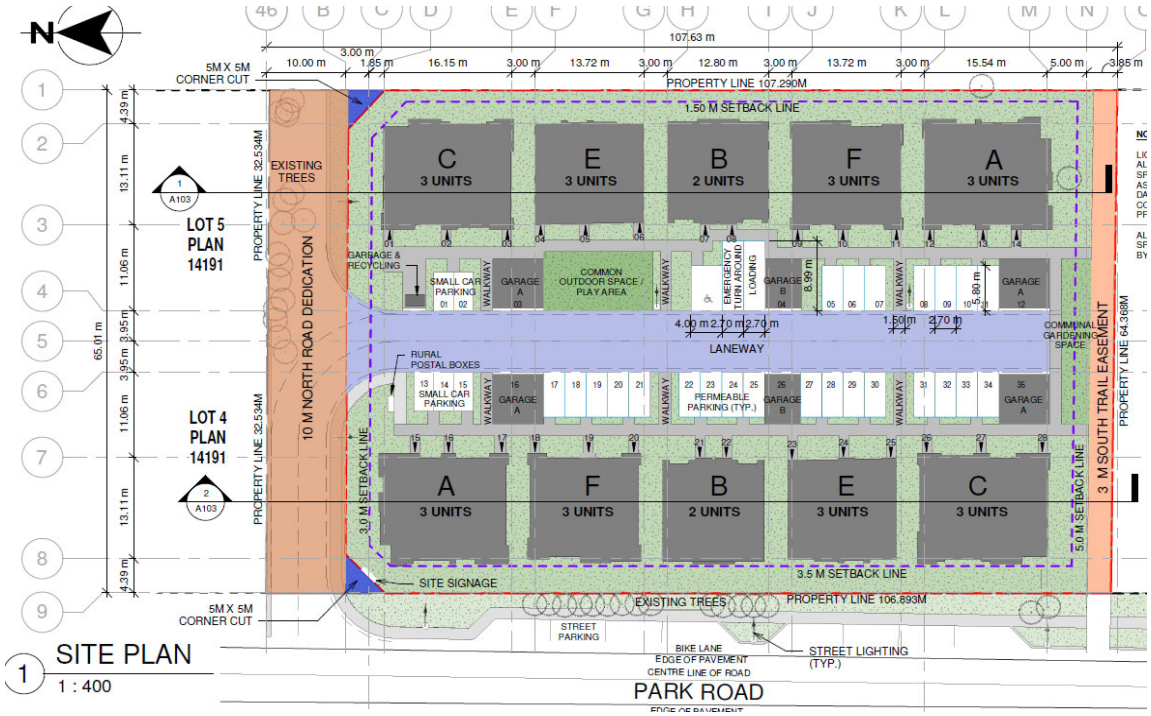


Figure 3 - Site Plan

Adjacent to the central lane are parking spaces serving the units, a communal open space featuring a children's play area and community gardening plots at the south of the lot. Six accessory garages front the lane providing covered vehicle parking for six vehicles and enclosed bicycle parking for all residents.

A three (3)-metre public trail is provided along the south property line, conforming with the Upper Gibsons Neighbourhood Plan Design Concept and the OCP's Map 3 – Trail and Cycle Network.

In keeping with the OCP's vision for cluster residential development, the applicant proposes buildings that provide multiple units (2-3) in a form that echoes and complement traditional detached residential development. Each cluster is larger than a typical single residential family home, with floor areas of between 4,362 ft^2 and 5,372 ft^2, providing a "gentle" increase in density and ground-oriented housing units without compromising village character.

The applicant has applied to rezone to Cluster Residential (RCL) as per the intent of the Low Density Residential 2 land use designation and a Development Permit under DPA8.



SOUTH VIEW



FRONT VIEW - CLUSTER A



VIEW AT PLAY AREA

Figure 4 - View of parking and common areas at interior of site. Conceptual planting and play structures shown – refer to attached Landscape Plan for details



EAST VIEW - ALONG THE LANEWAY



EAST VIEW - ALONG PARK ROAD

Figure 5 - Proposed building elevations

Neighbouring Land Uses

Closely neighbouring land uses remain predominantly single detached, with some nearby properties transitioning to higher density residential land uses in keeping with the OCP's vision for gentle infill density in Upper Gibsons Neighbourhoods, while some properties on the west side of Park Road, to the south, have long supported townhouse and apartment use.

Table 1 summarizes the existing land uses, zoning and OCP Land Use designations of closely neighbouring properties.

Table 1- Surrounding Uses, Zoning and Land Use Designations

	Existing Land Use	Existing Zoning	OCP Land Use Designation
Subject Property	Single family dwelling	Single-Family and Two-Family Residential 3 (R-3)	Low Density Residential 2
North	Single family dwelling	Single-Family and Two-Family Residential 3 (R-3)	Detached Residential
South	Single family dwelling	Single-Family and Two-Family Residential 3 (R-3)	Low Density Residential 2
East	Undeveloped	Single-Family and Two-Family Residential 3 (R-3)	Low Density Residential 2
West	Single family dwelling	Single-Family and Two-Family Residential 3 (R-3)	Low Density Residential 2
950 Woodsworth (under development, 2 properties to the South)	Townhouse and apartment units under development	Cluster Residential (RCL)	Low Density Residential 2

Official Community Plan

Official Community Plan (OCP) land use designations, as mapped in Schedule B (Land Use Plan) of the OCP, provide the community vision for future land uses in the Town. The Official Community Plan designates the subject property as Low Density Residential 2. The intent of this designation is to provide more flexibility in the design and siting of cluster residential housing types, permitting uses including

> "*Small lot single-detached dwellings, duplexes, cluster housing, townhouses, and multi-unit housing in a single-detached building form with a FSR of 0.75 to a maximum FSR of 0.9 (generally 25 to 40 units per hectare).*"

A zoning amendment must be consistent with the intent of the OCP. Staff considers this proposal to be consistent with the intent of the OCP.

Figure 5 shows a map with the OCP designations for the subject lot and surrounding properties.

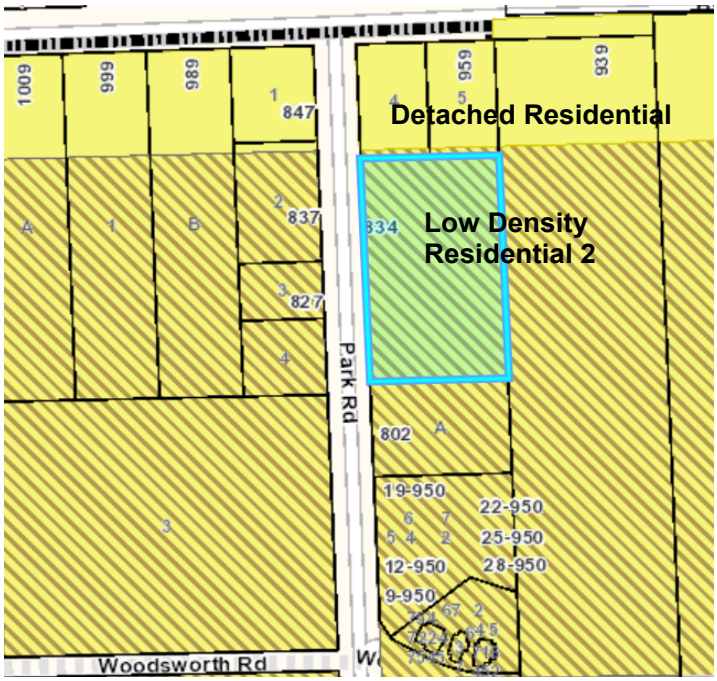


Figure 6 - Excerpt of OCP Land Use Map (Schedule B)

Zoning Amendment (ZA-2021-03)

The Zoning Amendment application proposes to rezone the property from Single-Family and Two-Family Residential Zone 3 (R-3) to Residential Cluster (RCL). The RCL Zone was designed to meet the intent of development in the Upper Gibsons Neighbourhood Plan Area and Low Density Residential land use designations, providing for a variety of building forms having single-family character and density.

Policy 9.2.4 of the OCP provides the following direction:

> *Encourage a range of ground oriented housing opportunities in areas designated Low Density Residential (Schedule B). Residential development in these areas may include small lot single-detached houses, semi-detached houses, duplexes, cluster housing, townhouses, fee-simple row housing, multi-unit development in a single-detached form, garden suites.*

The RCL zone allows for several of the above listed building types including single-family dwelling, duplexes, apartment buildings and townhouses, with a maximum net density of 45 units per hectare.

Staff have reviewed the application with the proposed zoning (see table 2) and find that the proposal conforms to the zone, except for a requirement to limit to second storey floor area to

80% of the ground floor area, as addressed in the following section.**Proposed Change to Permitted Second Storey Floor Area**

Section 9.79 (4) of the RCL zone states the following:

> *Principal Buildings: the maximum net floor area of the second floor is 80% of the net floor area of the first floor.*

Two other properties within the Upper Gibsons Neighbourhood Plan Area have been developed under RCL zoning, and the Town currently has two properties with applications using the zoning designation. Of the four properties, all three of those with second stories have had or are having difficulty meeting the 80% net floor area limit for the second level.

Staff recommend removing the 80% limitation to the upper storey of the first storey for the following reasons:

1. This is form-based zoning, which would usually apply if there was no Development Permit for form and character. However, properties zoned RCL must undergo a Development Permit for form and character in order to build, and therefore the design guidelines within DPA 8 provide direction to:
    - *Avoid long continuous façade frontage and respect the rhythm of the existing streetscape*
    - *Building orientation and massing should ensure that a majority of primary living spaces receive direct sunlight.*
    - *Vary the exterior design of buildings facing a street or land from those similar buildings across the street and on adjacent buildings, so that front elevation designs have significant variations in the disposition and articulation of design features;*
    - *Use separation, transitions, changes in plan and the inclusion of elements such as bay windows, dormers, porches and cross gables to help mitigate the visual quality of long buildings.*
2. Encourages increased lot coverage
    - Limits unit sizes on the upper storey, pushing development to expand at the ground level.
    - Encourages detached garages and exterior parking, so as to not limit ground-floor living space within a building
3. Restricts creativity in design to otherwise meet the objectives stated in the OCP.
4. Limits unit size type – as a growing Town, the zone should encourage bachelor, one-, two- and three-bedroom units to enable ageing in place as well as families.
5. Zoning Bylaw does not define “Net Floor Area”, and therefore it has proved problematic in the past interpretations.

Staff seek comments from the Advisory Design Panel on the proposed removal of the 80% limitation to the upper storey in the RCL zone. Alternatively, staff could propose a site-specific amendment to permit the proposed massing at 834 Park Road provided Council finds the exterior design of the buildings sufficiently addresses the intent of the regulation to break up massing of the buildings and fit with the character of the neighbourhood.

Table 2 – Zoning Review

834 Park Road	RCL Zone	PROPOSED	MET?
FRONT SETBACK (North, NEW ROAD)	5m	5m	Yes
REAR SETBACK (South)	5m	5m	Yes
EXTERIOR SIDE SETBACK (PARK ROAD)	3.5m	3.5m	Yes
INTERIORSIDE (East)	1.5m	4.4m	Yes
MASSING	Upper storey limited to 80% of net floor area of first storey	Upper storey ~100%	No; amendment to RCL Zone proposed
HEIGHT	8.5m (27.89 ft)	7.5 - 8.5m	Yes
PERMEABLE LOT COVERAGE	50%	50%	Yes
DENSITY	Min: 10 units/ hectare (6) Max: 45 units/hectare (31)	45 units/ hectare	Yes
PARKING	1 space /unit (28) Visitor: 15% (5)	Standard: 35 Visitor: 5	Yes

Draft Bylaw 1065-61 has been enclosed as Attachment D.

Form and Character (DP-2021-10)

The property at 834 Park Road is within Development Permit No. 8 (DPA 8) of the Official Community Plan, providing guidelines for the design of Intensive Residential development. Staff have reviewed the form and character of the proposed development with respect to the guidelines and summarize its comments in the table enclosed with this report as Attachment E.

Staff finds that the guidelines for form and character are carefully considered and addressed in the proposal and that the guidelines are substantially met. Any additional recommendations of the Advisory Design Panel will be shared with Council to inform its decision on issuance of the Form and Character Development Permit.

REFERRAL COMMENTS

Applications were referred to the following agencies for comment on the 9th of June, 2021. Comments and staff follow-up are as follows:

Sḵwx̱wú7mesh Úxwumixw (Squamish Nation),	The Squamish Nation requests that the proponent engage with an archaeologist to conduct the appropriate archaeological assessment on this impact area prior to development. Staff have shared the request with the applicant.
Gibsons and District Volunteer Fire Department (GDVFD)	Approval Recommended
Ministry of Transportation and Infrastructure (MOTI)	Preliminary Approval granted June 21, 2021, valid for a period of one year.
Vancouver Coastal Health	No concerns.
TOG Finance Department	Development through the proposed ZA will result in increase of taxable residential assessment value, net increase of land improvement assessment, utility fees and in-kind or financial Affordable Housing and/or Community Amenity contributions* resulting from the rezoning and any future development of this property. (see financial Plan implications)
TOG Infrastructure Services Department	- Sanitary extended to the property from Woodsworth* - Road improvements to be made to collector standard* - Trees:* • Site visit required to assess trees • retain as many protected trees as possible on the road dedication; • bike lane and gravel path may be varied on frontage where concrete would impact tree roots; look at thinning the alders, (ISD) to determine feasibility of this based on tree health along frontage; • propose a no excavation area in the protected root zone along frontage through an SROW;

	• consider reconfiguring/reducing parking stalls to retain trees in the parking zone; • trees to be retained on the north property line; if the road is built in the future, the trees could be addressed then; • developer required to remove invasive species in areas where trees are retained; *Comments relating to off-site works are to be addressed at time of Building Permit and have been shared with the applicant for information
TOG Building Department	no concerns

COMMUNICATION

In accordance with the Local Government Act and the Town's Development Application Procedures Bylaw 1166, the following have been completed to notify neighbours and the public of development applications:

- A sign notifying the public of the Zoning Amendment application was posted by the applicant on the site, fronting Park Road
- Details of the Zoning Amendment and Development Permit applications and proposal have been shared for public viewing on the Town's website. This will be updated with staff reports, including this one

In addition, a Zoning Amendment must undertake public consultation as legislated by the Local Government Act. This includes notice to neighbouring properties within 100m, notice in two consecutive newspapers and a statutory Public Hearing.

POLICY / PLAN IMPLICATIONS

Strategic Plan Implications

The Zoning Amendment and approval of the proposed cluster housing development will support the following core objectives of the Strategic Plan

Plan for Sustainable Growth

- *We will plan for the future in a manner that reflects our finite resources*
- *We will value the unique character of our Town and its neighbourhoods*
- *We will create spaces that promote a sense of community and are accessible to all*
- *We will preserve our green spaces*
- *We will support local business and foster a diverse economy*

Advocate for and Facilitate a Range of Housing Types

- *We will actively work toward increasing the supply and range of safe, secure and attainable affordable housing options*

Financial Plan Implications

The change in zoning to enable increased density will result in an increase of taxable residential assessment value. Currently, the property is assessed and taxed as one parcel reflecting one single family dwelling. The change of zoning and proposed development will result in a net increase of land improvement assessment value (reflecting the additional units) as well as a net increase of 27 parcels if the property is stratified. Increased assessment value based taxes, as well as parcel taxes and utility fees will be applied accordingly.

In addition, the Town will benefit from any corresponding in-kind or financial Affordable Housing and/or Community Amenity contributions resulting from the rezoning and any future development of this property.

Housing Needs

The proposed cluster development would provide 28 new ground-oriented housing units ranging in size from one to three bedrooms. The development would provide a more land-efficient housing type than the single family development form that has been most prevalent in the Town of Gibsons, and therefore offers a potential improvement in both housing supply and affordability. The housing types are well suited to a mix of family sizes identified as having a high housing need in the Housing Needs Assessment Report, including families with children, singles and couples and seniors wishing to down-size from single detached residential properties.

NEXT STEPS

The DP and Zoning applications for 834 Park Road, along with ADP and referral comments, will be sent to Committee of the Whole in September for consideration of issuance of the DP and first reading of the Zoning Amendment.

Assuming Council wishes to move forward with the application, a date for a public hearing will be set and notifications will be sent to neighbours within 100m of the property.

Recommendations / Alternatives

Recommendations are listed on page one of this report. There are several options for the ADP to consider:

Zoning Amendment – please choose one

1. The ADP supports the proposed Zoning Amendment Bylaw 1065-61 as written
2. The ADP supports the proposed Zoning Amendment Bylaw 1065-61 with the following changes: (describe)
3. The ADP does not support the proposed Zoning Amendment Bylaw 1065-61 for the following reasons: (describe)

Development Permit – please choose one

1. The ADP support issuance of DP-2021-10 as presented
2. The ADP suggest the following changes prior to issuance of DP-2021-10: (list changes)

Attachments

- Attachment A – Architectural Plans
- Attachment B – Landscape Plans
- Attachment C – Site Plan
- Attachment D – Draft Bylaw 1065-61
- Attachment E – Form and Character Review

Respectfully Submitted,

Kirsten Rawkins
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).

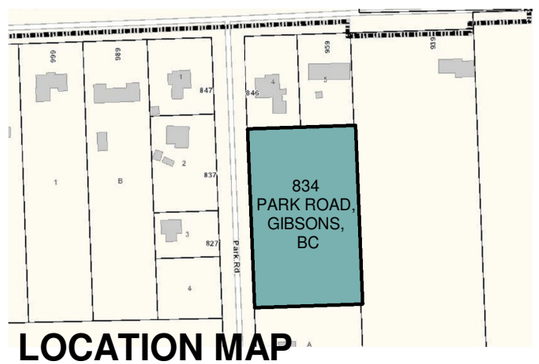
Mark Brown
Chief Administrative Officer

Multi-Family Residential

834 PARK ROAD, GIBSONS, BC



DRAWING LIST	
SHEET NO.	SHEET NAME
A100	COVER PAGE
A101	PROJECT DATA
A102	SITE PLAN
A103	SITE SECTION
A104	RENDERED VIEWS
A105	RENDERED VIEWS
A106	RENDERED VIEWS
A107	RENDERED VIEWS
A201	CLUSTER A - LEVEL 1 FLOOR PLAN
A202	CLUSTER A - LEVEL 2 FLOOR PLAN
A203	CLUSTER A - ELEVATIONS - WEST & NORTH
A204	CLUSTER A - ELEVATIONS- EAST & SOUTH
A205	CLUSTER A - SECTION
A301	CLUSTER B - LEVEL 1 FLOOR PLAN
A302	CLUSTER B - LEVEL 2 FLOOR PLAN
A303	CLUSTER B - ELEVATIONS - WEST & NORTH
A304	CLUSTER B - ELEVATIONS - EAST & SOUTH
A305	CLUSTER B - SECTION
A401	CLUSTER C - LEVEL 1 FLOOR PLAN
A402	CLUSTER C - LEVEL 2 FLOOR PLAN
A403	CLUSTER C - ELEVATIONS - WEST & NORTH
A404	CLUSTER C - ELEVATIONS - EAST & SOUTH
A405	CLUSTER C - SECTION
A501	CLUSTER E - LEVEL 1 FLOOR PLAN
A502	CLUSTER E - LEVEL 2 FLOOR PLAN
A503	CLUSTER E - ELEVATIONS - WEST & NORTH
A504	CLUSTER E - ELEVATIONS - EAST & SOUTH
A505	CLUSTER E - SECTION
A601	CLUSTER F - LEVEL 1 FLOOR PLAN & SECTION
A602	CLUSTER F - LEVEL 2 FLOOR PLAN & SECTION
A603	CLUSTER F - ELEVATIONS - WEST & NORTH
A604	CLUSTER F - ELEVATIONS - EAST & NORTH
A605	CLUSTER F - SECTION
A701	GARAGE A - LEVEL 1 FLOOR PLAN & SECTION
A702	GARAGE A - ELEVATIONS
A801	GARAGE B - LEVEL 1 FLOOR PLAN & SECTION
A802	GARAGE B - ELEVATIONS



LOCATION MAP

VividGreen
architecture inc.
Unit 1141 - 11871 Horseshoe Way,
RICHMOND, BC V7E 1Z9
TEL: 604-284-4900
www.VividGreenArchitecture.com

Multi-Family Residential

834 Park Road
Gibsons, BC

COVER PAGE

Project number	2111GIB	Reference	Dwg No. A100
Date	08/11/2021		
Drawn by	LR		
Checked by	RS	Scale	As indicated

PROJECT DATA

CIVIC ADDRESS:	834 PARK ROAD, GIBSONS, BC	
APPLICATION DESCRIPTION:	MULTI-FAMILY RESIDENTIAL	**LEGAL DESCRIPTION**
LOT AREA:	Total Lot Area 6,960 SM (74,971 SF) 3 m South Trail ROW 197 SM (2,118 SF) 10 m North Road Dedication 648 SM (6,973 SF) 2 Corner Cuts 5.0m x 5.0m 24 SM (258 SF) Total Lot Area After Dedication 6,293 SM (67,740 SF)	**BLOCK 7, EXCEPT PORTIONS N PLANS 10922, 11586 AND 14191 DISTRICT LOT 689 PLAN 2987**

	EXISTING	**PROPOSED**
ZONING:	R-3 (SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL 3)	RCL (CLUSTER RESIDENTIAL)
	ALLOWED	**PROPOSED**
GROSS FLOOR AREA:	POSSIBLE NO. OF UNITS IN RCL ZONE 10 TO 45 UNITS / HA	DENSITY: .6288 x 45 = 28.296 28 UNITS
LOT COVERAGE	ALLOWED: 50% X 6,293 SM (67,740 SF) = 3,146 S.M. (33,870 SF) DESCRIPTION: ALL IMPERMEABLE SURFACES INCLUDING ROOF OVERHANG	PROPOSED : IMPERMEABLE SURFACES: 3,146 SM (33,870 SF) BUILDING AREA INCLUDING ROOF OVERHANG = 2,222 SM (23,914 SF) GARAGE = 256.00 SM (2,760 SF) VEHICLE ACCESS = 627.50 SM (6,751 SF)
HEIGHT	MAXIMUM HEIGHT IF ROOF SLOPE IS AT LEAST 2-IN-3: 8.50M (27.9 FT) IF ROOF SLOPE IS LESS THAN 2-IN-3: 8.00M (26.2 FT)	PROPOSED : CLUSTER A: 8.18 M (26' 10") CLUSTER B: 8.08 M (26' 6") CLUSTER C: 8.36 M (27' 5") CLUSTER E: 8.18 M (26' 10") CLUSTER F: 8.46 M (27' 9")
SETBACKS FROM FRONT LOT LINE	REQUIRED: 3.0 M (9.8 FT) UP TO 5.0 M (16.4 FT)	PROPOSED: 3.0 M (9.8 FT)
INTERIOR LOT LINE	REQUIRED: 1.5 M (4.9 FT) FOR 2 OR 2.5 STOREY	PROPOSED: 1.5 M (4.9 FT)
REAR LOT LINE	REQUIRED: 5.0 M (16.4 FT) FOR 2 OR 2.5 STOREY	PROPOSED: 5.0 M (16.4 FT)
VEHICLE PARKING	REQUIRED: PARKING SPACES (FOR TOWNHOUSE) 2 PER DWELLING UNITS (FOR APARTMENT) 1.5 PER DWELLING UNITS SMALL CAR PARKING : 30% OF TOTAL REQUIRED PARKING SPACES VISITOR PARKING: 15% OF TOTAL REQUIRED PARKING SPACES ACCESSIBLE PARKING: 1 SPACE PER 20-49 LOADING SPACE: 1 SPACE ELEC. VEHICLE CHARGING SERVICE TO BE PROVIDED 1 PER 10 OF REQUIRED PARKING SPACES	PROPOSED: STANDARD CAR: 30 PARKING SPACES SMALL CAR: 5 PARKING SPACES VISITOR: 5 PARKING SPACES ACCESSIBLE: 1 PARKING SPACE LOADING: 1 PARKING SPACE
BICYCLE PARKING	REQUIRED: PARKING SPACES FOR TOWNHOUSE, APARTMENT CLASS 1 1.25 PER DWELLING UNIT CLASS 2 0.2 PER DWELLING UNIT	PROPOSED: CLASS 1 35 PARKING SPACES CLASS 2 6 SPACES

BUILDING AREA

CLUSTER TYPE	AREA (SF)	NO. OF CLUSTERS	TOTAL (SF)
A	2,574	2	5,148
B	2,181	2	4,362
C	2,686	2	5,372
E	2,228	2	4,456
F	2,288	2	4,576
		TOTAL BLDG. AREA	23,914

UNIT TYPE & FLOOR AREA

UNIT NO.	UNIT TYPE	FLOOR AREA (SF)	TOTAL UNIT THIS TYPE	GROSS FLOOR AREA (SF)
A1	3-BED	1,515	2	3,030
A2	2-BED & DEN	1,071	2	2,142
A3	2-BED & DEN	1,141	2	2,282
B1	3-BED	1,460	2	2,920
B2	3-BED	1,460	2	2,920
C1	4-BED	1,477	2	2,954
C2	2-BED	978	2	1,956
C3	2-BED	1,122	2	2,244
E1	1-BED	744	2	1,488
E2	3-BED	1,423	2	2,846
E3	1-BED & DEN	952	2	1,904
F1	1-BED	802	2	1,604
F2	3-BED	1,479	2	2,958
F3	1-BED & DEN	905	2	1,810
	TOTAL NO. OF UNITS		28	33,058

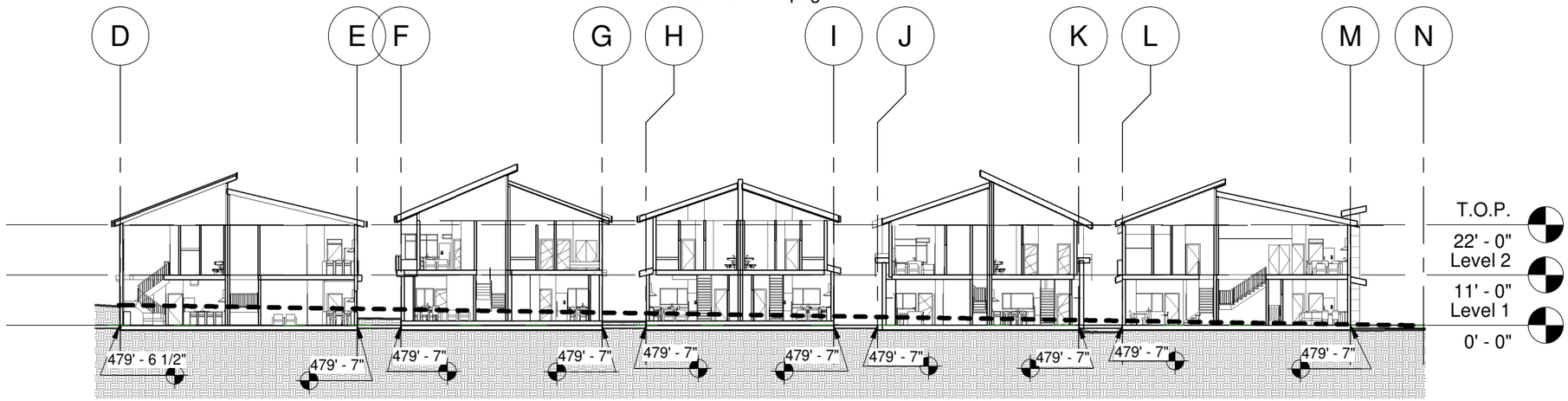
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Multi-Family Residential

834 Park Road
Gibsons, BC

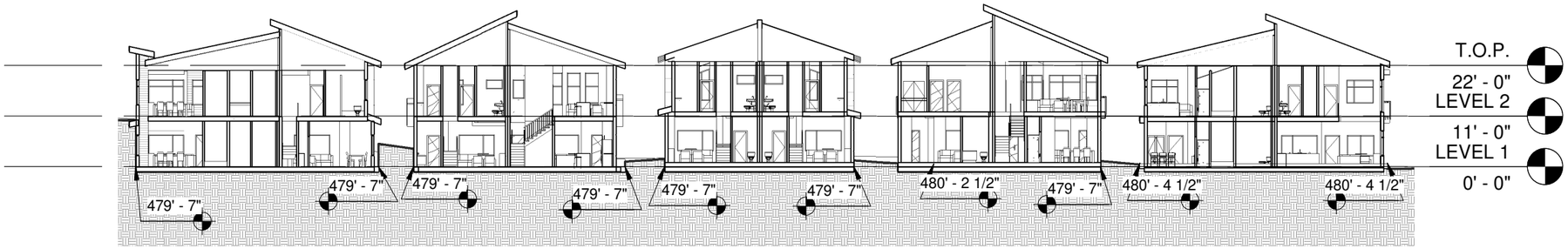
PROJECT DATA

Project number	2111GIB	Reference	Dwg No. A101
Date	08/11/2021		
Drawn by	LR		
Checked by	RS	Scale	1/8" = 1'-0"



1 SECTION 1

1 : 300



2 SECTION 2

1 : 300

VividGreen architecture inc.
Unit 1141 - 11871 Horseshoe Way,
RICHMOND, BC V7E 1Z9
TEL: 604-284-4900
www.VividGreenArchitecture.com

Multi-Family Residential

834 Park Road
Gibsons, BC

SITE SECTION

Project number	2111GIB	Reference	Dwg No. A103
Date	08/11/2021		
Drawn by	LR		
Checked by	RS	Scale	1 : 300



EAST VIEW - ALONG THE LANEWAY



EAST VIEW - ALONG PARK ROAD

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Multi-Family Residential

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Gibsons, BC

RENDERED VIEWS

Project number	2111GIB	Reference	Dwg No. A104
Date	08/11/2021		
Drawn by	LR		
Checked by	RS	Scale	



NORTH VIEW



EAST VIEW - LANEWAY



EAST VIEW - PARK ROAD

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Multi-Family Residential

834 Park Road
Gibsons, BC

RENDERED VIEWS

Project number	2111GIB	Reference	Dwg No. A105
Date	08/11/2021		
Drawn by	Author		
Checked by	Checker	Scale	1 : 10



SOUTH VIEW



FRONT VIEW - CLUSTER A



VIEW AT PLAY AREA

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Multi-Family Residential

834 Park Road
Gibsons, BC

RENDERED VIEWS

Project number	2111GIB	Reference	Dwg No. A106
Date	08/11/2021		
Drawn by	Author		
Checked by	Checker	Scale	1 : 10



FRONT VIEW - CLUSTER C & E



REAR VIEW - CLUSTER E & C

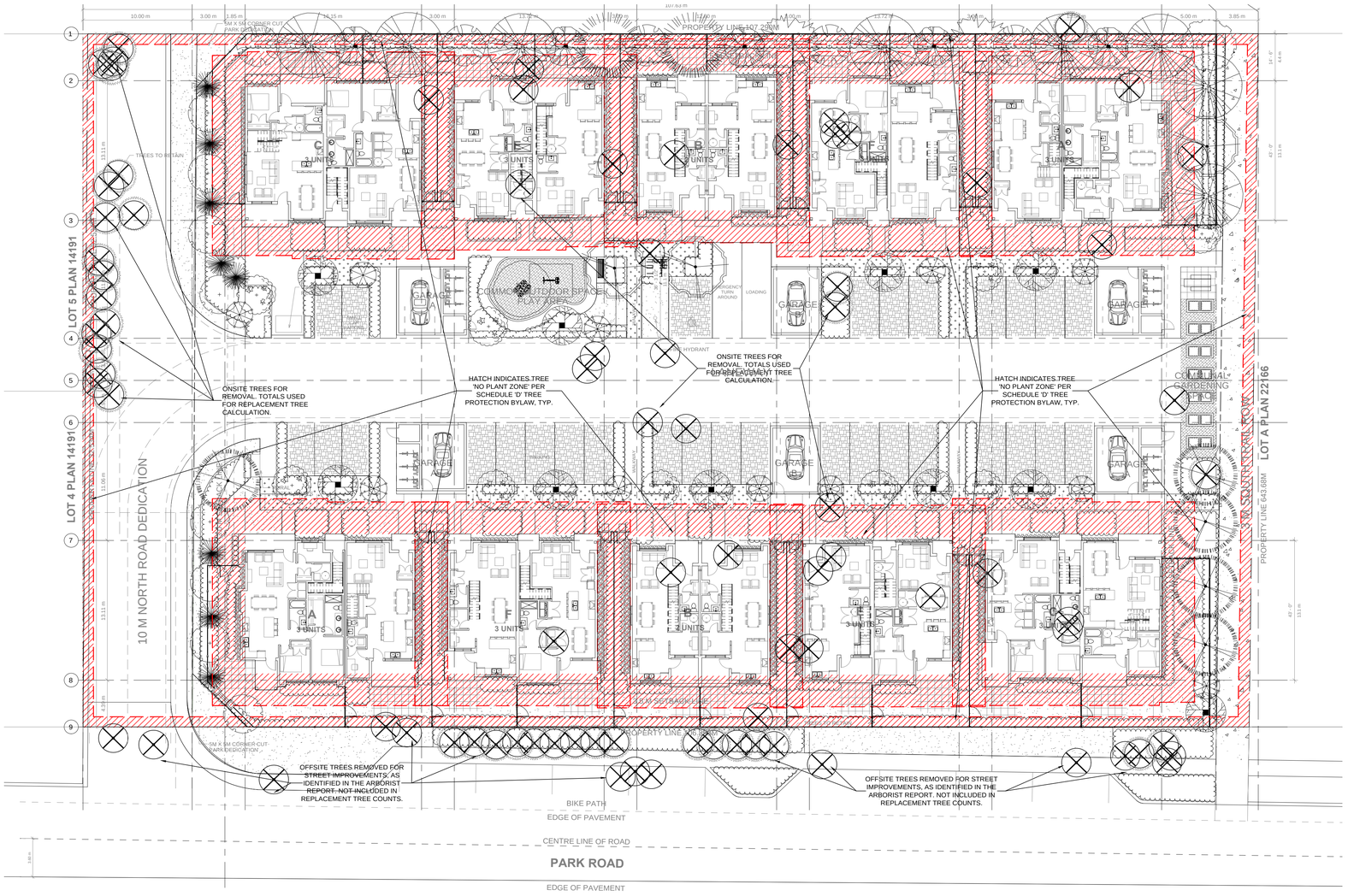
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RICHMOND, BC V7E 1Z9
TEL: 604-284-4900
www.VividGreenArchitecture.com

Multi-Family Residential

834 Park Road
Gibsons, BC

RENDERED VIEWS

Project number	2111GIB	Reference	Dwg No. A107
Date	08/11/2021		
Drawn by	Author		
Checked by	Checker	Scale	



TREE SCHEDULE

PMG PROJECT NUMBER: 21-072

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	1	ACER RUBRUM 'BOWHALL'	COLUMNAR BOWHALL MAPLE	10CM CAL; 2M STD; B&B
	6	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	2.5M HT; B&B
	9	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	8.0CM CAL; B&B
	5	CRATAEGUS LAVALLEI	LAVALLE HAWTHORN	8.0CM CAL; 1.8M STD; B&B
	5	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	10CM CAL; B&B
	3	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	8.0CM CAL; 2M STD; B&B
	10	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	8.0 CAL;1.5M STD,B&B
	11	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	3.5M HT; B&B
	2	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	2.5M HT; B&B
	8	QUERCUS ROBUR 'FASTIGIATA'	FASTIGIATE ENGLISH OAK	8.0CM CAL; 1M STD; B&B
	12	THUJA PLICATA	WESTERN RED CEDAR	3.5M HT; B&B
	5	THUJA PLICATA TALL	WESTERN RED CEDAR TALL	4.5M HT; B&B
	28	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	3.5M HT; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTES:
TREES FOR REMOVAL = 47 (>20CM DBH DECIDUOUS & >30CM DBH CONIFEROUS)
2:1 REPLACEMENT RATE REQUIRED = 94
TREES PROPOSED FOR REPLACEMENT = 76
PROPOSED REQUIRED REPLACEMENTS MUST BE 50% NATIVE SPECIES
PROPOSED CONIFERS = 36 [50%]

⊗ EXISTING TREE TO REMOVE

TREE REPLACEMENT TABLE

PMG PROJECT NUMBER: 21-072

PROTECTED TREES REMOVED - REPLACE 2:1

BOTANICAL NAME	COMMON NAME	DBH <30CM	DBH 30CM - 60CM	DBH >60CM
PSEUDOTSUGA MENZIESII	DOUGLAS FIR	2	7	0
TSUGA HETEROPHYLLA	WESTERN HEMLOCK	1	4	0
THUJA PLICATA	WESTERN RED CEDAR	9	8	3
REPLACEMENT REQ'D [SHORTFALL IN BRACKETS]		24 [20]	38 [28]	6 [0]
MINIMUM REPLACEMENT SIZE PER TABLE 1, SCHEDULE 'D' TREE PRESERVATION BYLAW		2.5M HT.	3.5M HT.	4.5M HT.

*REPLACEMENTS TO BE SAME SPECIES AS REMOVED.

UN-PROTECTED TREES REMOVED - REPLACE 2:1

BOTANICAL NAME	COMMON NAME	DBH <30CM	DBH 30CM - 60CM	DBH >60CM
ALNUS RUBRA	RED ALDER	0	5	0
POPULUS BALSAMIFERA SSP. TRICHOCARPA	COTTONWOOD	0	11	3
REPLACEMENT REQ'D [SHORTFALL IN BRACKETS]		0	32 [1]	6 [0]
MINIMUM REPLACEMENT SIZE PER TABLE 1, SCHEDULE 'D' TREE PRESERVATION BYLAW		6.0CM CAL.	8.0CM CAL.	10CM CAL.

*REPLACEMENTS CAN BE ANY RECOMMENDED OR ACCEPTED SPECIES PER SCHEDULE 'E' TREE PRESERVATION BYLAW.

0 10 20 50 100ft

21072-3.ZIP

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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	21.AUG.11	UPDATE PER NEW SITE PLAN	CLG

CLIENT:

PROJECT:
MULTI-FAMILY RESIDENTIAL

834 PARK ROAD
GIBSONS

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: 21.MAY.05
SCALE: 1/16"=1'-0"
DRAWN: CLG
DESIGN: CLG
CHK'D: PC

DRAWING NUMBER: **L0**
OF 3

PMG PROJECT NUMBER: **21-072**



CHAMAECYPARIS NOOTKATENSIS 'PENDULA'



CORNUS KOUSA 'SATOMI'

CRATAEGUS LAVALLEI



FAGUS SYLVATICA 'DAWYCK GOLD'



GINKGO BILOBA 'PRINCETON SENTRY'

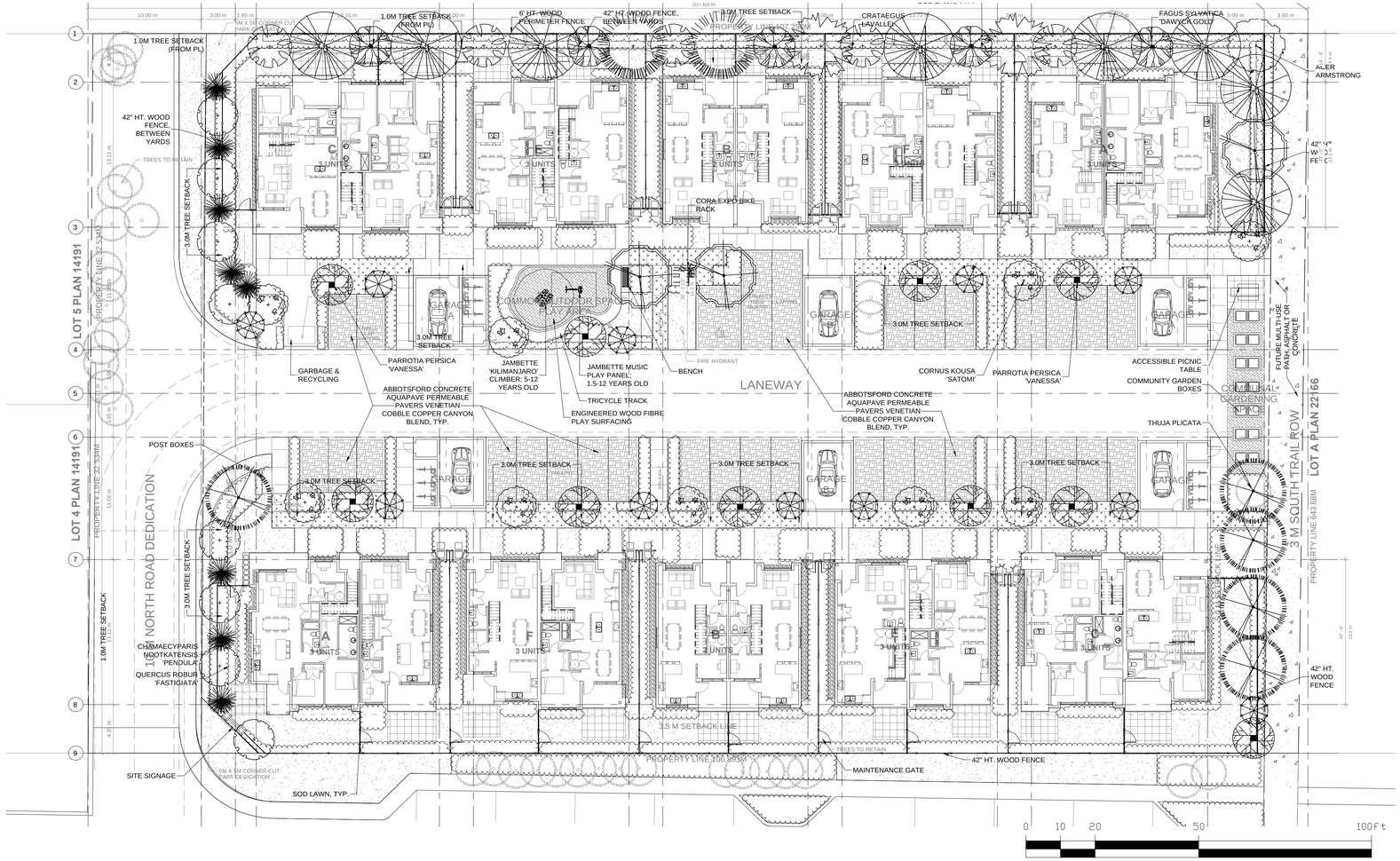


QUERCUS ROBUR 'FASTIGIATA'

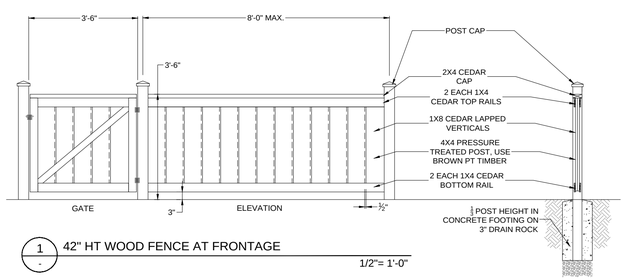


PARROTIA PERSICA 'VANESSA'

PICEA OMORIKA 'BRUNS'



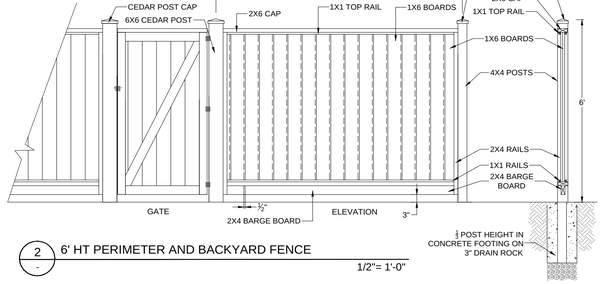
NOTES:
1. ALL WOOD CEDAR.
2. ALL FASTENERS HOTDIPPED GALVANIZED
3. STAIN ALL EXPOSED SURFACES WITH TWO COATS EXTERIOR STAIN; PROVIDE SAMPLE TO OWNER FOR PREAPPROVAL PRIOR TO APPLICATION
4. STEP FENCE IN EQUAL SEGMENTS TO FOLLOW GRADE AT PROPERTY LINE.



1 / - 42" HT WOOD FENCE AT FRONTAGE

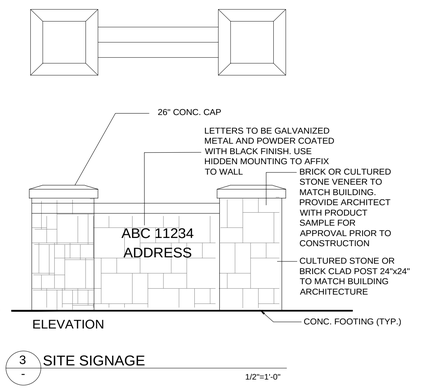
1/2"= 1'-0"

NOTES:
1. ALL WOOD CEDAR.
2. ALL FASTENERS HOTDIPPED GALVANIZED
3. STAIN ALL EXPOSED SURFACES WITH TWO COATS EXTERIOR STAIN; PROVIDE SAMPLE TO OWNER FOR PREAPPROVAL PRIOR TO APPLICATION
4. STEP FENCE IN EQUAL SEGMENTS TO FOLLOW GRADE AT PROPERTY LINE.



2 / - 6' HT PERIMETER AND BACKYARD FENCE

1/2"= 1'-0"



3 / - SITE SIGNAGE

1/2"=1'-0"

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	21.AUG.11	UPDATE PER NEW SITE PLAN	CLG

CLIENT:

PROJECT:
MULTI-FAMILY RESIDENTIAL

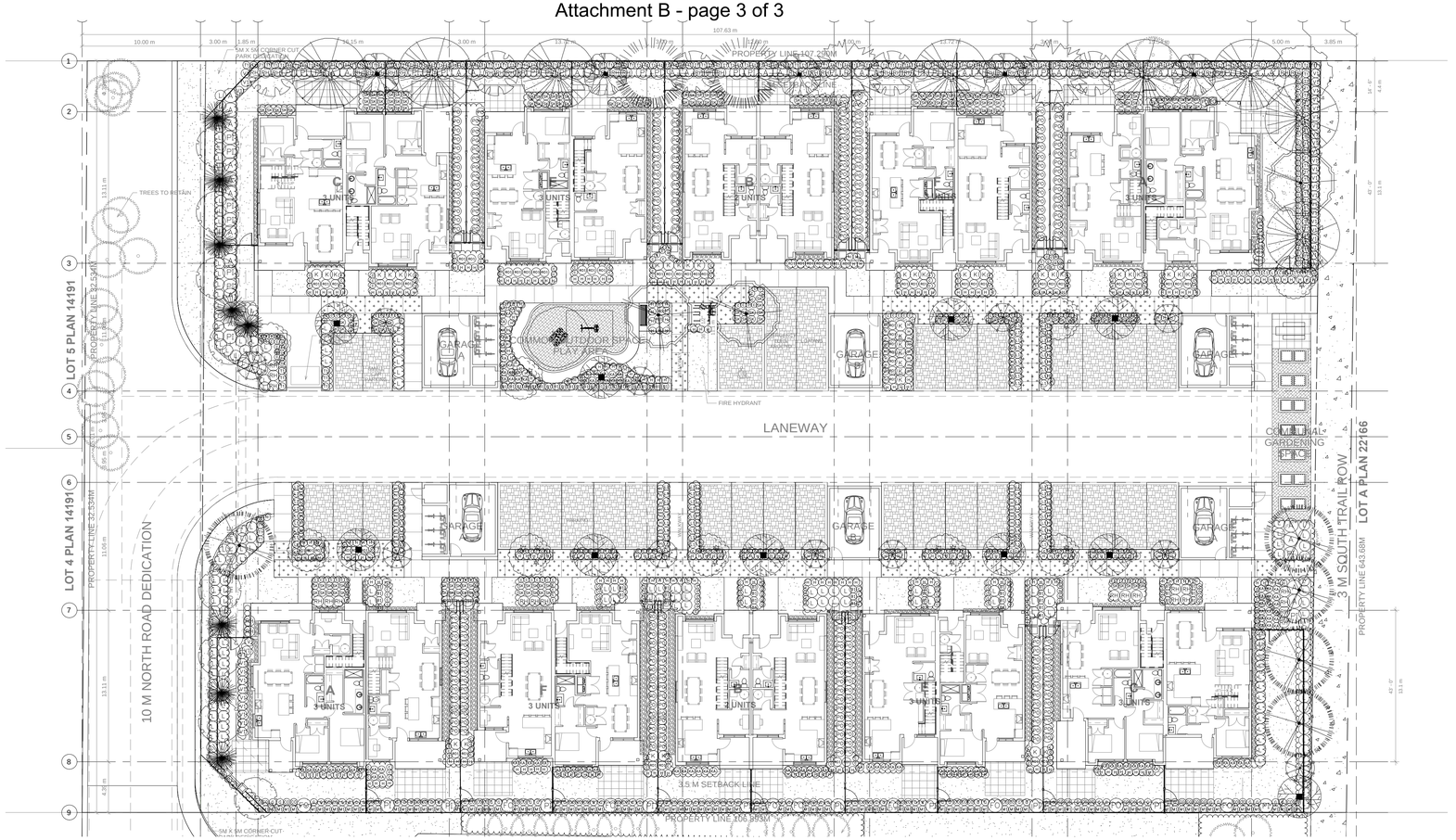
834 PARK ROAD
GIBSONS

DRAWING TITLE:
LANDSCAPE PLAN

DATE:	21.MAY.05	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	**L1**
DRAWN:	CLG	
DESIGN:	CLG	
CHK'D:	PC	**OF 3**

PMG PROJECT NUMBER: **21-072**

21072-3.ZIP



0 10 20 50 100ft

PLANT SCHEDULE

PMG PROJECT NUMBER: 21-072

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	1	ACER RUBRUM 'BOWHALL'	COLUMNAR BOWHALL MAPLE	10CM CAL; 2M STD; B&B
	8	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	2.5M HT; B&B
	9	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	8.0CM CAL; B&B
	5	CRATAEGUS LAVALLEI	LAVALLE HAWTHORN	8.0CM CAL; 1.8M STD; B&B
	5	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	10CM CAL; B&B
	3	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	8.0CM CAL; 2M STD; B&B
	10	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	8.0 CAL;1.5M STD;B&B
	11	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	3.5M HT; B&B
	2	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	2.5M HT; B&B
	8	QUERCUS ROBUR 'FASTIGIATA'	FASTIGIATE ENGLISH OAK	8.0CM CAL; 1M STD; B&B
	2	THUJA PLICATA	WESTERN RED CEDAR	3.5M HT; B&B
	5	THUJA PLICATA TALL	WESTERN RED CEDAR TALL	4.5M HT; B&B
	8	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	3.5M HT; B&B
SHRUB				
A	36	ARBUTUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	#3 POT; 80CM
B1	58	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
CD	51	CORNUS SERICEA 'KELSEYI'	DWARF KELSEY DOGWOOD	#2 POT; 50CM
FO	9	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#3 POT; 60CM
K	112	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#2 POT; 30CM
L	186	LONICERA PILEATA	BOXLEAF HONEYSUCKLE	#2 POT; 30CM
M1	115	MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT; 40CM
P2	44	PIERIS JAPONICA 'FLAMING SILVER'	PIERIS; WHITE BLOOMS; VARIEGATED FOLIAGE	#3 POT; 50CM
RH	64	RHODODENDRON 'BOW BELLS'	RHODODENDRON; PINK	#3 POT; 30CM
RP	70	ROSA 'NOARE'	CARPET ROSE; RED	#2 POT; 40CM
SK	182	SKIMMIA REEVESIANA	DWARF SKIMMIA	#2 POT; 25CM
T1	189	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT; B&B
V1	38	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
K	40	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
C	445	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
H	431	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
PERENNIAL				
L1	86	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT
GC				
G	64	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM; 60CM O.C.
PO	238	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	21.AUG.11	UPDATE PER NEW SITE PLAN	CLG

CLIENT:

PROJECT:
MULTI-FAMILY RESIDENTIAL

834 PARK ROAD
GIBSONS

DRAWING TITLE:
SHRUB PLAN

DATE:
SCALE:
DRAWN:
DESIGN:
CHK'D:

DRAWING NUMBER: **L2** **OF 3**

PMG PROJECT NUMBER: **21-072**

21072-3.ZIP



NOTES

LIGHTING:
ALL EXTERIOR LIGHTING SPECIFICATIONS AND LOCATION AS PER BY LAW NO. 1175, 2012. DARK SKY AND FULL CUT-0FF COMPLIANT. DETAILS WILL BE PROVIDED.

ALL BUILDINGS ARE TO BE SPRINKLERED AS PER GIBSONS BY LAW.

1 SITE PLAN
1 : 400

VividGreen architecture inc.
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RICHMOND, BC V7E 1Z9
TEL: 604-284-4900
www.VividGreenArchitecture.com

Multi-Family Residential

834 Park Road
Gibsons, BC

SITE PLAN			
Project number	2111GIB	Reference	Dwg No. A102
Date	08/11/2021		
Drawn by	Author		
Checked by	Checker	Scale	1 : 400

TOWN OF GIBSONS

BYLAW NO. 1065-62

A Bylaw to amend Zoning Bylaw No. 1065

WHEREAS the Council for the Town of Gibsons has adopted Town of Gibsons Zoning Bylaw No. 1065, 2007;

AND WHEREAS the Council for the Town of Gibsons deems it desirable to amend the Zoning Bylaw;

NOW THEREFORE the Council for the Town of Gibsons, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as “Zoning Amendment Bylaw No. 1065-62, 2021”.

2. That the zoning designation for Block 7, except portions in plans 10922, 11856 and 14191 District Lot 689 Plan 2987 (PID 002-451-271), as indicated on Schedule "A" attached to and forming part of this bylaw, be changed from the existing *Single-Family and Two-Family Residential Zone 3 (R-3)* to *Cluster Residential (RCL).*

3. That Bylaw No. 1065, 2007 be amended by deleting section 9.79 (4).

4. That Bylaw No. 1065, 2007 be further amended by making such consequential alterations, annotations and map revisions as are required to give effect to this amending bylaw.

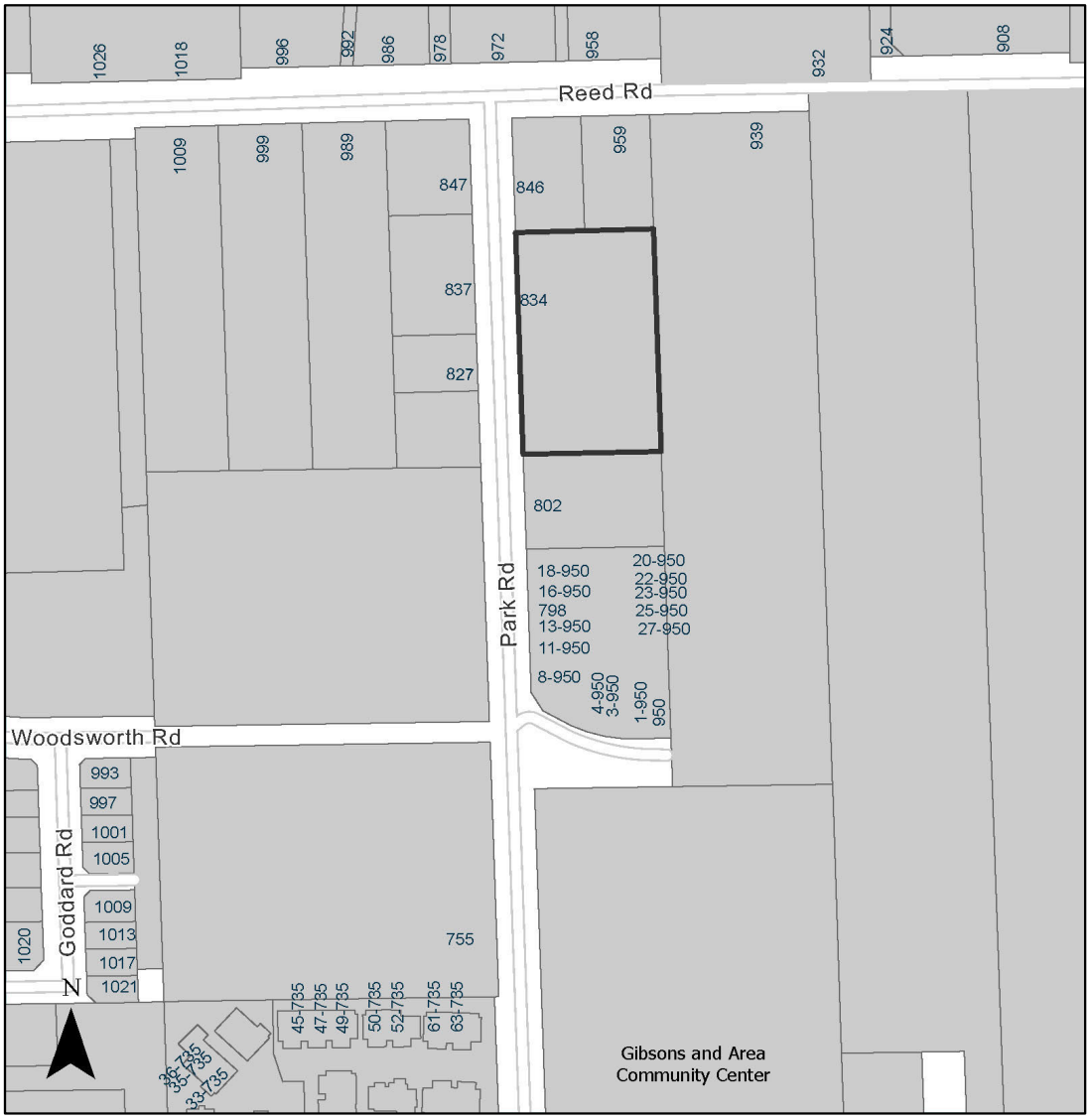
READ a first time the	XX	day of MONTH,	202X
READ a second time the	XX	day of MONTH,	202X
PUBLIC HEARING held the	XX	day of MONTH,	202X
READ a third time the	XX	day of MONTH,	202X
APPROVED pursuant to Section 52(3)(a) of the *Transportation Act* the	XX	day of MONTH,	202X
ADOPTED the	XX	day of MONTH,	202X

_____ _____

William Beamish, Mayor Rebecca Anderson, Corporate Officer

DRAFT

Schedule A
Zoning Amendment Bylaw No. 1065-62, 2021

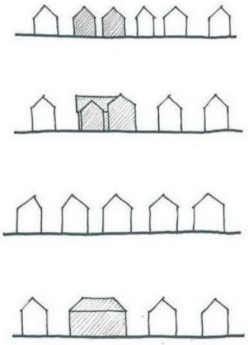


Altering the zoning of Block 7, except portions in plans 10922, 11856 and 14191 District Lot 689 Plan 2987 (outlined in bold), from the existing Single-Family and Two-Family Residential Zone 3 (R-3) to Cluster Residential (RCL).

Staff Review of the proposed development at 834 Park Road
DPA8 Form and Character Guidelines

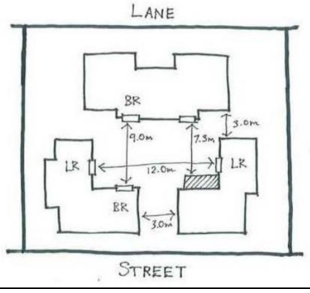
DPA 8 Guidelines for construction on cluster lots	Staff Comments	Addresses Criteria?
General Form and Character		
Development should promote a small town character by encouraging architecture, landscape design and environmental settings that respect the surrounding context.	*The design accommodates increased density within a form that echoes traditional small town development. Landscape, building design and setbacks respect the neighbourhood context and provide effective transitions to adjacent lots.*	Y
Local and natural building materials such as timber and stone should be used in combination with limited amounts of glass, concrete or metal.	*Materials include fibre cement with natural textures, cultured stone, wood fascia, and limited accents of metal and glass.*	Y
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.	*Natural and complementary colour palette in a variety of wood and slate tones.*	Y
Vary unit designs, materials and/or colours to distinguish individual dwelling units in the development. No two adjacent dwellings should be alike.	*Buildings are distinguished from neighbouring units with variations in façade treatments and details such as balcony location, and entrance and roofline configuration*	Y
Multiple dwelling units should be built on each cluster lot. These may take the form of principal dwellings with additional dwelling units such as secondary suites, and Garden Suites; duplexes, triplexes, or fourplexes; or some combination of these forms.	*The single cluster lot accommodates 10 buildings. Eight (8) of the buildings house 3 dwelling units while two more are duplexes.*	Y
If the maximum density is not achieved, buildings should be sited to allow for the future development of additional dwelling units such that a density of approximately 16 units per acre could be achieved over the long term. The proponent must submit a conceptual plan showing how multiple dwelling units could be accommodated on	*n/a -maximum density is proposed*	Y

DPA 8 Guidelines for construction on cluster lots	Staff Comments	Addresses Criteria?
each lot. The conceptual plan should show future servicing and access plans.		
Reflect an environmentally friendly ("green") image through the design and exterior features of the development. This image may be achieved in such ways as: • sites and roadways sited to retain existing trees, vegetation, and other important natural features • incorporation of visible "green" landscaping features such as rain gardens and infiltration trenches • incorporation of visible "green" building features and materials such as skylights, rainbarrels, local wood and stone, green walls and roofs, rain gardens, solar panels, recycled exterior materials, exterior elements for window shading	*Green technologies and features are minimal and include community gardens at the south end of the property.* *Staff finds that the development presents a green image in that it incorporates efficient infill densiy and walkable access to Gibsons services.* *Significant trees and other landscaping are proposed throughout the property, with deciduous tree plantings flanking the parking area and providing climate benefits to the buildings* *Existing trees on the site are proposed to be removed as their retention was determined to conflict with feasibility of the proposal. Tree replacement will be provided per requirements of the Tree Preservation Bylaw.*	Y/N
Design lighting to minimize light spill, glare and sky glow by using non-glare full cut-off fixtures.	*Plans indicate pot lighting under eaves and wall sconces to light front entrances. Staff recommends that a lighting plan confirming full cut-off and low-glare fixtures be a requirement of the development permit.*	Lighting details to be confirmed
Building Massing and Street Rhythm		
To achieve harmonious integration with surroundings, development should be sensitive to the scale, mass, and form of adjacent buildings.	*The proposed development form, scale and massing is consistent with and complementary to the development rhythm of other developments existing and under development on Park Road, including single family homes and multifamily developments such as:*	Y

DPA 8 Guidelines for construction on cluster lots	Staff Comments	Addresses Criteria?
	 *798 Park Road, and*  *735 Park Road*	
Vary the exterior design of buildings facing a street or lane from those of similar buildings across the street and on adjacent properties, so that front elevation designs have significant variations in the disposition and articulation of design features.	*Buildings share similar massing and form, though are individually distinguished through varied cladding, design details and articulation of massing.*	Y
Mirroring nearby front elevation design alone is not an adequate variation.	*Exterior design variation from building to building is provided beyond mirroring.*	Y
Relationship to the Street		
The principal building should be oriented to the street and should be designed to encourage natural surveillance of the street; on corner lots, orientation should be towards both streets.	*Orientation living spaces of all buildings is to Park Road and/or the interior lane, providing 'eyes on the street'. Additional windows and design detailing are provided on the exposed north and south end unit facades, providing a friendly orientation to the new road access and public trail to the south.*	Y

DPA 8 Guidelines for construction on cluster lots	Staff Comments	Addresses Criteria?
A covered porch or veranda at the street entrance of the unit is encouraged.	*Covered entries are provided for each unit and oriented to the street and lane.*	Y
Residential buildings positioned at the rear of the property should have a clear and obvious approach from the street or lane.	*Buildings located at the rear of the property have clear entrances oriented onto the central lane.*	Y
Avoid long continuous façade frontage and respect the rhythm of the existing streetscape.	*A dynamic and interesting street frontage is provided, buffered with landscaping and 3m separations between buildings.*	Y
Developments should create an incremental rhythm complementary to nearby residential areas by visually breaking massing of larger buildings into smaller individual components to express strong unit identity and to relate to the characteristic frontage of buildings in the area.	*Massing is broken up both visually and physically on the building facades, individualizing units within buildings and distinguishing unit clusters.*	Y
Secondary buildings should complement the scale, mass, built form and character of the principal building.	*Six (6) garages are proposed adjacent the parking and lane, with the purpose of accommodating a single vehicle and, in the case of four (4) of the garages labeled Garage A in the plan, also house secured bicycle parking. The buildings have a low profile and are finished in a light gray horizontal wall siding and light gray roofing materials coordinating with the principal buildings.*	Y
Buildings containing more than 4 units should generally be avoided, taking the form of two or more separate buildings where more than 4 units are proposed.	*No buildings contain more than 4 units; all have 2 or 3.*	Y
Use separations, transitions, changes in plan and the inclusion of elements such as bay windows, dormers, porches, and cross gables to help mitigate the visual quality of long buildings.	*Façade depth and treatment variations, recessed porches and balconies, roofline variation, pillars and awning projections all help to break up the length of the buildings visually.*	Y

DPA 8 Guidelines for construction on cluster lots	Staff Comments	Addresses Criteria?
Roof pitches of at least 6 in 12 are encouraged.	*Roofs are universally pitched, with pitches ranging from about 3.2 in 12 to 7 in 12. Eight of the 10 buildings feature at least one major roof pitch of 6 in 12 or greater.*	Y~~/N~~
Provide a clearly identifiable door onto the street and public open spaces.	*All units provide a clearly identified door onto the street or lane.*	Y
Relationship to the Lane		
Provide a clearly identifiable "front" door onto the lane for dwelling units adjacent to the lane at the rear of the parcel.	*"Front" doors of all buildings is provided onto the central lane.*	Y
A "transparent" interface between the lot and the lane is encouraged, and may be achieved through a balcony or windows over-looking the lane, a porch next to the lane, or other similar means.	*Windows, balconies, front porches and yard spaces all provide overlook and transparency to the lane*	Y
Areas of the lot adjacent to the lane that are not required for access to parking should be landscaped. The inclusion of trees in these areas is encouraged where practical.	*All areas not used for parking are landscaped. In response to staff feedback, communal open spaces were also added, replacing surplus parking.*	Y
Consider the use of low (less than 1.2 m) fencing and screening along the lane, to encourage interaction between the lane and nearby semi-private open space.	*Definition of private yards fronting on the lane is provided with low shrub and landscape plantings (no fencing at the lane)*	Y
Relationship Between Buildings		
Provide a clear distinction between private and public open space.	*Low wood fencing and shrub borders define a private yard space for each unit on the Park Road side the front units and back yard of units adjacent the undeveloped lands to the east. Low shrub plantings and lawn areas bordered with pedestrian paths define front yard areas on the access lane.*	Y
Dwelling units should be arranged on site to facilitate social interaction, build a sense of community, and create neighbour-to-	• *Building entrances are oriented to the central lane, parking areas and common*	Y

DPA 8 Guidelines for construction on cluster lots	Staff Comments	Addresses Criteria?
neighbour surveillance. This can be accomplished as shown below, by: • ensuring various building entrances face each other and/or open on to open spaces common to all units • providing for surveillance of open spaces common to all units from active living areas within each unit • and/or providing patios, porches, or verandas adjacent to common areas	*outdoor spaces (play area and community gardens) facilitating interaction as residents come and go from the property and as they use common facilities.* • *Views from living spaces provide surveillance of public areas.*	
Minimize the potential for overlook to neighbouring windows and private spaces.	*Windows of all dwellings are primarily oriented to the adjacent streets and lane and fronting yard spaces.*	Y
Minimum building separations between units on the same site are preferred, as follows: • between side walls of buildings containing a small amount of window area: 3 m • between portions of walls containing windows looking onto active indoor living spaces such as living and dining rooms and kitchens: 12 m • between portions of walls containing windows into other habitable rooms: 9 m • preferred distances in cases (2) and (3) are reduced to 7.3 m to portions of walls containing non-habitable space 	• *side wall building separations are 3m* • *Separation between front faces of buildings with significant windows is greater than 12m* • *Some living areas have windows onto side yard; though window coverings may address privacy and view obstructions as all units enjoy front and rear view access as well.* • *No - 3mconsistently provided between dwellings given linear organization of development.*	Y/N

Solar orientation		
Building orientation and massing should ensure that a majority of primary living spaces receive direct sunlight for the daylight hours at equinox.	*Window orientations are principally East and West, capturing morning and afternoon light.*	Y
Where possible, buildings should not be located in positions that will result in substantial shading of the private open space of adjacent units.	*Unit orientation provides southern exposure to outdoor spaces for all units and communal areas with the exception of the side yards at the north end of the property.*	Y
Other		
Carefully provide for areas for garbage and recycling collection and storage, taking into account visual screening and security from animal scavengers.	*Garbage, green waste, and recycling enclosures are accessibly located adjacent the lane at the front of the property and screened with shrub plantings.*	Y
Provide a yard or roof terrace for each unit to create usable private open space, in a highly accessible location. Failing this, a large balcony for each unit should be provided. This open space should be partially screened to provide privacy from neighbours.	*Yards and/or balcony space is provided at the front and rear (east and west) of each unit, and the in the side yard of end units*	Y
Provide a variety of views, ensuring that distant and close-up views of outdoor spaces are provided wherever possible.	*Dwellings benefit from views of landscaped outdoor yard and common spaces, and views beyond the property.*	Y

STAFF REPORT

TO: Advisory Design Panel **MEETING DATE:** August 25, 2021

FROM: Director of Planning **FILE NO:** ZA-2021-05 & DP-2021-15

SUBJECT: **Rezoning and Form and Character Development Permit for Cluster Residential Development at Proposed Lots 37 and 38 Celia Crescent**

RECOMMENDATIONS

THAT the report titled Rezoning and Form and Character Development Permit for Cluster Residential Development at Proposed Lots 37 and 38 Celia Crescent be received;

AND THAT the ADP [*supports / supports with changes / does not support*] the proposed Zoning Amendment Bylaw No. 1065-63, 2021

AND FURTHER THAT the ADP supports the issuance of DP-2021-15 for the form and character of the proposed development, subject to adoption of Bylaw 1065-63, and with the following conditions:

1. **provision of lighting plan using full-cut-off, low-glare fixtures;**
2. **(*optional additional design changes or other conditions as recommended by the Advisory Design Panel*)**

PURPOSE

The Town of Gibsons has received a Zoning Amendment and form and character Development Permit application for a 38-unit cluster residential development on two proposed lots fronting Celia Crescent in the new Parkland subdivision. Lot 37 proposes 18 townhouse units and Lot 38 proposes 20 townhouse units. The property is currently vacant and part of the final phase of the multi-phased “Smart Growth” Parkland Subdivision, see Figure 1 below. Development and Landscape Plans are enclosed with this report as Attachments A and B.

From its inception Reed Road Developments have worked together with the Town to create a project that fits the ideals of modern living and smart growth principles in the Town’s Smart Plan and Upper Gibsons Neighbourhood Plan.



Figure 1: Final Parkland Subdivision, showing proposed lots 37 and 38 requesting to be rezoned from R-3 to RCL

The purpose of this report is to obtain the Advisory Design Panel's recommendation to Council on the proposed Zoning Amendment to change the existing zone from Single-Family and Two-Family Residential Zone 3 (R-3) to Residential Cluster (RCL), and to obtain recommendations on the form and character of the proposed development in relation to Development Permit Area No. 8 (DPA 8).

SUMMARY

- The proposal consists of ten (10) buildings comprised of two three-unit townhouses, and eight four-unit townhouses. Five buildings (two three-unit and three four-unit) are on Lot 37, and five buildings (all four-unit) are on Lot 38. Renderings are shown in Figures 2 and 3.
- The proposal provides both two and three-bedroom dwelling units.
- Two buildings will be retained by the developer as rental buildings – one triplex and one fourplex.
- The Zoning Amendment proposes to change the zoning from the current R-3 zone to the RCL zone. This change is consistent with the Official Community Plan.
- The subject property falls under form and character Development Permit Area 8 (DPA 8) – Intensive Residential.

BACKGROUND

In 2009, the Reed Road Development began subdividing the Upper Gibsons properties to create the Parkland Subdivision. At that time, 15% of the green space was provided to the Town, well over the 5% required. The developer built the extensive trail network which now provides active transportation routes to shopping, medical centers, schools and recreation facilities.

Proposal

The final phase of the parkland subdivision is currently being registered to create 38 new lots. Most of the lots will remain in the R-3 zone to build out single family dwellings and/or duplexes, and proposed Lots 37 and 38 are planning cluster townhouses. These lots are adjacent to the trail network and tennis courts.

Proposed Lot 37 is approximately 4,520 m² (1.12 acres), and proposed Lot 38 is approximately 4,970 m² (1.23 acres). Both lots are vacant and part of Parkland's phase four subdivision in Upper Gibsons. The new lots will front the newly named and dedicated Celia Crescent, as shown in Figure 1 above. The property is currently zoned Single-Family and Two-Family Residential Zone 3 (R-3), which permits a single-family dwelling with a secondary suite, or a duplex with a secondary suite in each unit.

The proposal is to construct ten (10) buildings, comprised of two three-unit townhouses, and eight four-unit townhouses, creating 38 new dwelling units. On proposed Lot 37 there will be five buildings with a total of 18 units: two three-unit buildings and three four-unit buildings. On proposed Lot 38 there will be five four-unit buildings for a total of 20 units. The renderings, elevations, and site plans are shown below in Figures 2-7. Development plans are enclosed as Attachment A.

The proposal provides both two and three-bedroom dwelling units. The developer has indicated that these multi-family cluster designs are a more affordable option than single family homes that are currently under construction in Parkland phase 4.

The applicant has applied to rezone to Cluster Residential (RCL) as per the intent of the OCP's Low Density Residential 2 land use designation and a Development Permit under DPA 8.

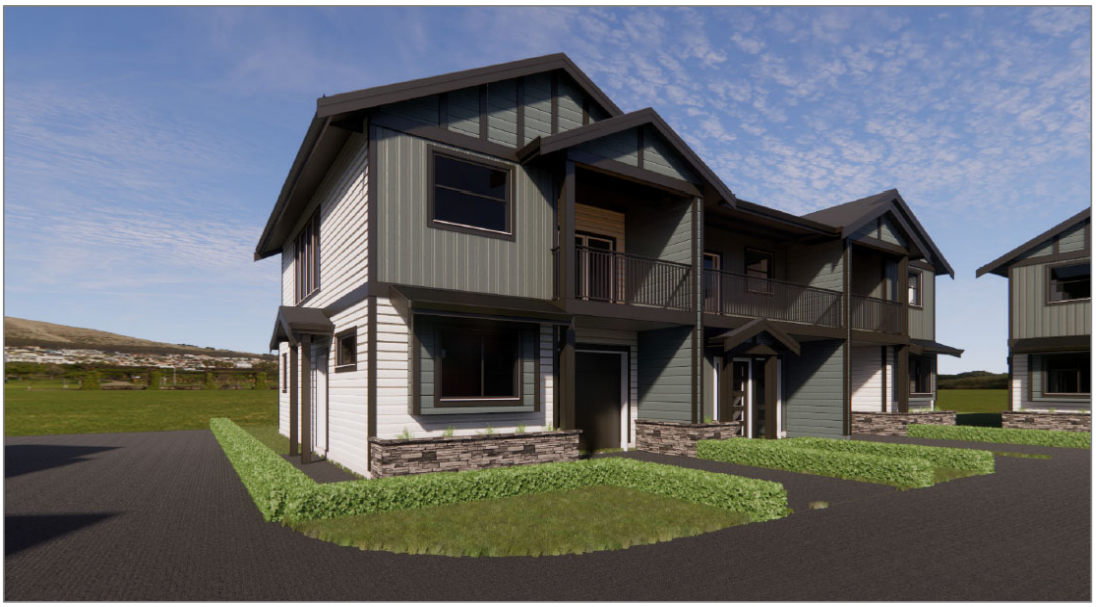


Figure 2: Rendering of 3-unit building on Lot 37



Figure 3: Rendering of 4-unit building on Lot 38

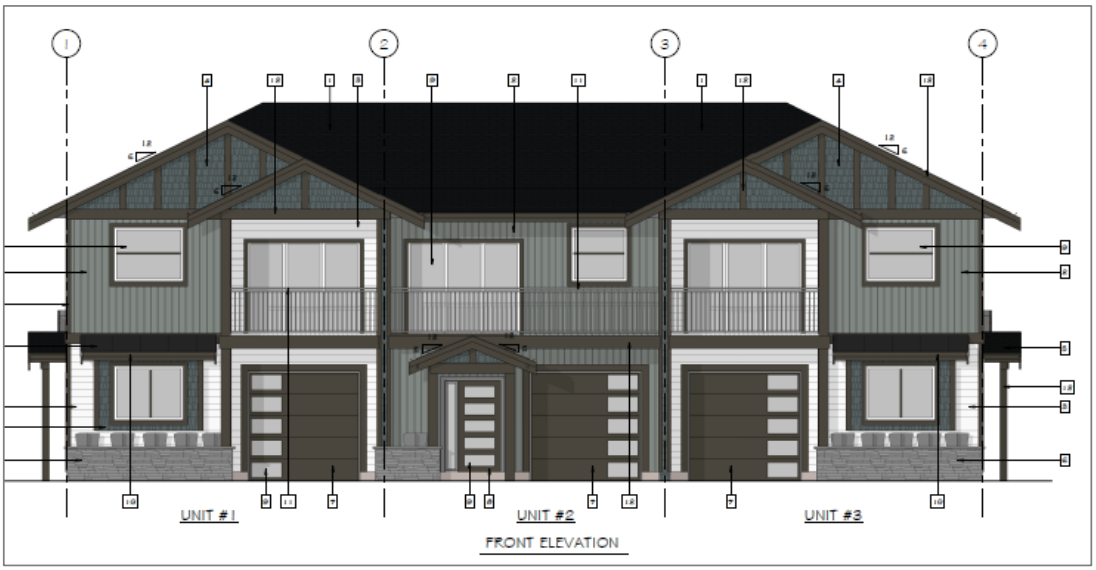


Figure 4: Front elevation of 3-unit building

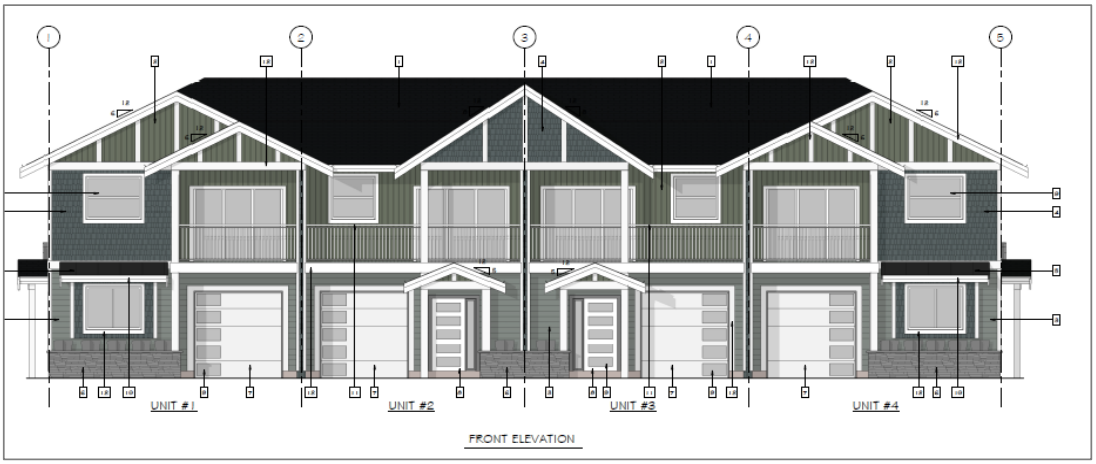


Figure 5: Front elevation of 4-unit building



Figure 6: Proposed Lot 37 Site Plan showing two three-unit townhouses and three four-unit townhouses

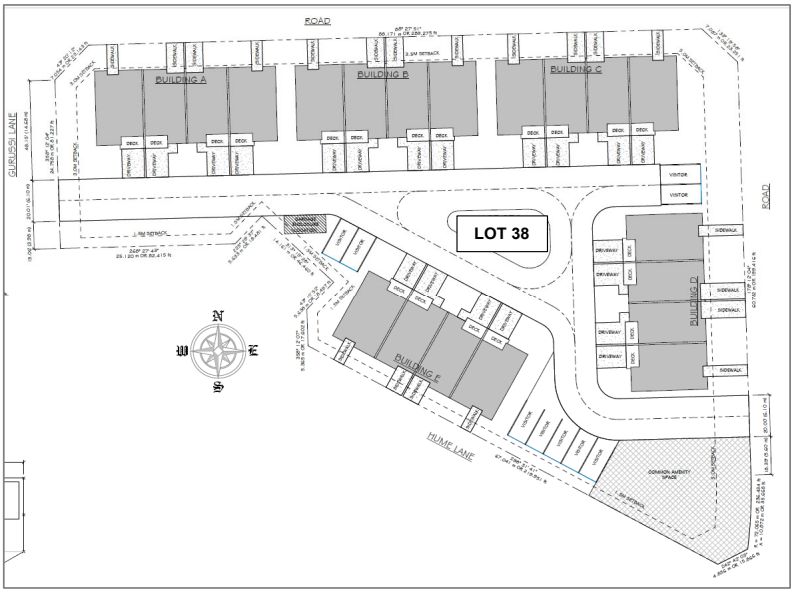


Figure 7: Proposed Lot 38 Site Plan showing five four-unit townhouses

Surrounding Uses

Table 1 summarizes the existing land uses, zoning and OCP Land Use designations for the immediate surrounding area.

Table 1: Surrounding Existing Uses, Zoning, and OCP designations

	Existing Land Use	Existing Zoning	OCP Land Use Designation
Subject Property	vacant	Single-Family and Two-Family Residential 3 (R-3)	Low Density Residential 2
North	vacant	Single-Family and Two-Family Residential 3 (R-3)	Low Density Residential 2
South	Cluster single-family dwellings	Small Lot Cottage Residential (RC)	Low Density Residential 2 /Park
East	Strip of park, and single-family dwellings	Single-Family and Two-Family Residential 3 (R-3)	Low Density Residential 2 /Park
West	vacant	Single-Family and Two-Family Residential 3 (R-3)	Low Density Residential 2 /Detached Residential

DISCUSSION

Official Community Plan

Official Community Plan (OCP) land use designations, as mapped in the Land Use Plan (Schedule B of the OCP), provide the community vision for future land uses in the Town.

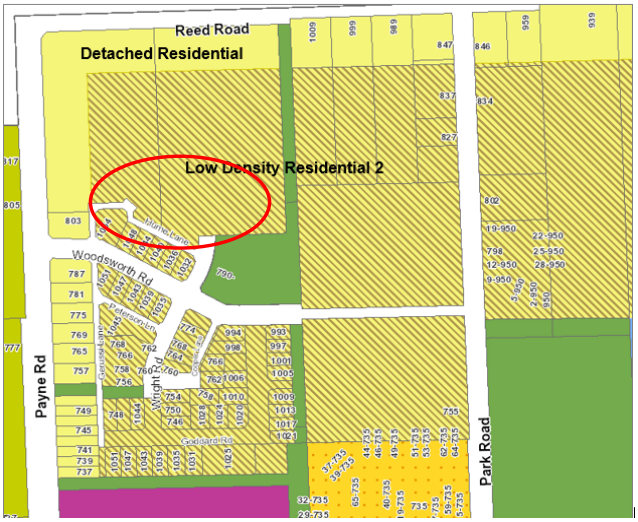


Figure 8: OCP Land Use Designation map

The properties are located within the Upper Gibsons Neighbourhood Plan Area, and are designated Low Density Residential 2. The intent of this designation is:

> *To permit small lot single-detached dwellings, duplexes, cluster housing, townhouses, and multi-unit housing in a single-detached building form with a FSR of 0.75 to a maximum FSR of 0.9 (generally 25 to 40 units per hectare).*

Figure 8 shows a map with the OCP designations for the subject lot and surrounding properties.

This land use designation provides flexibility in the design and siting of cluster residential housing types. Further to this, the OCP elaborates on the Low Density Residential land use designation: "Given the predominance of detached family dwellings in Gibsons, there is a need to provide a range of other housing choices. Other low density forms of housing include small lot single-detached, cluster single detached, townhouses, multi-unit development in a single-detached form, granny cottages and suites over garages. All of these may provide compatible forms housing in new or existing neighbourhoods."

Policy 9.2.4 states:

> 9.2.4 Encourage a range of ground oriented housing opportunities in areas designated Low Density Residential (Schedule B). Residential development in these areas may include small lot single-detached houses, semi-detached houses, duplexes, cluster housing, townhouses, fee-simple row housing, multi-unit development in a single-detached form, garden suites.

The Upper Gibsons Neighbourhood Plan (UGNP) looks to develop the area using Smart Growth principals. The land use objectives of the neighbourhood plan are outlined in Section 5.1 and listed as follows:

- Promote smart growth principles with all types of development.
- Promote a variety of housing types and forms including housing attainable to people of various ages, occupations, and lifestyles.
- Promote neighbourhood design schemes that impart a sense of community to the area.
- Encourage low impact residential development that combines open space, parks, habitat, and pedestrian circulation into a working whole.
- Promote a walkable and bikeable community at all scales of development.
- Provide buildable land for more than 500 residential units.
- Provide access to commercial, recreational, governmental, and educational services.
- Provide a vehicular circulation system that facilitates traffic flow and improves safety for both vehicles and pedestrians.
- Provide a pedestrian circulation system that utilizes both open space and streets and links residential areas to commercial, institutional, and recreational services.
- Provide a scheme for managing storm water that reduces peak discharges to local streams without relying on conventional structural controls.
- Promote high quality building design, energy conservation, and integration of building and landscape design concepts.
- Encourage creative and cost effective solutions to residential design that utilize performance concepts in development.

- Promote an approach to the planning, design and development of the Upper Gibsons Neighbourhood Area Plan that utilizes a comprehensive planning area framework.

The Housing Objectives are listed in Section 5.2 of the UGNP and listed as follows:

- Provide a range of housing types to meet the needs of a diverse small-town market.
- Provide an alternative to traditional subdivision housing while responding to the market need for more conventional housing.
- Encourage design themes and scales reminiscent of small-town character.
- Promote clustering of residential units within and among lots.
- Provide a reasonable range of flexibility to developers in terms of house styles, sizes, and motifs.
- Provide attractive small-town architecture, landscape design, and environmental settings.
- Provide energy-efficient buildings not only in forms of materials and heating and cooling systems, but in terms of building design, orientation, and landscaping.
- Provide pedestrian linkage to parks, schools, and other services.
- Promote site and building designs that respect seasonally wet site conditions.
- Provide adequate on-site space to exercise stormwater source control options.
- Provide lot and neighbourhood designs free of barriers to fire protection.

All zoning amendments must be consistent with the OCP. The proposed development is 40 units per hectare, provides multi-unit housing in a single-detached building form, in the form of cluster housing with 3- and 4-unit townhouses. Staff considers the proposal to be consistent with the designation's intent, and with the land use and housing objectives in the UGNP.

Form and Character Development Permit

The subject properties are in a form and character Development Permit Area for Intensive Residential development (DPA 8). The developer will be required to obtain a Development Permit prior to obtaining a Building Permit. DPA 8 is for Intensive Residential development, which includes "Cluster Development", "Small Lot Development" and "Garden Suites".

This proposal is a cluster development as it is for construction of residential development in areas where the Zoning Bylaw (in the RCL zone and possible future other zones) allows for multiple dwelling units in a single detached form on larger lots (typically 1000 m² and up).

The objective of this Development Permit Area designation is to:

- Ensure that intensive residential development fits with the character of the Town and its neighbourhoods; and

- Provide for high quality, liveable forms of housing and provide residents with high quality affordable housing options.

Attachment C evaluates the proposal against DPA 8 guidelines. Staff considers the proposal to sufficiently align with the intent of the DPA 8 guidelines. Any additional recommendations of the

Advisory Design Panel will be shared with Council to inform its decision on issuance of the Form and Character Development Permit and zoning amendment.

Zoning Amendment

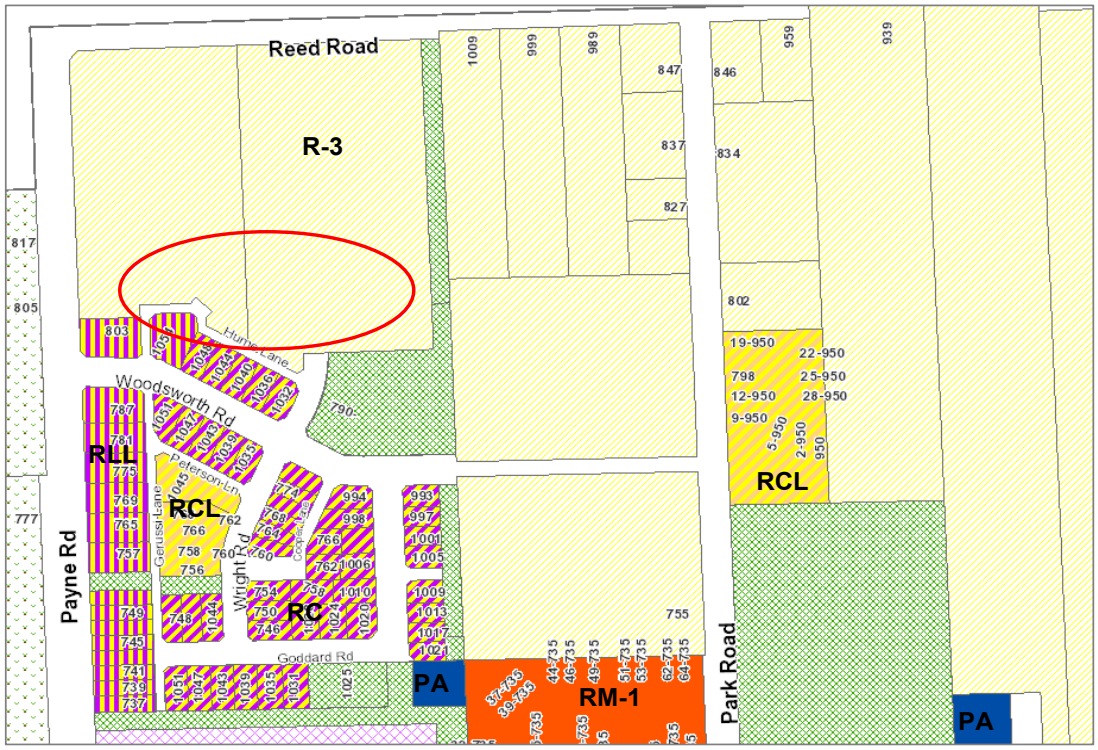


Figure 9: Existing Zoning map

The Zoning Amendment application proposes rezoning the two proposed lots from Single-Family and Two-Family Residential Zone 3 (R-3) to Residential Cluster (RCL). Draft Bylaw 1065-63 is enclosed as Attachment D. The intent of the RCL zone is to provide for a variety of building forms having single-family character and density between ten and forty units per hectare on lots not smaller than 1000 m^2.

The RCL zone allows for several building forms, including, single-family dwelling, duplexes, apartment buildings and townhouses. Staff have reviewed the application with the proposed zoning, as shown in Tables 2 and 3, and find that the proposal conforms to the RCL zone, apart from Section 9.79 (4) which states the following:

> *Principal Buildings: the maximum net floor area of the second floor is 80% of the net floor area of the first floor.*

Staff note that the second storey 80% net floor area requirement is not met, due to the garage being excluded from the floor area calculation on the ground floor; however, if calculated by building floor area, this condition is met. Given that this regulation has created difficulty with all development proposals that use this zone, and that it is intended to regulate building form, staff recommend removing it. Form and Character development permits are already in place which provides the ability to regulate form on a case-by-case basis. See previous report on this agenda for detailed rational for removing this provision in the zoning bylaw.

Table 2: Zoning review for development on Lot 38

Lot 38	RCL Zone	PROPOSED	MET?
FRONT SETBACK (East - Gerussi Lane)	3-5 m	> 3 m	Yes
REAR SETBACK (West - Wright Road)	5 m	> 5 m	Yes
EXTERIOR SIDE SETBACK (North - Celia Crescent)	3.5 m	3.5 m	Yes
INTERIOR SIDE SETBACK (South – Hume Lane)	1.5m	1.5 m	Yes
MASSING	Upper storey limited to 80% of net floor area of first storey	2nd storey 100%	*No
HEIGHT	8 m	7.22 m	Yes
LOT COVERAGE	50%		
DENSITY	Min: 10 units/ hectare (4) Max: 45 units/hectare (22)	20	Yes
PARKING	Townhouse 1 space /unit (20) Visitor: 15% (3) Total: 23 spaces required	40 + 9 visitor	Yes

Table 3: Zoning review for development on Lot 37

Lot 37	RCL Zone	PROPOSED	MET?
FRONT SETBACK (East - Gerussi Lane)	3-5 m	> 3 m	Yes
REAR SETBACK (West - Wright Road)	5 m	> 5 m	Yes
EXTERIOR SIDE SETBACK (North - Celia Crescent)	3.5 m	3.5 m	Yes
INTERIOR SIDE SETBACK (South – Hume Lane)	1.5m	1.5 m	Yes
MASSING	Upper storey limited to 80% of net floor area of first storey	2nd storey 100%	*No
HEIGHT	8 m	7.23 m	Yes
LOT COVERAGE	50%		
DENSITY	Min: 10 units/ hectare (4) Max: 45 units/hectare (20)	18	Yes
PARKING	Townhouse 1 space /unit (18) Visitor: 15% (3) Total: 21 spaces required	36 + 6	Yes

REFERRAL COMMENTS

Applications were referred to the following agencies on August 16th and comments are due on August 30th for Council's consideration.

- *Sḵwx̱wú7mesh Úxwumixw* (Squamish Nation)
- Advisory Design Panel
- Gibsons and District Volunteer Fire Department
- Ministry of Transportation and Infrastructure
- Vancouver Coastal Health
- TOG Finance Department
- TOG Infrastructure Services Department
- TOG Building Department

COMMUNICATION

In accordance with the Local Government Act and the Town's Development Application Procedures Bylaw 1166, the following have been completed to notify neighbours and the public of development applications:

- A sign notifying the public of the Zoning Amendment application was posted by the applicant on the site
- Details of the Zoning Amendment and Development Permit applications and proposal have been shared for public viewing on the Town's website. This will be updated with staff reports and referral comments as they are received.

In addition, a Zoning Amendment must undertake public consultation as legislated by the Local Government Act. This includes notice to neighbouring properties within 100 m, notice in two consecutive newspapers and a statutory Public Hearing.

POLICY / PLAN IMPLICATIONS

Housing Needs

The Housing Needs Assessment Report identified the need for affordable housing, rental housing, special needs housing, housing for seniors, housing for families, and supports for individuals experiencing homelessness and housing insecurity. Staff considers this proposal would increase both the housing availability with added units, and the rental housing with the proposed seven rental units. The two- and three-bedroom units could provide housing for seniors and families.

Strategic Plan Implications

This development would increase the housing stock with 38 new dwelling units, seven of which would be rental units. Therefore, staff considers this application aligns with Council's strategic priority to facilitate a range of housing types.

Financial Plan Implications

Development Cost Charges would be collected for the development and the additional 38 units would increase the property tax base in the Town.

NEXT STEPS

This application will be referred to the Committee of the Whole following receipt of all referral comments. The committee will consider recommendations received from the ADP, other referral comments received, as well as the staff recommendation.

Following Committee review, Council will decide on next steps. Following first and second readings of the amending bylaw, a statutory public hearing is required.

Staff note that the form and character development permit can only be issued following the adoption of zoning amendment 1065-63.

RECOMMENDATIONS / ALTERNATIVES

Recommendations are listed on page one of this report. There are several options for the ADP to consider:

Zoning Amendment – please choose one

1. The ADP supports the proposed Zoning Amendment Bylaw 1065-63 as written
2. The ADP supports the proposed Zoning Amendment Bylaw 1065-63 with the following changes: (describe)
3. The ADP does not support the proposed Zoning Amendment Bylaw 1065-63.

Development Permit – please choose one

1. The ADP support issuance of DP-2021-15 as presented
2. The ADP suggest the following changes prior to issuance of DP-2021-15: (list changes)

Attachments

- Attachment A – Development Proposal Drawings
- Attachment B – Landscape Plans
- Attachment C – Form and Character DP application evaluation
- Attachment D – Draft Bylaw 1065-63

Respectfully Submitted,



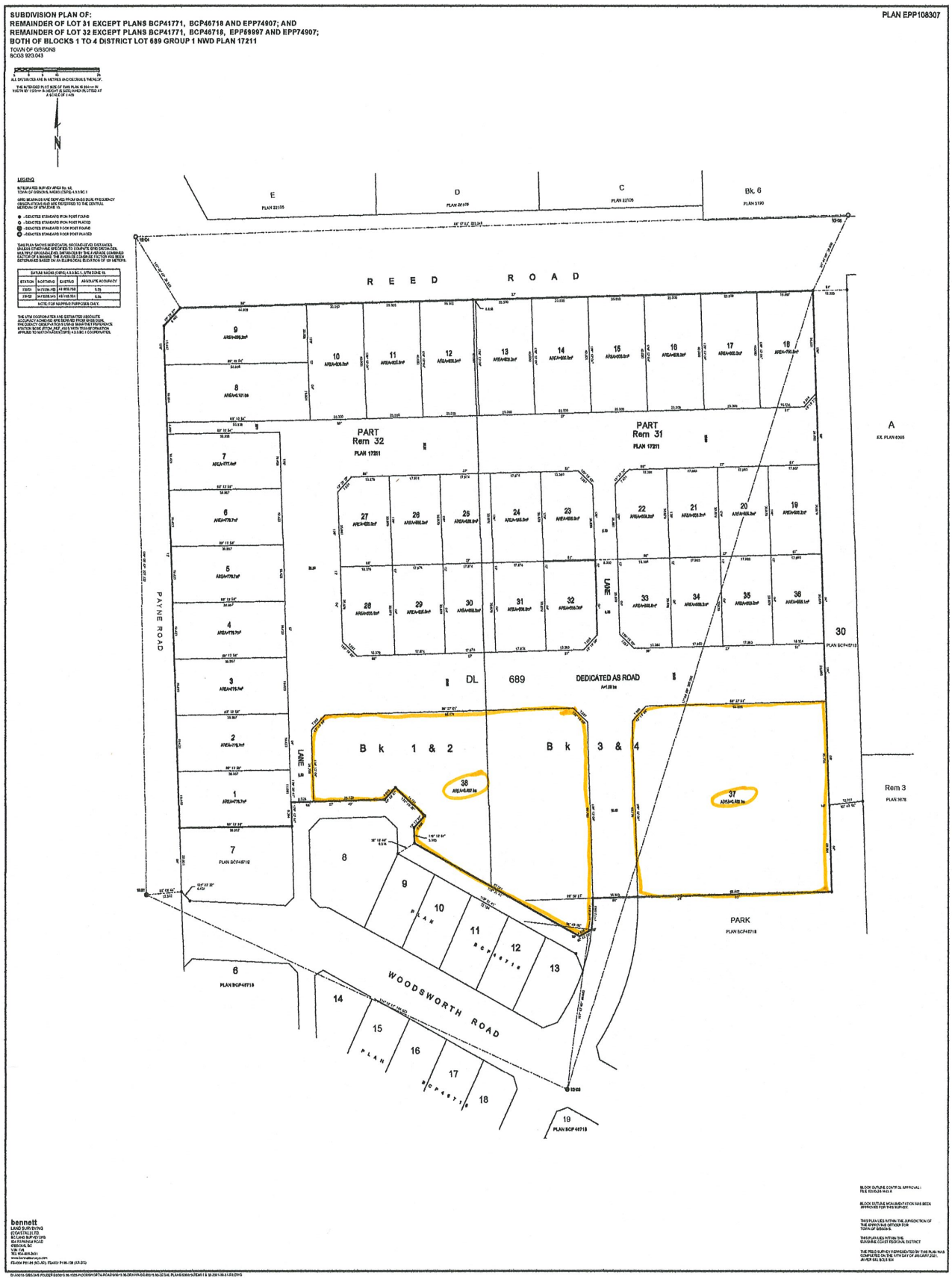
Lesley-Anne Staats, MCIP, RPP
Director of Planning

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I have reviewed the report and support the recommendation(s).



Mark Brown
Chief Administrative Officer


SUBDIVISION PLAN OF:
REMAINDER OF LOT 31 EXCEPT PLANS BCP41771, BCP46718 AND EPP74907; AND
REMAINDER OF LOT 32 EXCEPT PLANS BCP41771, BCP46718, EPP69997 AND EPP74907;
BOTH OF BLOCKS 1 TO 4 DISTRICT LOT 689 GROUP 1 NWD PLAN 17211
TOWN OF GISSONS
BCGS 92G.043
PLAN EPP108307
LEGEND
REED ROAD
PART Rem 32 PLAN 17211
PART Rem 31 PLAN 17211
PAYNE ROAD
LANE
DL 689
DEDICATED AS ROAD
Bk 1 & 2
Bk 3 & 4
PARK
WOODSWORTH ROAD
bennett
LAND SURVEYING

LEGAL DESCRIPTION
LOT 379

CIVIC ADDRESS
LOT 379 - HUME LANE, GIBSONS, B.C.

SITE RECONCILIATION
SITE AREA: 0.452 ha OR 4,520.269 sqm. OR 48,655.768 sqft.

ZONING: RCL

DENSITY CALCULATIONS:
45 UNITS PER HECTARE
45 X 0.452 = 20.34
MAX DENSITY = 20 UNITS
PROPOSED DENSITY = 18 UNITS

PARKING CALCULATIONS
REQUIRES:
TOWNHOUSE DEVELOPMENT REQUIRES 1 STALLS PER UNIT
18 UNITS X 1 = 18 STALLS
PROVIDED:
2 STALLS PER DWELLING UNIT
18 STALLS X 2 STALLS PER = 36 STALLS
1 STALL IN GARAGE
1 STALL IN DRIVEWAY

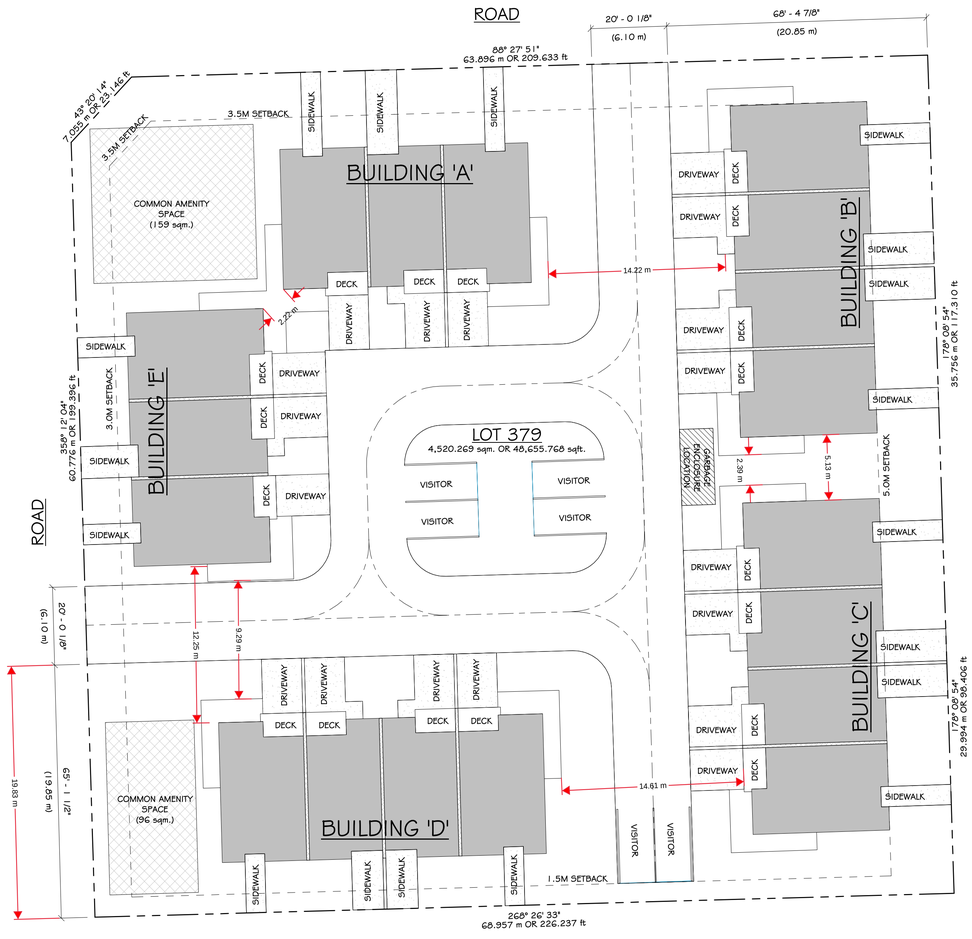
VISITOR PARKING STALLS REQUIRED = 15% OF REQUIRED STALLS
VISITOR PARKING STALLS PROVIDED = 6 STALLS

COMMON AMENITY SPACE:
PROVIDED: 255 sqm. OR 2,745 sqft.

BUILDING IS SPRINKLERED



GARBAGE ENCLOSURE
SCALE: 1/4" = 1'-0"



NOTE:
ALL STRUCTURE TO BE SPECIFIED BY STRUCTURAL ENGINEER

NOTE:
ALL RETAINING TO BE SPECIFIED BY GEOTECHNICAL ENGINEER

NOTE:
TRUSS DESIGN TO BE REVIEWED BY JCR DESIGN

NOTE:
JCR DESIGN ASSUMES NO RESPONSIBILITY FOR ANY OMISSIONS OR ERRORS

NOTE:
ALL CONSULTANT DRAWINGS TO BE REVIEWED BY JCR DESIGN PRIOR TO START OF CONSTRUCTION

NOTE:
ALL CHANGES & REVISIONS TO ARCHITECTURAL & STRUCTURAL COMPONENTS MUST BE REVIEWED BY JCR DESIGN.

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NO.	REVISION/ISSUE	DATE
1	ISSUED FOR REVIEW	02-03-2020
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3	ISSUED FOR REVIEW	28-04-2021
4	ISSUED FOR REVIEW	17-07-2021

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PHONE: 604-858-0031
EMAIL: INFO@JCRDESIGN.CA

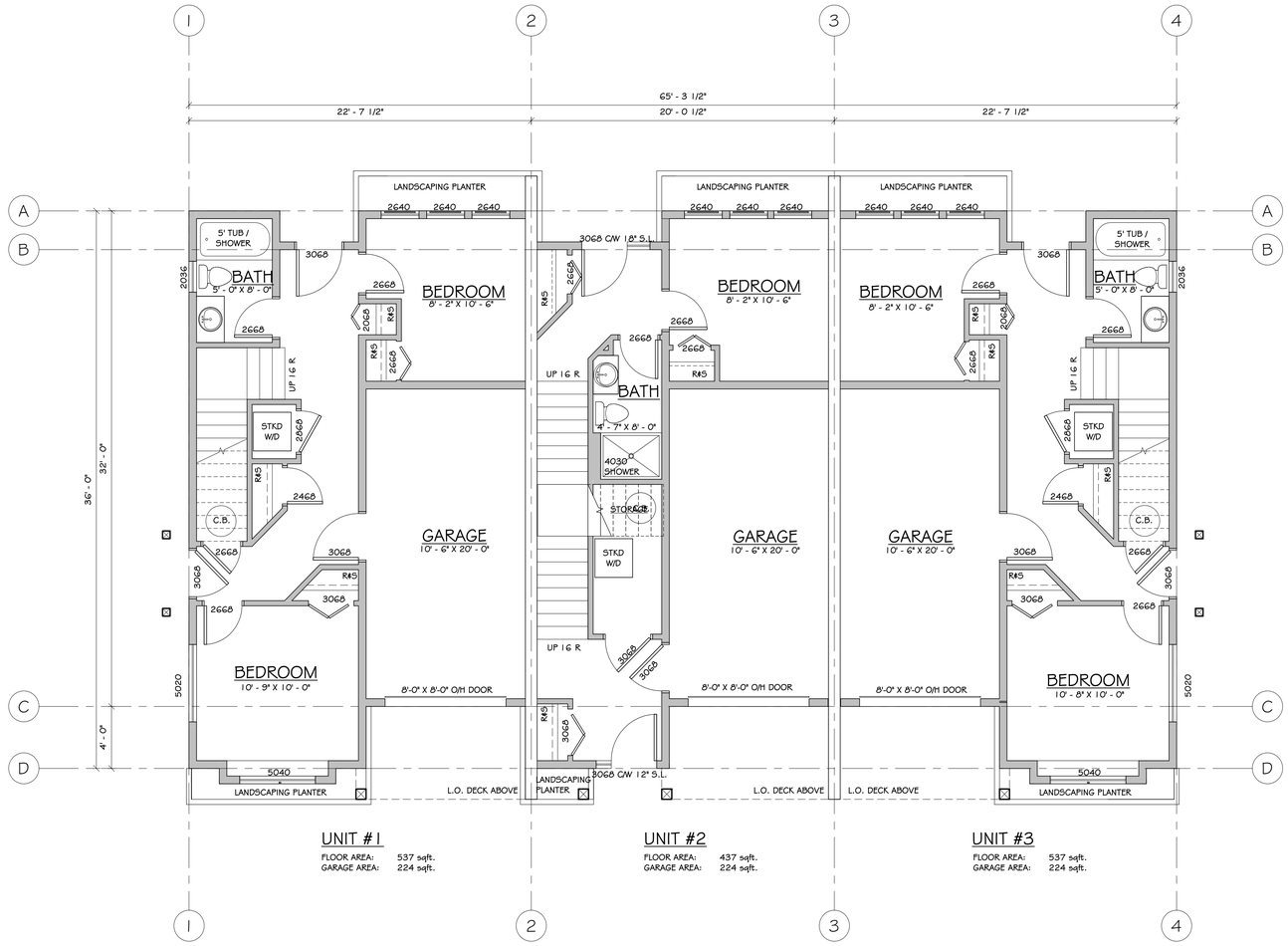
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PROJECT NAME AND ADDRESS:
TOWNHOUSE COMPLEX
LOT 379 HUME LANE
GIBSONS, B.C.

DRAWING TITLE:
SITE PLAN & NOTES

DRAWN:	A.H.
PROJECT #:	19437
CHECKED:	J.C.R.
DATE:	17 JULY, 2021
SCALE:	1/8" = 1'-0"

SHEET: A1.1



UNIT #1

FLOOR AREA: 537 sqft.
GARAGE AREA: 224 sqft.

UNIT #2

FLOOR AREA: 437 sqft.
GARAGE AREA: 224 sqft.

UNIT #3

FLOOR AREA: 537 sqft.
GARAGE AREA: 224 sqft.

MAIN FLOOR PLAN

TOTAL MAIN *GROSS FLOOR AREA:*	2,183 sqft.
TOTAL SECOND *GROSS FLOOR AREA:*	1,743 sqft.
1,736 / 2,183 = 79.84%	MAX ALLOWABLE = 80% *NET FLOOR AREA*
ZONING RCL:	SECTION 9.79 (4) "PRINCIPAL BUILDINGS: THE MAXIMUM NET FLOOR AREA OF THE SECOND FLOOR IS 80% OF THE NET FLOOR AREA OF THE FIRST FLOOR"

TYPICAL WINDOW NOTES:

- GLASS IN EXTERIOR DOORS AND ALL GLASS WITHIN 3'O OF EXTERIOR DOOR OPENERS TO BE SAFETY GLASS
- INSTALL FLASHINGS OVER ALL UNPROTECTED OPENINGS AND ALL DISSIMILAR MATERIALS
- DOORS, WINDOWS & SKYLIGHTS TO MEET N.A.F.S. REQUIREMENTS.

TYPICAL NOTES:

- ALL LUMBER TO BE K.D.-S.P.F. #2 OR BETTER
- ALL BEAMS AND LINTELS TO BE 2-2x10 U.N.O.
- ALL BEDROOM WINDOWS AS PER B.C.B.C. 9.9.10.1.(1)(2)
- ALL HAND RAILS AS PER B.C.B.C. 9.8.7
- ALL GUARDRAILS AS PER B.C.B.C.9.8.7
- ALL SMOKE ALARMS TO BE INTERCONNECTED A/C
- ATTIC HATCHES TO BE WEATHERSTRIPPED

JCR DESIGN LTD

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PHONE: 604-858-0031
EMAIL: INFO@JCRDESIGN.CA

NO.	REVISION/ISSUE	DATE
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3	ISSUED FOR REVIEW	17-07-2021

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PROJECT NAME AND ADDRESS:

TOWNHOUSE COMPLEX

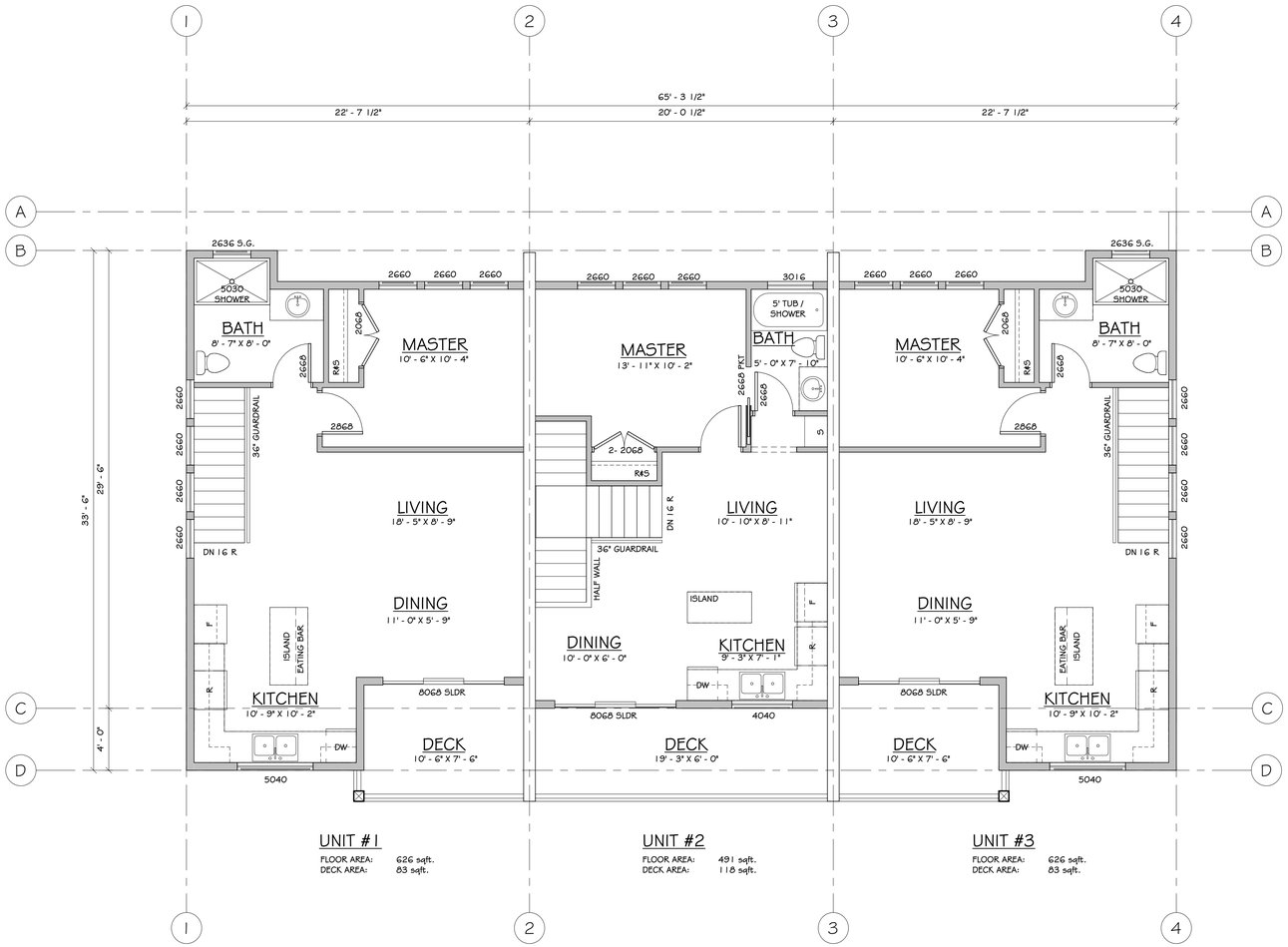
LOT 379 HUME LANE
GIBSONS, B.C.

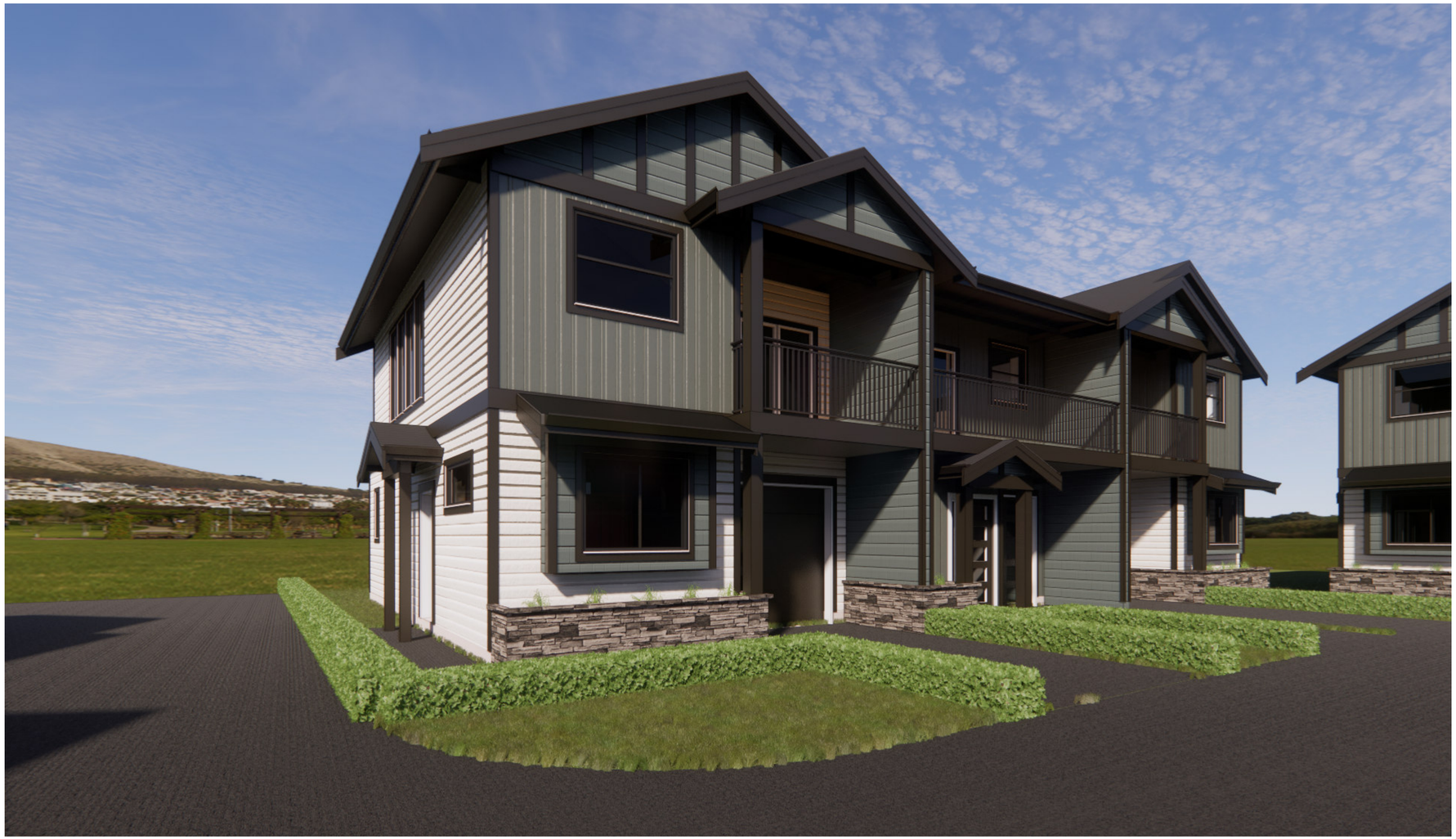
DRAWING TITLE:

MAIN FLOOR PLAN

DRAWN:	AH
PROJECT #:	19437
CHECKED:	JCR
DATE:	17 JULY, 2021
SCALE:	1/4" = 1'-0"

SHEET: A2.2


1
2
3
4
A
B
C
D
65' - 3 1/2"
22' - 7 1/2"
20' - 0 1/2"
22' - 7 1/2"
33' - 6"
29' - 6"
4' - 0"
2636 S.G.
2636 S.G.
2660
2660
2660
2660
2660
2660
3016
2660
2660
2660
2660
2660
2660



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NO.	REVISION/ISSUE	DATE
3	ISSUED FOR REVIEW	17-07-2021

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PROJECT NAME AND ADDRESS:

TOWNHOUSE COMPLEX

LOT 379 HUME LANE
GIBSONS, B.C.

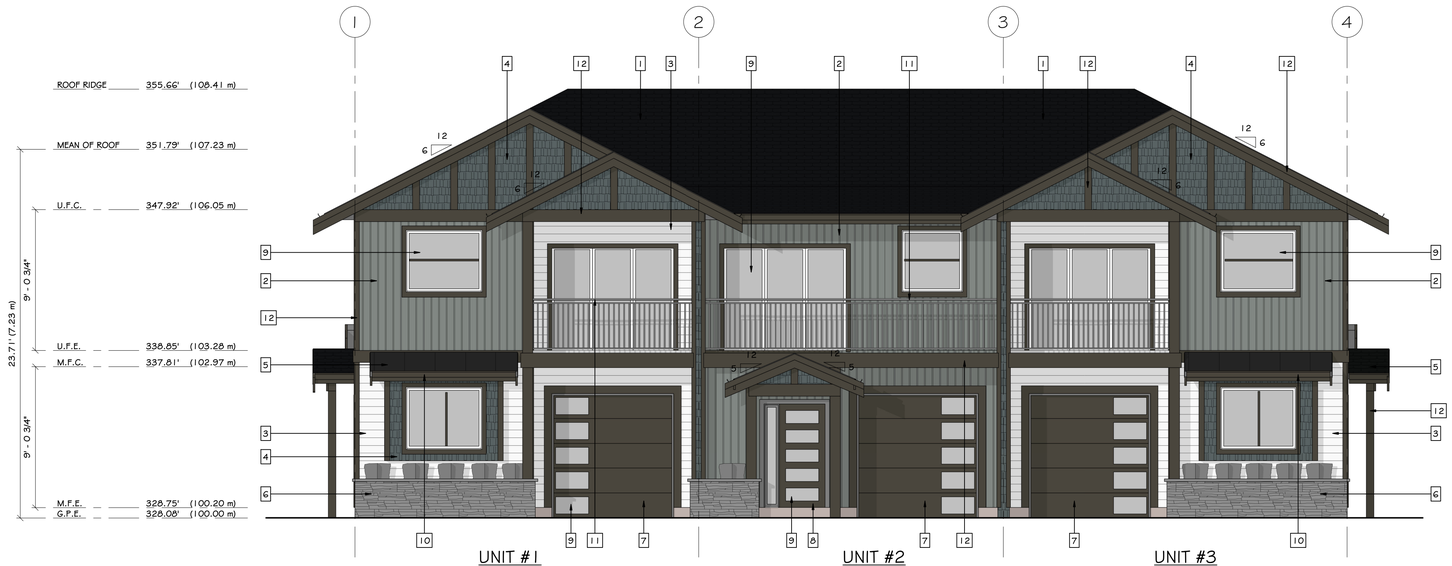
DRAWING TITLE:

PERSPECTIVE

DRAWN:	AH
PROJECT #:	19437
CHECKED:	JCR
DATE:	17 JULY, 2021
SCALE:	N.T.S.

SHEET:

A3.0



FRONT ELEVATION



ASPHALT SHINGLES - BLACK



HARDIE BOARD & BATTEN - CHESAPEAKE GRAY



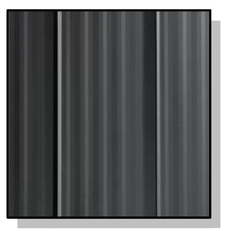
HARDIE BOARD HORIZONTAL - SNOW WHITE



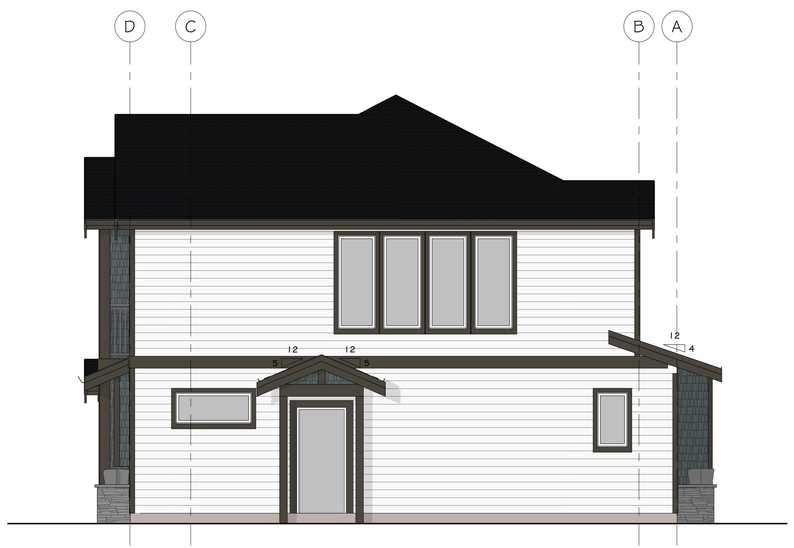
HARIDE SHAKE - MIDNIGHT SURF BLUE

MATERIAL LEGEND

1	ASPHALT SHINGLES - BLACK	8	MAN DOOR - BLACK
2	HARDIE BOARD & BATTEN - CHESAPEAKE GRAY	9	GLAZING
3	HARDIE BOARD HORIZONTAL - SNOW WHITE	10	GUTTERS - BLACK
4	HARIDE SHAKE - MIDNIGHT SURF BLUE	11	RAILING - BLACK
5	METAL ROOF - BLACK	12	FASCIA, POSTS & TRIM - BLACK
6	CULTURED STONE		
7	GARAGE DOOR - BLACK		



METAL ROOF - BLACK



UNIT #3

RIGHT ELEVATION

TYPICAL WINDOW NOTES:

- GLASS IN EXTERIOR DOORS AND ALL GLASS WITHIN 3'0 OF EXTERIOR DOOR OPENERS TO BE SAFETY GLASS
- INSTALL FLASHINGS OVER ALL UNPROTECTED OPENINGS AND ALL DISSIMILAR MATERIALS
- DOORS, WINDOWS & SKYLIGHTS TO MEET N.A.F.S. REQUIREMENTS.

TYPICAL NOTES:

- ALL LUMBER TO BE K.D.-S.P.F. #2 OR BETTER
- ALL BEAMS AND LINTELS TO BE 2-2x10 U.N.O.
- ALL BEDROOM WINDOWS AS PER B.C.B.C. 9.9.10.1.(1)(2)
- ALL HAND RAILS AS PER B.C.B.C. 9.8.7
- ALL GUARDRAILS AS PER B.C.B.C.9.8.7
- ALL SMOKE ALARMS TO BE INTERCONNECTED A/C
- ATTIC HATCHES TO BE WEATHERSTRIPPED

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3	ISSUED FOR REVIEW	17-07-2021

PROJECT NAME AND ADDRESS:

TOWNHOUSE COMPLEX

LOT 379 HUME LANE
GIBSONS, B.C.

DRAWING TITLE:

FRONT & RIGHT ELEVATIONS

DRAWN:	AH
PROJECT #:	19437
CHECKED:	JCR
DATE:	17 JULY, 2021
SCALE:	1/4" = 1'-0"

SHEET: A3.1



REAR ELEVATION



UNIT #1

LEFT ELEVATION

TYPICAL WINDOW NOTES:

- GLASS IN EXTERIOR DOORS AND ALL GLASS WITHIN 3'0 OF EXTERIOR DOOR OPENERS TO BE SAFETY GLASS
- INSTALL FLASHINGS OVER ALL UNFROTECTED OPENINGS AND ALL DISSIMILAR MATERIALS
- DOORS, WINDOWS & SKYLIGHTS TO MEET N.A.F.S. REQUIREMENTS.

TYPICAL NOTES:

- ALL LUMBER TO BE K.D.-S.P.F. #2 OR BETTER
- ALL BEAMS AND LINTELS TO BE 2-2x10 U.N.O.
- ALL BEDROOM WINDOWS AS PER B.C.B.C. 9.9.10.1.(1)(2)
- ALL HAND RAILS AS PER B.C.B.C. 9.8.7
- ALL GUARDRAILS AS PER B.C.B.C.9.8.7
- ALL SMOKE ALARMS TO BE INTERCONNECTED A/C
- ATTIC HATCHES TO BE WEATHERSTRIPPED

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PROJECT NAME AND ADDRESS:

TOWNHOUSE COMPLEX

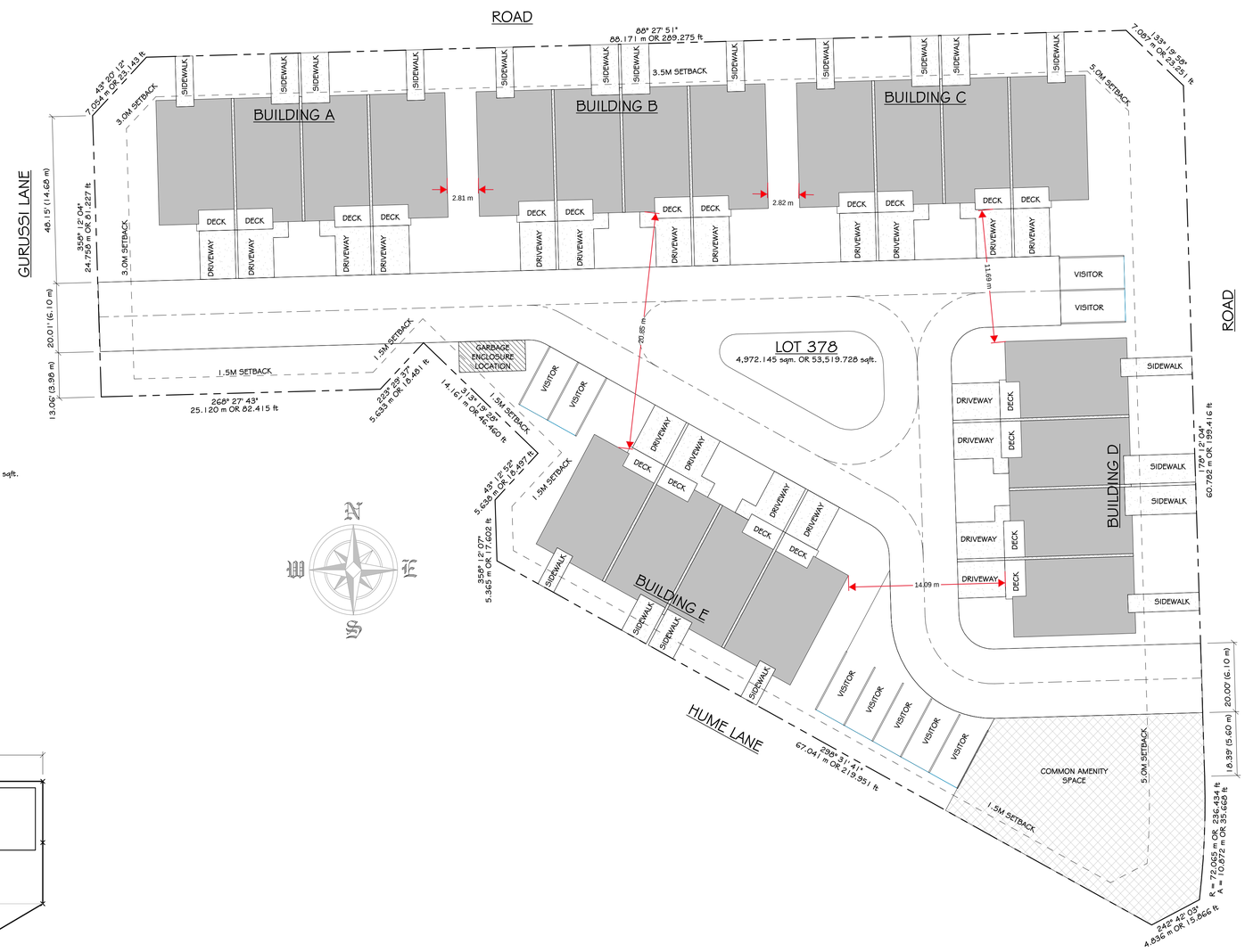
LOT 379 HUME LANE
GIBSONS, B.C.

DRAWING TITLE:

REAR & LEFT ELEVATIONS

DRAWN:	AH
PROJECT #:	19437
CHECKED:	JCR
DATE:	17 JULY, 2021
SCALE:	1/4" = 1'-0"

SHEET: A3.2



LEGAL DESCRIPTION
LOT 378

CIVIC ADDRESS
LOT 378 - HUME LANE, GIBSONS, B.C.

SITE RECONCILIATION
SITE AREA: 0.497 ha OR 4,972.145 sqm. OR 53,519.728 sqft.

ZONING: RCL

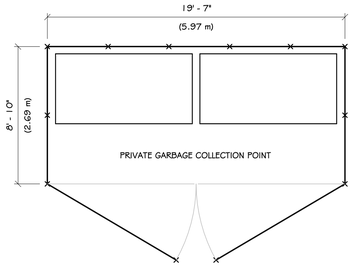
DENSITY CALCULATIONS:
45 UNITS PER HECTARE
45 X 0.497 = 22.37
MAX DENSITY = 22 UNITS
PROPOSED DENSITY = 20 UNITS

PARKING CALCULATIONS
REQUIRES:
TOWNHOUSE DEVELOPMENT REQUIRES 1 STALLS PER UNIT
20 UNITS X 1 = 20 STALLS
PROVIDED:
2 STALLS PER DWELLING UNIT
20 STALLS X 2 STALLS PER = 40 STALLS
1 STALL IN GARAGE
1 STALL IN DRIVEWAY

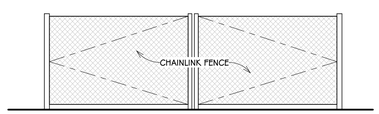
VISITOR PARKING STALLS REQUIRED = 15% OF REQUIRED STALLS
VISITOR PARKING STALLS PROVIDED = 9 STALLS

COMMON AMENITY SPACE:
PROVIDED: 310 sqm. OR 3333 sqft.

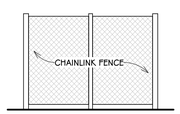
BUILDING IS SPRINKLERED



PLAN VIEW



FRONT VIEW



SIDE VIEW

GARBAGE ENCLOSURE
SCALE: 1/4" = 1'-0"

NOTE:
ALL STRUCTURE TO BE SPECIFIED BY STRUCTURAL ENGINEER

NOTE:
ALL RETAINING TO BE SPECIFIED BY GEOTECHNICAL ENGINEER

NOTE:
TRUSS DESIGN TO BE REVIEWED BY JCR DESIGN

NOTE:
JCR DESIGN ASSUMES NO RESPONSIBILITY FOR ANY OMISSIONS OR ERRORS

NOTE:
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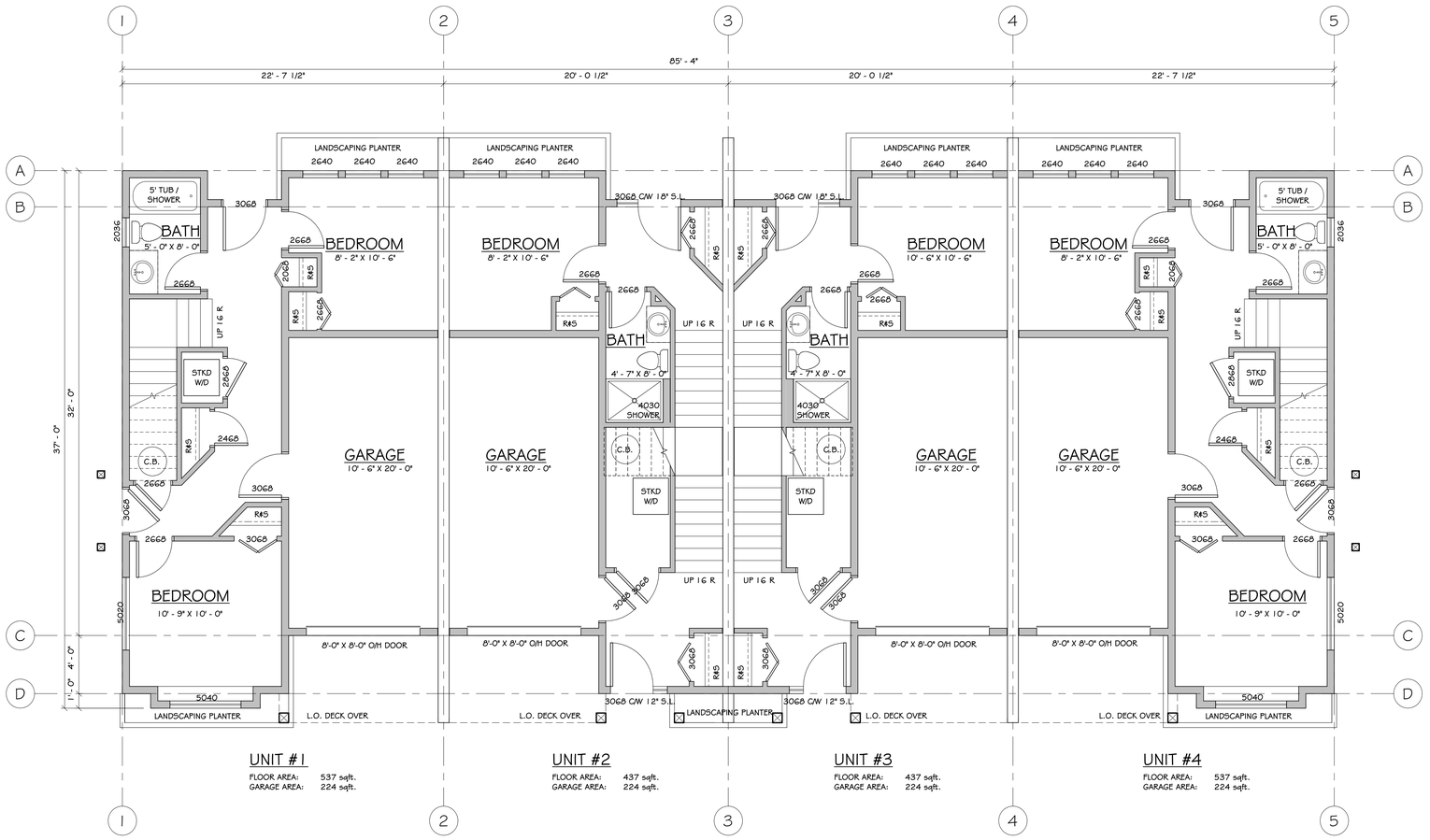
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PROJECT NAME AND ADDRESS:
TOWNHOUSE COMPLEX
LOT 378 HUME LANE
GIBSONS, B.C.

DRAWING TITLE:
SITE PLAN & NOTES

DRAWN:	A.H.	SHEET: A1.1
PROJECT #:	19436	
CHECKED:	J.C.R.	
DATE:	17 JULY, 2021	
SCALE:	1/8" = 1'-0"	



UNIT #1

FLOOR AREA: 537 sqft.
GARAGE AREA: 224 sqft.

UNIT #2

FLOOR AREA: 437 sqft.
GARAGE AREA: 224 sqft.

UNIT #3

FLOOR AREA: 437 sqft.
GARAGE AREA: 224 sqft.

UNIT #4

FLOOR AREA: 537 sqft.
GARAGE AREA: 224 sqft.

MAIN FLOOR PLAN

TOTAL MAIN *GROSS FLOOR AREA*: 2,844 sqft.
TOTAL SECOND *GROSS FLOOR AREA*: 2,268 sqft.

2,268 / 2,844 = 79.75% MAX ALLOWABLE = 80% *NET FLOOR AREA*

ZONING RCL: SECTION 9.79 (4) "PRINCIPAL BUILDINGS: THE MAXIMUM NET FLOOR AREA OF THE SECOND FLOOR IS 80% OF THE NET FLOOR AREA OF THE FIRST FLOOR"

TYPICAL WINDOW NOTES:

- GLASS IN EXTERIOR DOORS AND ALL GLASS WITHIN 3'0 OF EXTERIOR DOOR OPENERS TO BE SAFETY GLASS
- INSTALL FLASHINGS OVER ALL UNPROTECTED OPENINGS AND ALL DISSIMILAR MATERIALS
- DOORS, WINDOWS & SKYLIGHTS TO MEET N.A.F.S. REQUIREMENTS.

TYPICAL NOTES:

- ALL LUMBER TO BE K.D.-S.P.F. #2 OR BETTER
- ALL BEAMS AND LINTELS TO BE 2-2x10 U.N.O.
- ALL BEDROOM WINDOWS AS PER B.C.B.C. 9.9.10.1.(1)(2)
- ALL HAND RAILS AS PER B.C.B.C. 9.8.7
- ALL GUARDRAILS AS PER B.C.B.C.9.8.7
- ALL SMOKE ALARMS TO BE INTERCONNECTED A/C
- ATTIC HATCHES TO BE WEATHERSTRIPPED

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PHONE: 604-858-0031
EMAIL: INFO@JCRDESIGN.CA

NO.	REVISION/ISSUE	DATE
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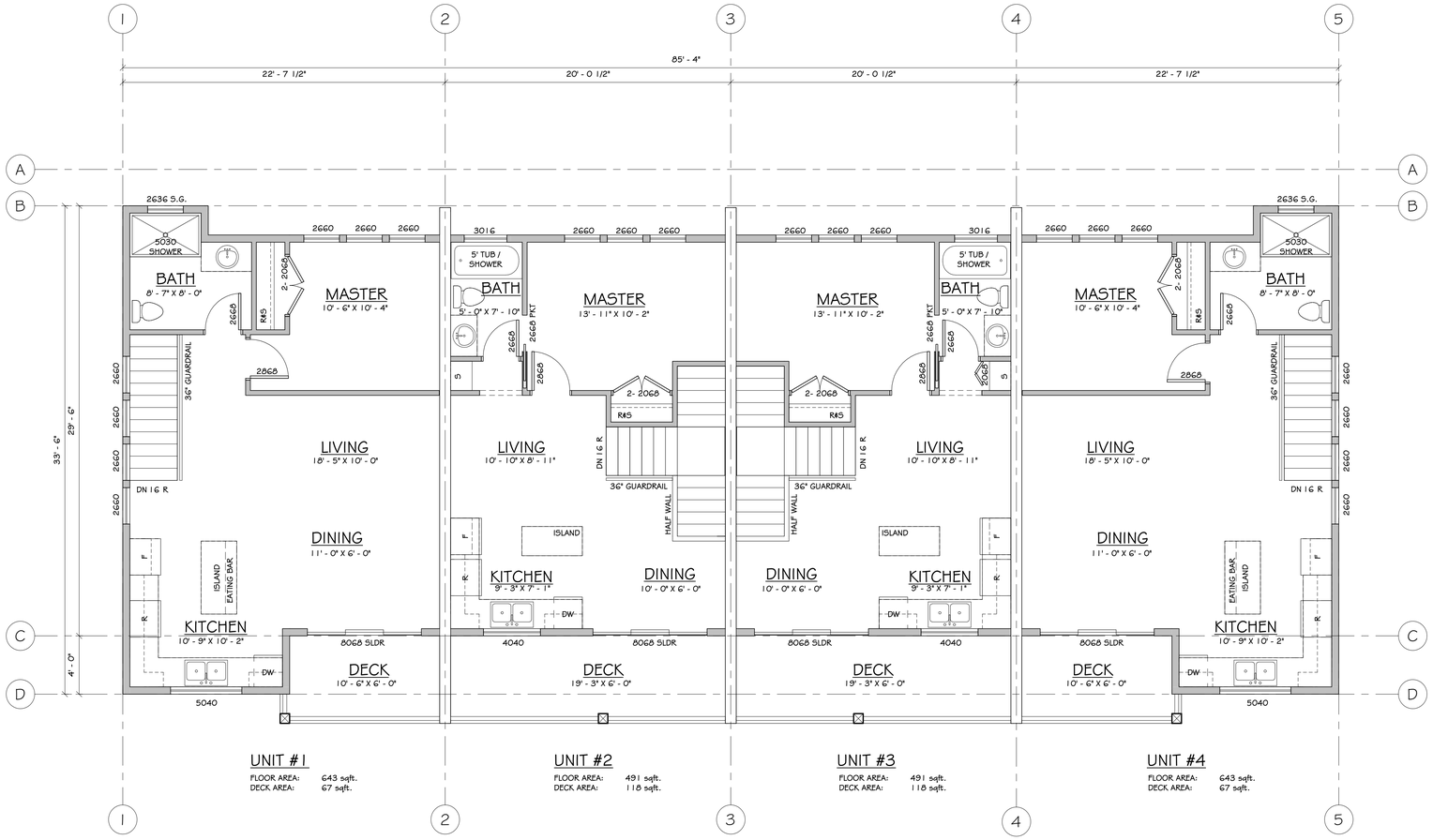
LOT 378 HUME LANE
GIBSONS, B.C.

DRAWING TITLE:

MAIN FLOOR PLAN

DRAWN:	AH
PROJECT #:	19436
CHECKED:	JCR
DATE:	17 JULY, 2021
SCALE:	1/4" = 1'-0"

SHEET: A2.2



UNIT #1

FLOOR AREA: 643 sqft.
DECK AREA: 67 sqft.

UNIT #2

FLOOR AREA: 491 sqft.
DECK AREA: 118 sqft.

UNIT #3

FLOOR AREA: 491 sqft.
DECK AREA: 118 sqft.

UNIT #4

FLOOR AREA: 643 sqft.
DECK AREA: 67 sqft.

UPPER FLOOR PLAN

TOTAL MAIN *GROSS FLOOR AREA*:	2,844 sqft.
TOTAL SECOND *GROSS FLOOR AREA*:	2,268 sqft.
2,268 / 2,844 = 79.75%	MAX ALLOWABLE = 80% *NET FLOOR AREA*

ZONING RCL: SECTION 9.79 (4) "PRINCIPAL BUILDINGS: THE MAXIMUM NET FLOOR AREA OF THE SECOND FLOOR IS 80% OF THE NET FLOOR AREA OF THE FIRST FLOOR"

TYPICAL WINDOW NOTES:

- GLASS IN EXTERIOR DOORS AND ALL GLASS WITHIN 30 OF EXTERIOR DOOR OPENERS TO BE SAFETY GLASS
- INSTALL FLASHINGS OVER ALL UNPROTECTED OPENINGS AND ALL DISSIMILAR MATERIALS
- DOORS, WINDOWS & SKYLIGHTS TO MEET N.A.F.S. REQUIREMENTS.

TYPICAL NOTES:

- ALL LUMBER TO BE K.D.-S.P.F. #2 OR BETTER
- ALL BEAMS AND LINTELS TO BE 2-2x10 U.N.O.
- ALL BEDROOM WINDOWS AS PER B.C.B.C. 9.9.10.1.(1)(2)
- ALL HAND RAILS AS PER B.C.B.C. 9.8.7
- ALL GUARDRAILS AS PER B.C.B.C.9.8.7
- ALL SMOKE ALARMS TO BE INTERCONNECTED A/C
- ATTIC HATCHES TO BE WEATHERSTRIPPED

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PROJECT NAME AND ADDRESS:

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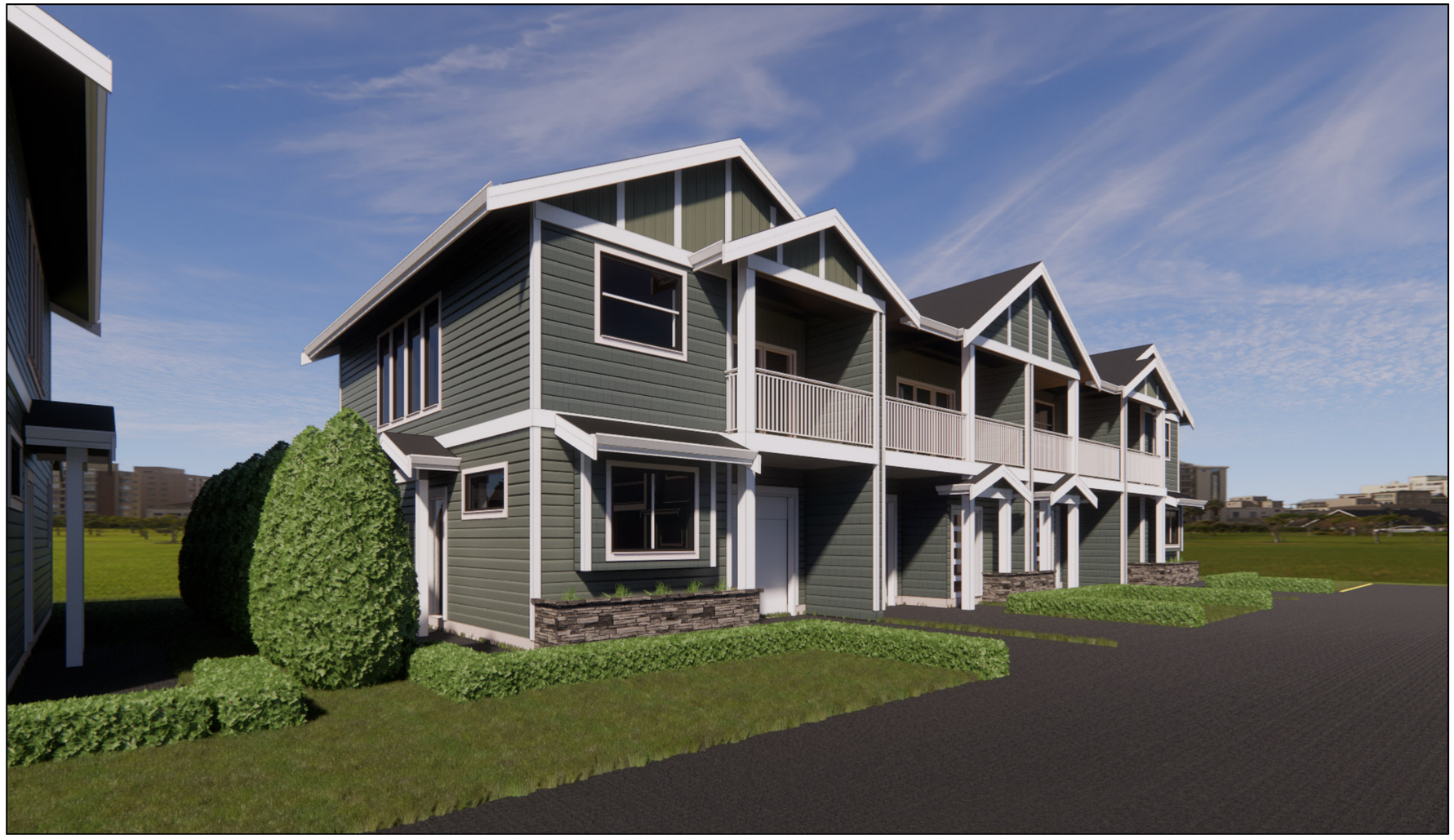
LOT 378 HUME LANE
GIBSONS, B.C.

DRAWING TITLE:

UPPER FLOOR PLAN

DRAWN:	AH
PROJECT #:	19436
CHECKED:	JCR
DATE:	17 JULY, 2021
SCALE:	1/4" = 1'-0"

SHEET: A2.3



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PROJECT NAME AND ADDRESS:

TOWNHOUSE COMPLEX

LOT 378 HUME LANE
GIBSONS, B.C.

DRAWING TITLE:

PERSPECTIVE

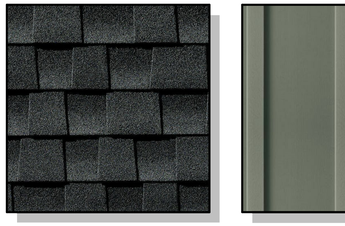
DRAWN:	AH
PROJECT #:	19436
CHECKED:	JCR
DATE:	17 JULY, 2021
SCALE:	N.T.S.

SHEET:

A3.0



FRONT ELEVATION



ASPHALT SHINGLES - BLACK



HARDIE BOARD & BATTEN
- MOONLIGHT MOSS GREEN



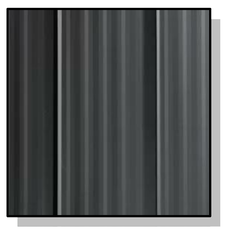
HARDIE BOARD HORIZONTAL
- CHESAPEAKE GRAY



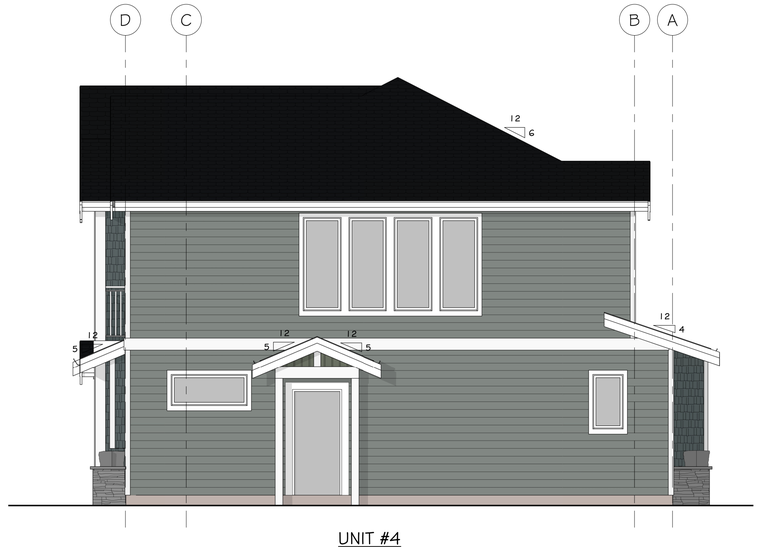
HARIDE SHAKE
- MIDNIGHT SURF BLUE

MATERIAL LEGEND

1	ASPHALT SHINGLES - BLACK	8	MAN DOOR - WHITE
2	HARDIE BOARD & BATTEN - MOONLIGHT MOSS GREEN	9	GLAZING
3	HARDIE BOARD HORIZONTAL - CHESAPEAKE GRAY	10	GUTTERS - WHITE
4	HARIDE SHAKE - MIDNIGHT SURF BLUE	11	RAILING - WHITE
5	METAL ROOF - BLACK	12	FASCIA, POSTS & TRIM - WHITE
6	CULTURED STONE		
7	GARAGE DOOR - WHITE		



METAL ROOF - BLACK



RIGHT ELEVATION

TYPICAL WINDOW NOTES:

- GLASS IN EXTERIOR DOORS AND ALL GLASS WITHIN 3'0 OF EXTERIOR DOOR OPENERS TO BE SAFETY GLASS
- INSTALL FLASHINGS OVER ALL UNPROTECTED OPENINGS AND ALL DISSIMILAR MATERIALS
- DOORS, WINDOWS & SKYLIGHTS TO MEET N.A.F.S. REQUIREMENTS.

TYPICAL NOTES:

- ALL LUMBER TO BE K.D.-S.P.F. #2 OR BETTER
- ALL BEAMS AND LINTELS TO BE 2-2x10 U.N.O.
- ALL BEDROOM WINDOWS AS PER B.C.B.C. 9.9.10.1.(1)(2)
- ALL HAND RAILS AS PER B.C.B.C. 9.8.7
- ALL GUARDRAILS AS PER B.C.B.C.9.8.7
- ALL SMOKE ALARMS TO BE INTERCONNECTED A/C
- ATTIC HATCHES TO BE WEATHERSTRIPPED

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NO.	REVISION/ISSUE	DATE
1	ISSUED FOR REVIEW	21-01-2021
2	ISSUED FOR REVIEW	28-04-2021
3	ISSUED FOR REVIEW	17-07-2021

512-45715 HOCKING AVE.
CHILLIWACK, B.C. V2P 6Z6
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EMAIL: INFO@JCRDESIGN.CA

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PROJECT NAME AND ADDRESS:

TOWNHOUSE COMPLEX

LOT 378 HUME LANE
GIBSONS, B.C.

DRAWING TITLE:

FRONT & RIGHT ELEVATIONS

DRAWN:	AH
PROJECT #:	19436
CHECKED:	JCR
DATE:	17 JULY, 2021
SCALE:	1/4" = 1'-0"

SHEET: A3.1



REAR ELEVATION



UNIT #1

LEFT ELEVATION

TYPICAL WINDOW NOTES:

- GLASS IN EXTERIOR DOORS AND ALL GLASS WITHIN 3'0 OF EXTERIOR DOOR OPENERS TO BE SAFETY GLASS
- INSTALL FLASHINGS OVER ALL UNPROTECTED OPENINGS AND ALL DISSIMILAR MATERIALS
- DOORS, WINDOWS & SKYLIGHTS TO MEET N.A.F.S. REQUIREMENTS.

TYPICAL NOTES:

- ALL LUMBER TO BE K.D.-S.P.F. #2 OR BETTER
- ALL BEAMS AND LINTELS TO BE 2-2x10 U.N.O.
- ALL BEDROOM WINDOWS AS PER B.C.B.C. 9.9.10.1.(1)(2)
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PROJECT NAME AND ADDRESS:

TOWNHOUSE COMPLEX

LOT 378 HUME LANE
GIBSONS, B.C.

DRAWING TITLE:

REAR & LEFT ELEVATIONS

DRAWN:	AH
PROJECT #:	19436
CHECKED:	JCR
DATE:	17 JULY, 2021
SCALE:	1/4" = 1'-0"

SHEET: A3.2

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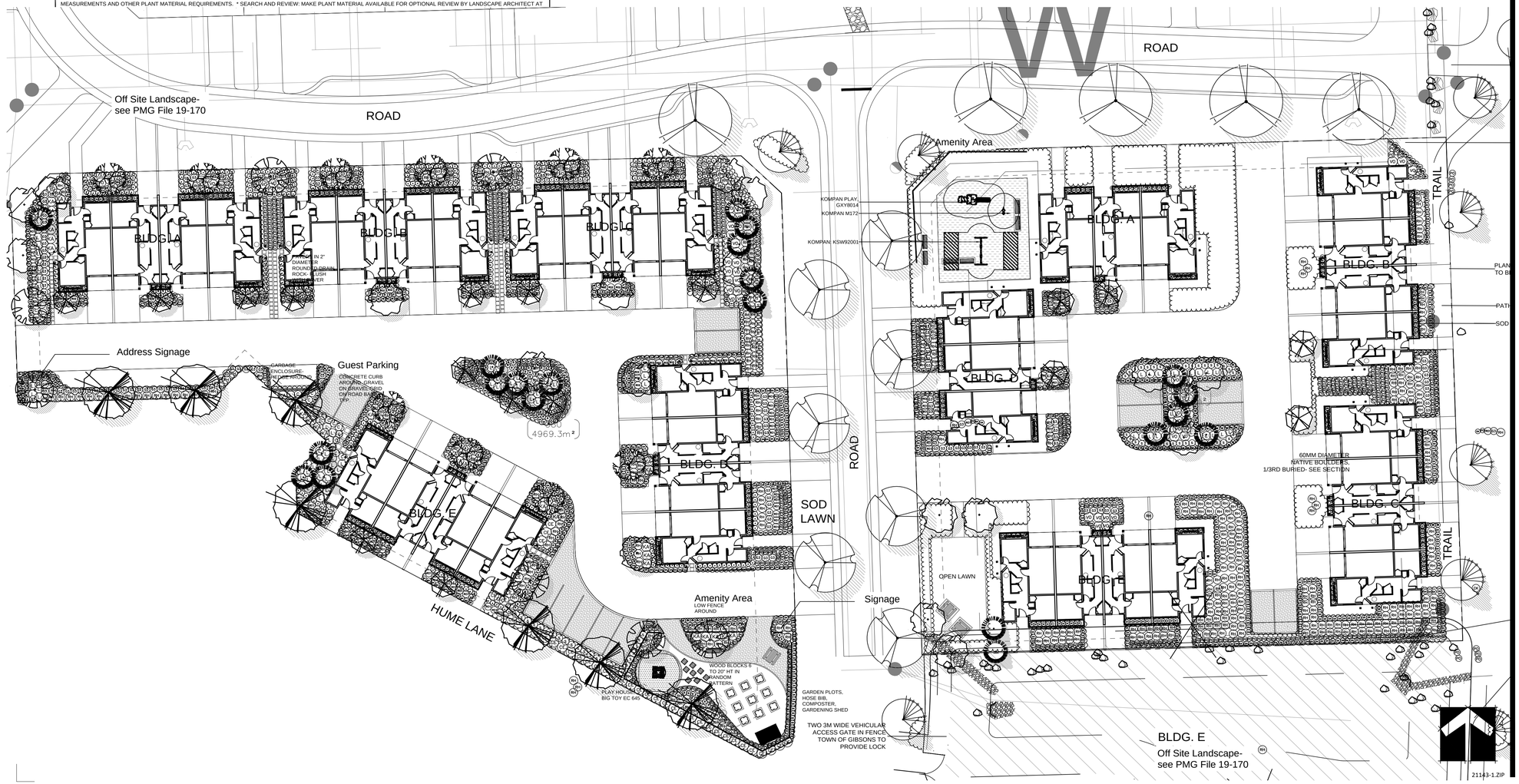
SEAL:

PLANT SCHEDULE

PMG PROJECT NUMBER: 9x-xxx

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
AG	10	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
AC	17	AMELANCHIER C. AUTUMN BRILLIANCE	CANADIAN SERVICEBERRY	5CM CAL; B&B
CC	14	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL; 1.5M STD., B&B
CK	7	CORNUS KOUSA X NUTTALLII 'STARLIGHT'	STARLIGHT HYBRID DOGWOOD	5CM CAL, 1.2M STD.; B&B
LS	7	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	6CM CAL; 2M STD; B&B
PO	19	PICEA OMORIKA	SERBIAN SPRUCE	2.5M HT; B&B
SHRUB				
BS	490	BUXUS SEMPERVIRENS GREEN VELVET	BOXWOOD	#3 POT; 40CM
CV	44	CEANOTHUS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC	#3 POT; 50CM
CK	22	CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#2 POT; 50CM
KL	36	KALMIA LATIFOLIA	MOUNTAIN LAUREL	#3 POT; 50CM
RD	433	RHODODENDRON 'PATTY BEE'	DWARF RHODODENDRON; YELLOW	#3 POT; 30CM
RM	90	ROSA MEIDELAND 'BONICA'	MEIDILAND ROSE; PINK	#2 POT; 40CM
RW	58	ROSA MEIDILAND 'WHITE'	MEIDILAND ROSE; WHITE	#2 POT; 40CM
SJ	108	SPIRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA	#2 POT 30CM;
TH	31	TAXUS X MEDIA 'HILLII'	HICK'S YEW	1.0M B&B
VO	66	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
GRASS				
CF	1	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
EG	428	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
MS	174	MISCANTHUS SINENSIS 'YAKU JIMA'	DWARF MAIDENHAIR GRASS	#1 POT
PA	963	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
EP	91	ECHINACEA PURPUREA	PURPLE CONEFLOWER	15CM POT
HC	78	HEMEROCALLIS `STELLA D'ORO'	DAYLILY; YELLOW	#1 POT; 1-2 FAN
RF	204	RUDBECKIA F. SULLIVANTII 'GOLDSTURM'	RUDBECKIA; YELLOW	15CM POT
SE	206	SEDUM TELEPHIUM 'MOHRCHEN'	AUTUMN STONECROP	15CM POT
GC				
GS	1	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
LP	134	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
PM	467	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT



NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

TOWNHOUSES AT PARKLAND SUBDIVISION
LOTS 378 & 379
HUME LANE
GIBSONS, BC

DRAWING TITLE:

LANDSCAPE KEY PLAN

DATE:	21.AUG.09	DRAWING NUMBER:	
SCALE:	1"=20'-0"		**L1**
DRAWN:	JR		
DESIGN:			
CHK'D:	PC		**OF 3**

PMG PROJECT NUMBER: **21-143**

Form and Character Development Permit Evaluation (DP-2021-15) for proposed Lots 37 & 38, Celia Crescent (Parkland)

The two proposed lots are within Development Permit No. 8 (DPA 8) of the Official Community Plan, providing guidelines for the design of Intensive Residential development.

The objective of this Development Permit Area designation is to:

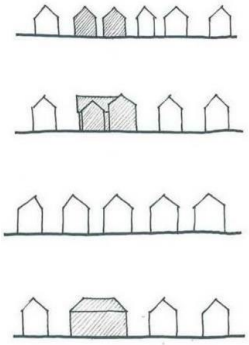
- Ensure that intensive residential development fits with the character of the Town and its neighbourhoods; and
- Provide for high quality, liveable forms of housing and provide residents with high quality affordable housing options.

Staff have reviewed the form and character of the proposed development with respect to the guidelines and summarize its comments as follows (Table 1):

Table 1 - Form and Character Staff Review

DPA 8 Guidelines for construction on cluster lots	Staff Comments	Addresses Criteria?
General Form and Character		
Development should promote a small town character by encouraging architecture, landscape design and environmental settings that respect the surrounding context.	*The design accommodates increased density within a form that echoes traditional small town development. Landscape, building design and setbacks respect the neighbourhood context and provide effective transitions to adjacent lots.*	Y
Local and natural building materials such as timber and stone should be used in combination with limited amounts of glass, concrete or metal.	*Materials include wood-look hardie board and batton, limited accents of stone, and metal roof*	Y
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.	*Natural and complementary colour palette grey tones with black roof.*	Y
Vary unit designs, materials and/or colours to distinguish individual dwelling units in the development. No two adjacent dwellings should be alike.	*Buildings are distinguished from neighbouring units with variations in façade treatments*	Y

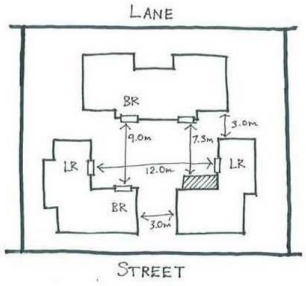
DPA 8 Guidelines for construction on cluster lots	Staff Comments	Addresses Criteria?
Multiple dwelling units should be built on each cluster lot. These may take the form of principal dwellings with additional dwelling units such as secondary suites, and Garden Suites; duplexes, triplexes, or fourplexes; or some combination of these forms.	*Each cluster lot contains five buildings, with 18 dwelling units on one lot and 20 dwelling units on another lot in the form of triplex and fourplex townhouses.*	Y
If the maximum density is not achieved, buildings should be sited to allow for the future development of additional dwelling units such that a density of approximately 16 units per acre could be achieved over the long term. The proponent must submit a conceptual plan showing how multiple dwelling units could be accommodated on each lot. The conceptual plan should show future servicing and access plans.	*n/a -maximum density is proposed*	N/A
Reflect an environmentally friendly ("green") image through the design and exterior features of the development. This image may be achieved in such ways as: • sites and roadways sited to retain existing trees, vegetation, and other important natural features • incorporation of visible "green" landscaping features such as rain gardens and infiltration trenches • incorporation of visible "green" building features and materials such as skylights, rainbarrels, local wood and stone, green walls and roofs, rain gardens, solar panels, recycled exterior materials, exterior elements for window shading	*Green technologies and features are not apparent in the form and character of the buildings, however exterior features of the development such as the stormwater swales, and retention ponds provide a "green" image.* *The subdivision is and will further be landscaped with trees and plantings native to the area and drought resistant.*	Y
Design lighting to minimize light spill, glare and sky glow by using non-glare full cut-off fixtures.	*Lighting plans are not provided, however developer has confirmed that lighting is designed to meet this criteria.*	Y

Building Massing and Street Rhythm		
To achieve harmonious integration with surroundings, development should be sensitive to the scale, mass, and form of adjacent buildings. 	*The proposed development form, scale and massing is consistent with and complementary to the development rhythm of other developments existing and under development in the parkland subdivision, including single family homes and multifamily developments such as:*  *950 Woodsworth Road*	Y
Vary the exterior design of buildings facing a street or lane from those of similar buildings across the street and on adjacent properties, so that front elevation designs have significant variations in the disposition and articulation of design features.	*Buildings share similar massing and form, though are individually distinguished through varied cladding, design details and articulation of massing.*	Y
Mirroring nearby front elevation design alone is not an adequate variation.	*Exterior design variation is proposed for two building types (3-unit and 4-unit).*	Y

Relationship to the Street		
The principal building should be oriented to the street and should be designed to encourage natural surveillance of the street; on corner lots, orientation should be towards both streets.	*The buildings provide a pedestrian orientation to the street with a walking path, front door, and window facing the street, providing 'eyes on the street'.* *There is also a vehicular orientation from the internal courtyard.*	Y
A covered porch or veranda at the street entrance of the unit is encouraged.	*Covered entries are provided for each unit and oriented to the street and lane.*	Y
Residential buildings positioned at the rear of the property should have a clear and obvious approach from the street or lane.	*Buildings located at the rear of the property have clear entrances oriented onto the central courtyard.*	Y
Avoid long continuous façade frontage and respect the rhythm of the existing streetscape.	*The new streetscape along Celia Crescent will be built out with single family and duplex dwellings. The three and four-unit buildings with broken massing respects the rhythm of the neighbourhood.*	Y
Developments should create an incremental rhythm complementary to nearby residential areas by visually breaking massing of larger buildings into smaller individual components to express strong unit identity and to relate to the characteristic frontage of buildings in the area.	*Massing is broken up both visually and physically on the building facades, individualizing units within buildings and distinguishing unit clusters.*	Y
Secondary buildings should complement the scale, mass, built form and character of the principal building.	*Secondary buildings are not proposed*	N/A
Buildings containing more than 4 units should generally be avoided, taking the form of two or more separate buildings where more than 4 units are proposed.	*No buildings contain more than 4 units.*	N/A
Use separations, transitions, changes in plan and the inclusion of elements such as bay windows, dormers, porches, and	*Façade depth and treatment variations, recessed porches and balconies, roofline variation, pillars and awning projections all help to*	Y

cross gables to help mitigate the visual quality of long buildings.	*break up the length of the buildings visually.*	
Roof pitches of at least 6 in 12 are encouraged.	*All roofs have 6 in 12 pitches*	Y
Provide a clearly identifiable door onto the street and public open spaces.	*All units provide a clearly identified door onto the street or courtyard.*	Y
Provide a clearly identifiable "front" door onto the lane for dwelling units adjacent to the lane at the rear of the parcel.	*"Front" doors are provided for all units at the street and the internal courtyard.*	Y
A "transparent" interface between the lot and the lane is encouraged, and may be achieved through a balcony or windows over-looking the lane, a porch next to the lane, or other similar means.	*An entrance, walking path, and windows are provided for each building which overlook and provide transparency to the lane*  *View of triplex from lane*  *View of fourplex from lane*	Y
Areas of the lot adjacent to the lane that are not required for access to parking should be landscaped. The inclusion of trees in these areas is encouraged where practical.	*All areas not used for parking are landscaped.* *Additional communal open spaces could be added to replace surplus parking.*	Y
Consider the use of low (less than 1.2 m) fencing and screening along the lane, to encourage interaction between the lane and nearby semi-private open space.	*Fencing not shown*	N/A

Provide a clear distinction between private and public open space.	*Landscaping and lawn areas bordered with pedestrian paths define front yard areas on the street and backyard areas on the interior courtyard.*	Y
Dwelling units should be arranged on site to facilitate social interaction, build a sense of community, and create neighbour-to-neighbour surveillance. This can be accomplished as shown below, by: • ensuring various building entrances face each other and/or open on to open spaces common to all units • providing for surveillance of open spaces common to all units from active living areas within each unit • and/or providing patios, porches, or verandas adjacent to common areas	• *Building entrances are oriented to the central courtyard and parking areas facilitating interaction as residents come and go from the dwelling units* • *Views from living spaces provide surveillance of public areas.*	Y
Minimize the potential for overlook to neighbouring windows and private spaces.	*Windows of all dwellings are primarily oriented to the adjacent streets and lane and fronting yard spaces.*	Y

Minimum building separations between units on the same site are preferred, as follows: • between side walls of buildings containing a small amount of window area: 3 m • between portions of walls containing windows looking onto active indoor living spaces such as living and dining rooms and kitchens: 12 m • between portions of walls containing windows into other habitable rooms: 9 m • preferred distances in cases (2) and (3) are reduced to 7.3 m to portions of walls containing non-habitable space 	*Building separations are as follows:* • *side wall building separations are closest at approximately 2.2 to 2.8 m* • *Separation between front faces of buildings with significant windows is 12m or greater*	Y/N
Solar orientation		
Building orientation and massing should ensure that a majority of primary living spaces receive direct sunlight for the daylight hours at equinox.	*The units are mixed in orientation with some in a north-south orientation and others in an east-west orientation. All units will receive direct sunlight.*	Y
Where possible, buildings should not be located in positions that will result in substantial shading of the private open space of adjacent units.	*Two-storey height and broken up massing of buildings should prevent substantial shading of open spaces for all units.*	Y

Other		
Carefully provide for areas for garbage and recycling collection and storage, taking into account visual screening and security from animal scavengers.	*Garbage enclosure is accessibly located from the interior courtyard.*	Y
Provide a yard or roof terrace for each unit to create usable private open space, in a highly accessible location. Failing this, a large balcony for each unit should be provided. This open space should be partially screened to provide privacy from neighbours.	*Yards and/or balcony space is provided at the front and rear of each unit, and the in the side yard of end units*	Y
Provide a variety of views, ensuring that distant and close-up views of outdoor spaces are provided wherever possible.	*Dwellings benefit from views of landscaped outdoor yard and common spaces, and views beyond the property.*	Y

Staff Conclusion

Staff considers that the proposed intensive residential development fits with the character of the Town and its neighbourhoods in the Parkland subdivision. Staff considers the design provides for high quality, liveable forms of housing in a walkable neighbourhooh, and given that seven units will be retained for rental units, these units will also provide residents with high quality rental housing options.

Staff finds that the guidelines for form and character are considered and addressed in the proposal and that the guidelines are substantially met.

TOWN OF GIBSONS

BYLAW NO. 1065-63

A Bylaw to amend Zoning Bylaw No. 1065

WHEREAS the Council for the Town of Gibsons has adopted Town of Gibsons Zoning Bylaw No. 1065, 2007;

AND WHEREAS the Council for the Town of Gibsons deems it desirable to amend the Zoning Bylaw;

NOW THEREFORE the Council for the Town of Gibsons, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as “Zoning Amendment Bylaw No. 1065-63, 2021”.

2. That the zoning designation for LEGAL DESCRIPTION, as indicated on Schedule "A" attached to and forming part of this bylaw, be changed from the existing *Single-Family and Two-Family Residential Zone 3 (R-3)* to *Cluster Residential (RCL).*

3. That Bylaw No. 1065, 2007 be amended by deleting section 9.79 (4).

4. That Bylaw No. 1065, 2007 be further amended by making such consequential alterations, annotations and map revisions as are required to give effect to this amending bylaw.

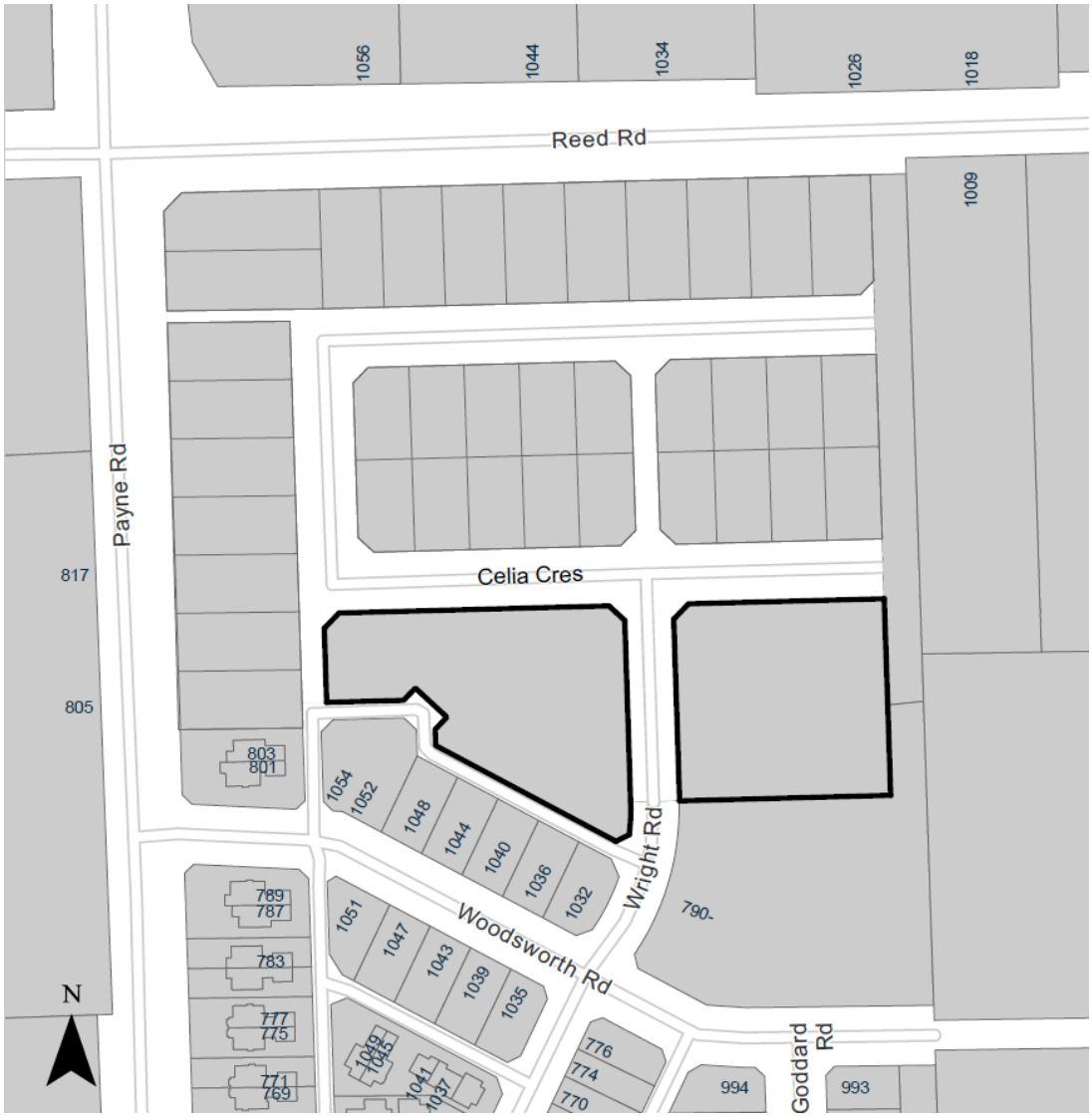
READ a first time the	XX	day of MONTH,	202X
READ a second time the	XX	day of MONTH,	202X
PUBLIC HEARING held the	XX	day of MONTH,	202X
READ a third time the	XX	day of MONTH,	202X
APPROVED pursuant to Section 52(3)(a) of the *Transportation Act* the	XX	day of MONTH,	202X
ADOPTED the	XX	day of MONTH,	202X

_____ _____

William Beamish, Mayor Rebecca Anderson, Corporate Officer

Schedule A

Zoning Amendment Bylaw No. 1065-63, 2021



Altering the zoning of legal description (outlined in bold), from the existing Single-Family and Two-Family Residential Zone 3 (R-3) to Cluster Residential (RCL).

REPORT

TO: Advisory Design Panel **MEETING DATE:** August 25, 2021

FROM: Kirsten Rawkins
Planner 1 **FILE NO:** 3220-Gibsons Way-682

SUBJECT: **Form and Character Development Permit and Development Variance application for a new mixed-use commercial/ residential building at 682 Gibsons Way**

RECOMMENDATIONS

THAT the report titled Form and Character Development Permit and Development Variance application for a new mixed-use commercial/ residential building at 682 Gibsons Way be received.

AND THAT for form and character development permit application DP-2020-26, the ADP recommend(s) that Council…

a) **approve the form and character of the development as proposed, subject to approval of DVP-2021-08 and provision of a lighting plan specifying full cut-off and low glare fixtures.**

b) **require the following additional changes to better address the form and character guidelines: (list recommended changes)**

AND FURTHER THAT the ADP recommends that the variance request (DVP-2021-08) to reduce the front lot line setback be …

a) **granted**

b) **granted with the following changes or condition(s)…**

c) **denied, for the following reason(s)…**

PURPOSE

The Town of Gibsons has received a form and character development permit application (DP-2020-26) and a variance request for a new three-storey building at 682 Gibsons Way. The building will provide a new commercial retail space at the ground floor and ten (10) residential rental apartments on two stories above.

The building will be the second mixed-use building on the property and is proposed to be located at the underdeveloped southeast corner of the lot, fronting Gibsons Way.

The property is located within Development Permit Area No. 3 (DPA 3) – Upper Gibsons Commercial Area and therefore requires a development permit for the form and character of the building and landscape.

The applicants are requesting a variance to reduce the required lot line setback on Gibsons Way from 3.0 m to 0.0 m to bring the development in line with the siting of neighbouring development including the existing building on the site and to provide sufficient space for access and parking at the rear of the building.

The purpose of this report is to share the development plans with the Advisory Design Panel (ADP) and to obtain recommendations to Council on whether to approve a) form and character of the development and b) the requested 0 m setback variance. Additionally, the ADP may recommend changes to the design to better address the to the Town's form and character guidelines.

Architectural and landscape plans are enclosed as Attachments A and B.



Figure 1 - Proposed mixed use building at 682 Gibsons Way

BACKGROUND

Site

The subject property, 682 Gibsons Way, is located at the north-east corner of the intersection of Crucil Road and Gibsons Way, as shown in Figure 2



Figure 2 - Location of proposed development; subject property outlined in blue.

The property is currently home to a two-storey mixed use building, which is sited diagonally across the northwest portion of the lot. An expansive parking lot at the front of the property on Gibsons Way serves existing businesses on the ground floor of the building, including a Thai restaurant, take-out pizza restaurant, hair studio, laundromat, and non-profit office. The upper storey houses apartments, which are served by parking accessed off Crucil Road.

Figure 3 shows the existing building on the site, as seen from Gibsons Way, and Figure 4 provides an aerial view of the site, with the approximate location of the proposed building indicated with a yellow star.



Figure 3 - Existing building and site as seen from Gibsons Way (Google: 2011)



Figure 4 - Aerial view of site and existing building (2018 Ortho).

Proposed Development

To make use of the excess of parking space on the property and provide additional commercial and residential apartment units within the site, the application proposes a three (3) storey mixed use building located on a narrow footprint within an underdeveloped parking area at the front of the lot.

A single 160 m^2 (1722 ft^2) commercial retail unit is proposed at the ground floor, with street frontage on Gibsons Way and parking located behind and beneath the building. Above the commercial unit and parking are ten (10) residential apartments on two upper storeys. Six (6) of the apartments would have views to the south and east and two (2) apartments on each floor would have views to the interior of the site and to the northwest. The primary entrances for both the commercial unit and apartments are on the Gibsons Way frontage with sidewalk connections to both Gibsons Way and the parking area at the rear. Secondary entrances to the apartments are provided at the north and west corners of the building and a secondary entrance to the commercial space is provided from the parking area beneath the building, at the rear of the unit.

Significant landscape and frontage improvements are proposed for the site in conjunction with the new development. These include better definition of the intersection at Crucil Road and Gibsons Way, with new landscaping to address the poorly defined street parking on Crucil Road.

Parking at the rear of the existing building will be reconfigured and landscaped to improve screening and better integrate the parking with the development.

Figure 5 shows a current view of the site and rear parking area from Crucil Road.



Figure 5 - view of rear parking area from Crucil Road.

New landscape islands are introduced to the front parking area to break up the parking spaces fronting the existing businesses, and improved screening is provided to neighbouring properties with the addition of trees on the east property line. Shrub and perennial plantings are proposed surrounding the rear parking lot, to further green the interior of the site, with all but four existing trees to be retained. Trees to be removed will be replaced per the Town's tree bylaw requirements.

DISCUSSION

Zoning

The subject property is zoned Special Commercial 6 (C-6) per Zoning Bylaw 1065. This zone is site-specific, and intended to support a wide range of commercial uses, apartment use combined with commercial use, and the option of assembly use for places of worship.

As shown in the zoning summary in Table 1, the proposed development conforms to the requirements of the zone with the exception of the 3.0 m setback requirement on the Gibsons Way frontage.

Table 1- Zoning Review Summary

Regulation	Bylaw Requirement	Proposed	Met
Permitted Uses	*Commercial uses; Apartment use, where combined with commercial use and located above the ground floor of a building*	1 commercial unit, 10 apartments above commercial	Y
Front lot line setback (West: Crucil)	3.0 m	38 m	Y
South exterior side lot line (Gibsons Way)	0.0 m/ 3.0 m as across from residential use	Across from residential use: 1.24 m / roof to nearly 0.	Variance requested to 0.0 m
North interior side lot line	1.5 m	34 m	Y
Rear lot line (East)	6.0 m	6.1 m	Y
Maximum Lot Coverage	80%	80%	Y
Maximum Building Height	10.5 m	10.5 m	Y
Minimum apartment size	55 m²	61 - 103 m²	Y
Parking			
Standard spaces	Commercial: 1 per 45 m² = 26 Apartment: 1.5 per unit x 23 = 35 Total = 61	Commercial: 31 (surplus of 5) Apartment: 35	Y
Visitor parking	15% of required apartment spaces = 4	5	Y
Accessible parking space	1 (included in total)	1	Y
Loading Spaces	1	1	Y
Bicycle Parking	Class 1 (secured):13 Class 2 (short term):2	C1: 13 C2: 2 – conveniently located	Y

Variance Request (DVP-2021-08)

In order to accommodate the proposed siting of the building, the applicants request a variance to reduce the required building setback from the lot line on Gibsons Way from 3.0 m to 0.0 m.

As shown in figure 6, while the majority of the building footprint would be set back 2 m or more from the lot line, rooflines and proposed pilasters supporting awnings and to providing architectural interest to the building façade would extend close to the lot line. As a result, walkway access to the building entrances is proposed to be within the frontage in part.

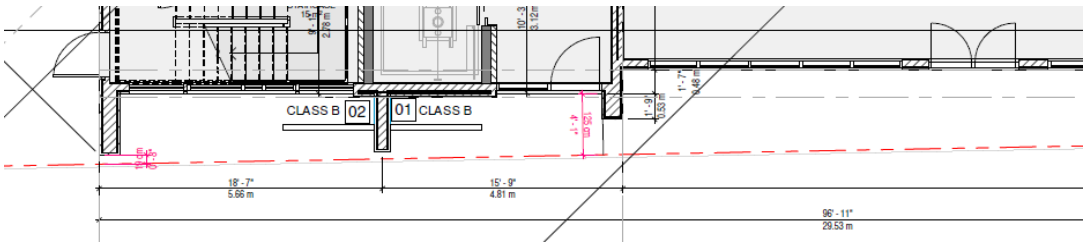


Figure 6 - Building footprint and pilasters shown relative to the location of the exterior side property line, indicated with the red, dashed line.

The Zoning Bylaw requires that for an exterior side lot line (Gibsons Way), a setback of 0.0 m be provided, or that where a development is located across from a property zoned for residential use, a setback equal to that required for the adjacent use be provided to a maximum of 3.0 m.

The proposed building is located across from a residentially zoned lot at 653 North Fletcher Road. The property is zoned R-3, having an exterior side setback requirement of 3 m and currently has a single family residential use. The proposed building, therefore, has a setback requirement of 3 m.

The property at 682 Gibson Way has a unique lot situation on the street, however, in that the lot line is set back approximately 5 m further from the Gibsons Way centreline than is required by Town standard. The lot is, by the same margin, also set back relative to neighbouring properties on Gibsons Way. It follows then that the intent of the 3 m setback is already met and exceeded by the recessed location of the front lot line. This spatial relationship is illustrated in the zoning map excerpt shown in Figure 7

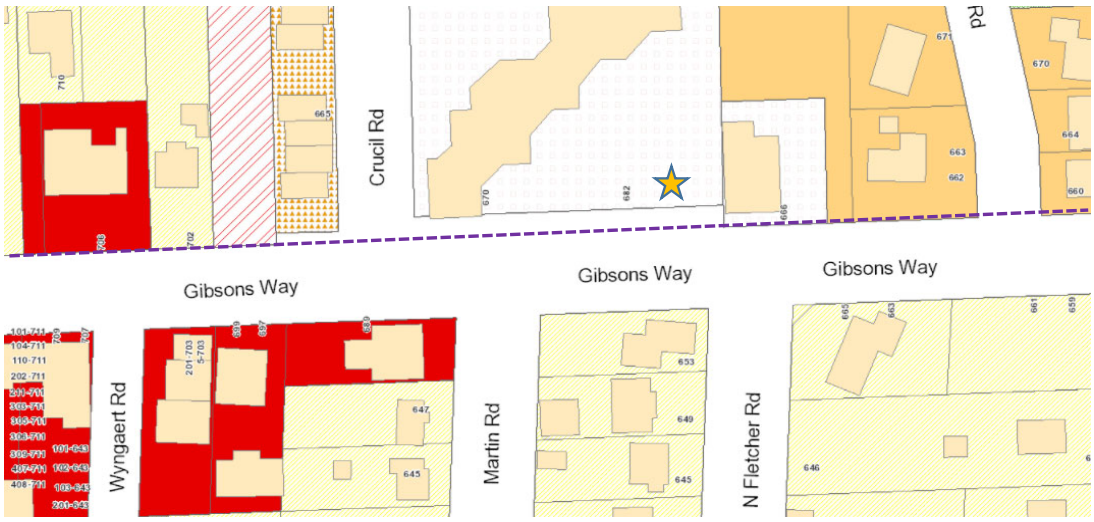


Figure 7 - map excerpt showing the property location in the context of neighbouring development and frontages on Gibsons Way.

The map, showing existing building footprints, also indicates that a building located with a 0 m setback from the lot line would be consistent with the siting of neighbouring development including the existing building on the property. If the variance to the setback is granted, the proposed building would have a minimum setback that is greater than 5 m relative to the typical edge of the road allowance, and approximately 27 m from the nearest residential building across Gibsons Way.

Assessment of the Variance Request

Council Policy 3.9 provides a framework for Council to assess variance requests. Staff have reviewed the proposal at 682 Gibsons Way with the Policy's criteria as outlined in Table 2:

Table 2 - Assessment of Variance

1) The request is not within the jurisdiction of the Board of Variance;	The variance request is not within the jurisdiction of the BOV as it does not demonstrate a situation of hardship
2) The same request has not been previously denied by the Board of Variance;	The request has not been reviewed by the BOV.
3) The variance will not result in significant negative impacts on neighbouring properties;	Significant negative impacts are not expected as a result of the variance, given the request will put the development in line with typical development for the street frontage.
4) There is a demonstrated need for the variance in order to permit reasonable use of the property;	Staff understands that the variance is needed to permit a reasonable development footprint with required vehicle access and parking behind, and to also allow for façade projections and awnings to address pedestrian comfort and form and character requirements.
5) The overall intent of the original bylaw requirement or standard is not compromised;	The intent of the additional setback requirement for development across from residential uses is to ensure a comfortable relationship between adjacent uses and setbacks. This intent is not compromised as the recessed lot line for the property provides full compensation for the requested setback variance.
6) The variance does not appear to establish a precedent for other properties but responds to a site-specific situation or difficulty	The variance does not establish a precedent and responds to the specific situation of the property and proposal relative the streetscape context.
7) As per the (Municipal Act) Local Government Act provisions, does not result in a change in land use or an increase in permitted density;	No change in land use would result.

8) The variance results in suitable development that is an asset and compatible in the context of surrounding uses;	Staff finds that the variance would improve the relationship of the development with the Gibsons Way streetscape.
9) In the case of variance of specific development standards for off-site servicing, that any additional costs that may be incurred by the municipality or future landowners are considered.	No costs are to be incurred to the Town as the developer will be responsible for all frontage improvement costs, resulting from the variance or otherwise.

Conclusion

Based on the above discussion and review of criteria for granting variances, staff supports approval of the variance.

Form and Character

The subject property is within Development Permit Area No. 3 (DPA 3) – Upper Gibsons Commercial Area and, as such, requires a Development Permit for the Form and Character of the proposal.

Staff has reviewed the development plans with respect to the form and character guidelines for DPA 3. Staff's review and comments are enclosed with this report as Attachment C.

Based on this review, staff finds that the proposal substantially addresses the form and character guidelines for development in the Upper Gibsons Commercial Area.

Four (4) of the thirty-one (31) applicable guidelines found not to be well met are the following. Staff's comments are provided in italics:

1) The lack of a detailed lighting plan

   Staff recommend that provision of lighting specifications using full cut-off, low glare fixtures be a condition of the development permit. This and has been included in the report recommendations.

2) Some areas of blank wall at ground level adjacent the parking area at the rear of the building are not well buffered, likely due to spatial constraints of the site.

   See comment to 3), below.

3) The building foundation and sidewalk at the rear (northeast side) of the proposed building lacks a planted buffer.

   Wall surface and/ or landscape treatments could improve the view experience for commercial tenants and residents of the adjacent building. Staff welcomes the ADP's recommendations for addressing pedestrian comfort and views at the immediate rear of the building.

4) Rooflines are not pitched or significantly stepped, through the roofline is modulated for visual interest as feasible within the limited development footprint.

Staff welcomes the ADP's comment on whether the intent of the guideline is adequately met within the development context.

Staff recommends issuance of the development permit subject to approval of a lighting plan. Staff further welcomes the ADP's comment and recommendations with respect to any other issue in relation to the guidelines and in particular possible improvements to the ground-floor pedestrian and view experience at the rear façade of the proposed building.

COMMUNICATION

Referrals

Per Town Procedures, the DP application was referred to the following organizations and departments. The comments received are listed in Table 4, and have been shared with the applicant.

Table 3- Referral Comments

Skwxwú7mesh Úxwumixw (Squamish Nation)	Recommends having some archaeological monitoring conducted on a precautionary basis, due to the location of the proposed building.
Gibsons and District Volunteer Fire Department (GDVFD)	Application approved with specified fire code requirements to be addressed as required at time of Building Permit.

Infrastructure Services Department	• tree requirements satisfied; would like to see the Pseudotsuga menziesii planted on the east property line to be grown into full-size trees. Consider planting half as many (6 instead of 12), thus still meeting their required numbers but providing ample space for the trees to fully develop • Existing Patio on ROW to have formal easement if one is not already in place • Need details on concrete access walk east of the driveway (above upgrade? railings?); Easement may be required if it is considered a structure. at grade access would not require an easement. • Fencing on at ditch in ROW to require maintenance agreement. • Sanitary right-of-way three meters width along the East property line to be registered. • Water meter and back-flow preventer should be installed at property line. • Water meter needs to be updated to current Town standard. • Two existing water services should be combined into one service. • DCCs for increases in floor area will be required. • Prowse latecomers fees will be required. • Frontage works are going to be required. • Streetlights and street trees on Gibsons Way blvd are required. • Crucil to be brought to Type 1 Local Road Standard. • Driveway width is to be no wider than 6m • Water services off Crucil should be decommissioned • Conditional approval providing that no additional culvert is required to facilitate the sidewalk.
Building Department	Approval recommended.

POLICY / PLAN IMPLICATIONS

Strategic Plan Implications

This request aligns with the following Core Objectives in Council's Strategic Plan:

Plan for Sustainable Growth

- *We will plan for the future in a manner that reflects our finite resources*

The proposal provides infill density making more efficient use of land and existing infrastructure.

- *We will create spaces that promote a sense of community and are accessible to all*

The proposed development improves the orientation of the site with Gibsons Way, providing new rental housing opportunities with walkable access to services.

- *We will preserve our green spaces*

By developing within an already disturbed site, housing and commercial space are provided without impact to remaining greenspaces.

Advocate for and Facilitate A Range of Housing Types

- We will actively work toward increasing the supply and range of safe, secure and attainable affordable housing options

The proposal will provide ten single and two-bedroom rental apartments, meeting the highest need housing types as identified in the *Sunshine Coast Affordable Housing Needs Assessment.*

Respond to the Changing Climate •

- We will reduce the greenhouse gas emissions produced by the community

The proposal will replace excess vehicle parking lot with increased density of housing and commercial uses, supporting a more walkable community core.

Financial Plan Implications

Financial implications for the Town include the following, with no cost implications anticipated.

- Additional Development Cost Charges to be collected at time of Building Permit.
- Frontage contribution and servicing upgrades to be provided at the cost of the applicant.
- Increased assessment value-based taxes and utility fees.

NEXT STEPS

Recommendations of the Advisory Design Panel will be forwarded to Council for a decision on the Development Permit subject to approval of the variance.

Should Council resolve to move forward with the variance, staff will notify neighbours of the request and will bring comments back to Council for consideration prior to a decision.

RECOMMENDATIONS / ALTERNATIVES

Recommendation options are listed at the beginning of the report.

ATTACHMENTS

A. Architectural Plans
B. Landscape Plan
C. Staff review of Form and Character Guidelines

Kirsten Rawkins
Planner 1

Lesley-Anne Staats, RPP, MCIP
Director of Planning

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I have reviewed the report and support the recommendation(s).

Mark Brown
Interim Chief Administrative Officer

FARZIN YADEGARI ARCHITECT INC.

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682 GIBSONS WAY, GIBSONS

ARCHITECTURAL DEVELOPMENT PERMIT SET

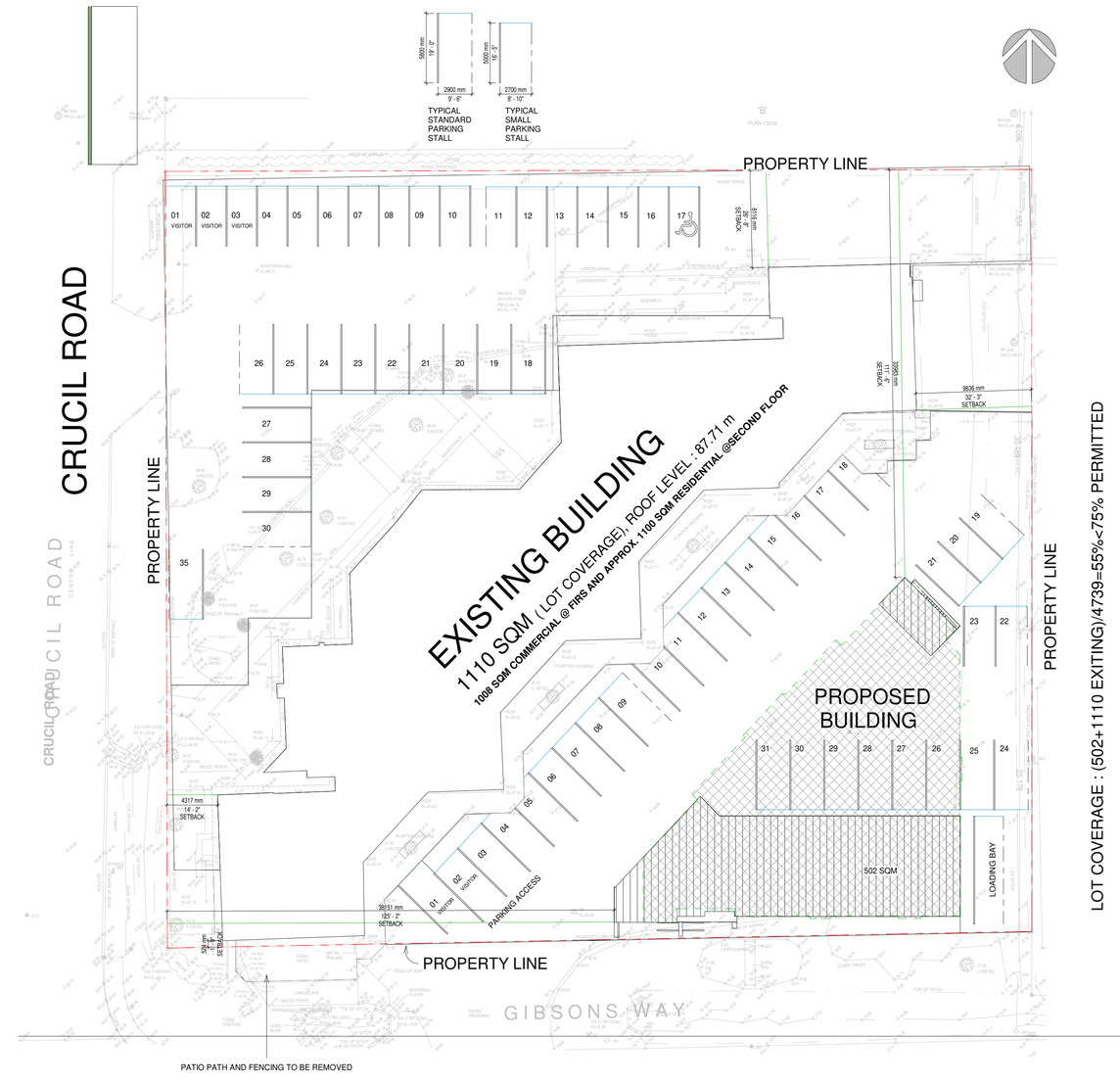


682 GIBSONS WAY PARKING REQUIREMENT- (zone C-6)						
Items		Units / Area	Ratio	REQUIRED		provided
RESIDENTIAL	Existing Apartments (Including Visitor Parkings)	13	1.5 per dwelling unit	19.50		
	Proposed Apartments (Including Visitor Parkings)	**10**	1.5 per dwelling unit	15.00		
						30
COMMERCIAL	Existing Retail	1007.9	1 per 45m²	22.40	25.95	31
	Proposed Retail	**160.0**	1 per 45m²	3.56		
	Loading Space Parking	-	(2.5x9 m)	1.00	1	
	Total Parking including loading Bay				60.45	61
					61	**61**
					required (rounded up)	provided

Area Schedule (FAR included, proposed)		
Name	Area	Level
COMMERCIAL RENTAL UNIT	161 m²	1ST FLOOR LEVEL
UNIT 201	61 m²	2ND FLOOR LEVEL
UNIT 202	62 m²	2ND FLOOR LEVEL
UNIT 203	73 m²	2ND FLOOR LEVEL
UNIT 204	92 m²	2ND FLOOR LEVEL
UNIT 205	103 m²	2ND FLOOR LEVEL
UNIT 301	61 m²	3RD FLOOR LEVEL
UNIT 302	62 m²	3RD FLOOR LEVEL
UNIT 303	73 m²	3RD FLOOR LEVEL
UNIT 304	92 m²	3RD FLOOR LEVEL
UNIT 305	103 m²	3RD FLOOR LEVEL
Grand total: 11	940 m²	

RESIDENTIAL BIKE STORAGE REQUIREMENT							
	NO OF UNITS	RATIO	REQUIRED	PROVIDED	PERMITED MAX HOR 33%	PROVIDED HOR	PROVIDED VER
CLASS A	10	1.25	13	13	4	11	2
CLASS B	10	0.2	2	2	0	0	0

MAY 2021



1 SITE
1 : 200

GIBSONS WAY

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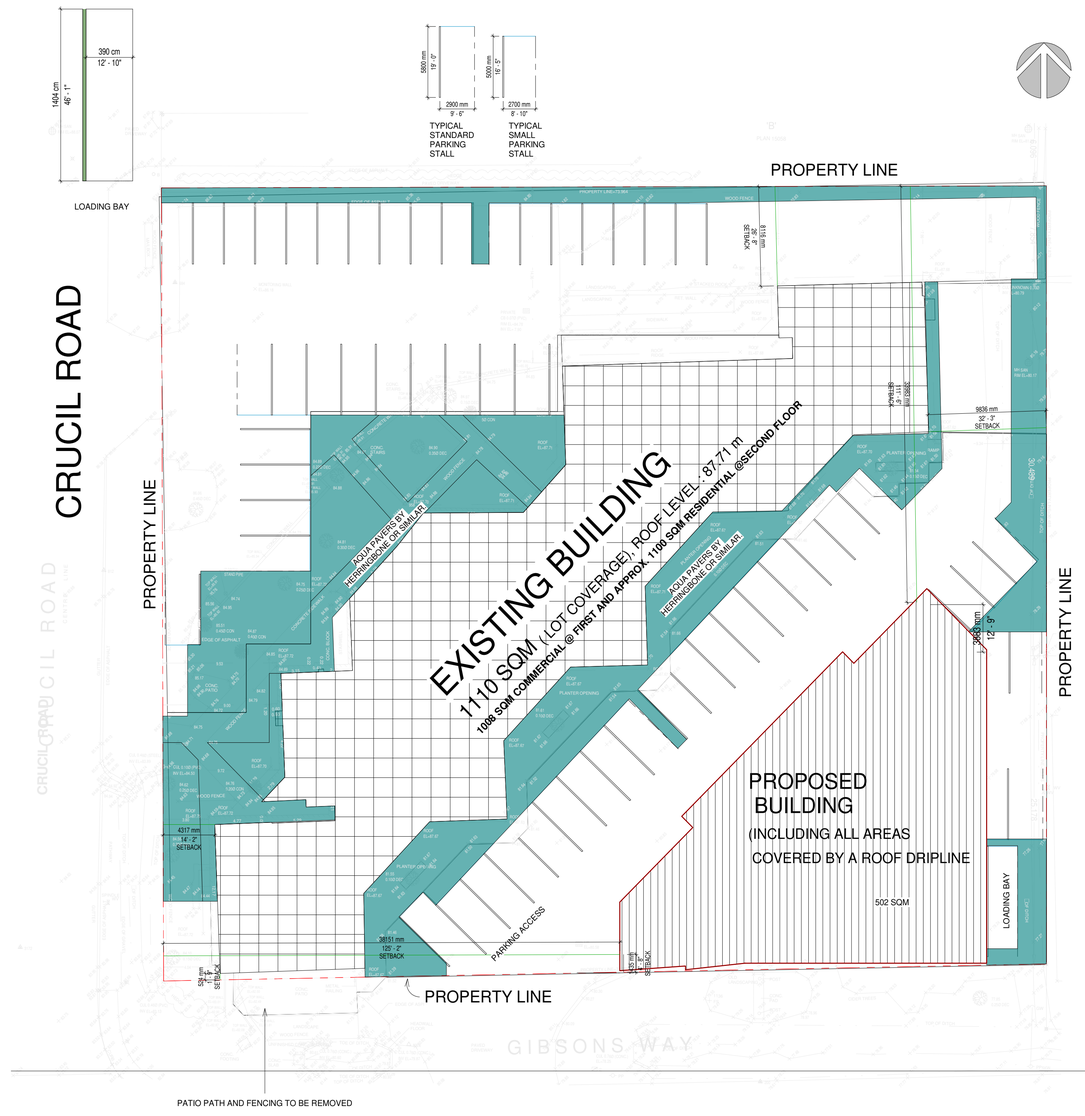
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SITE PLAN

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LOT COVERAGE : (502+1110 EXITING)/4739=55%<75% PERMITTED

TOTAL PERMABLE AREA = 951 M²>20% LOT AREA (4739.90 X0.2 = 947.98 M²)

GIBSONS WAY

1 PERMABLE AREA CALCULATION
1 : 200

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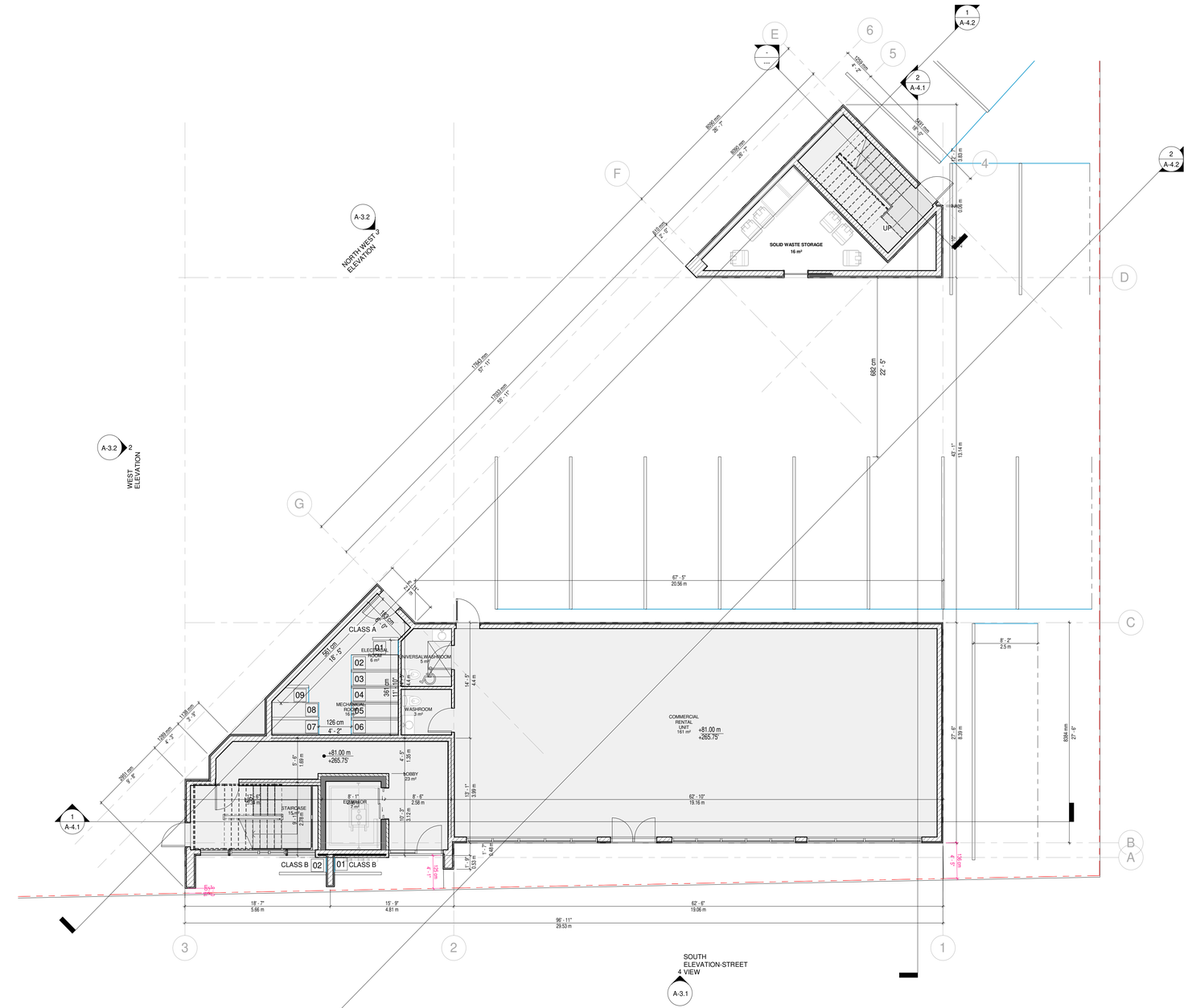
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PERMABLE AREA CALCULATION

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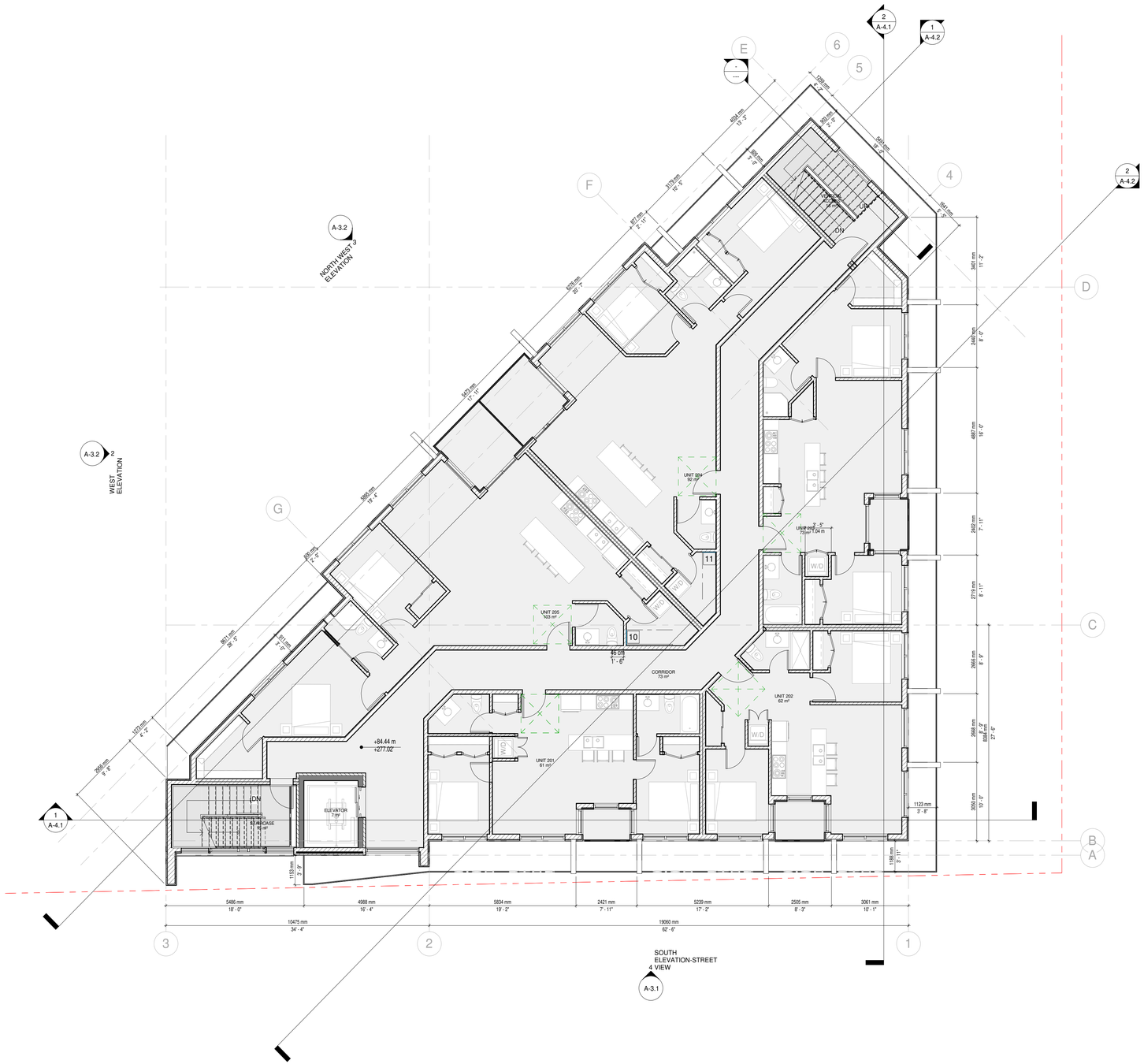
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FIRST FLOOR PLANS

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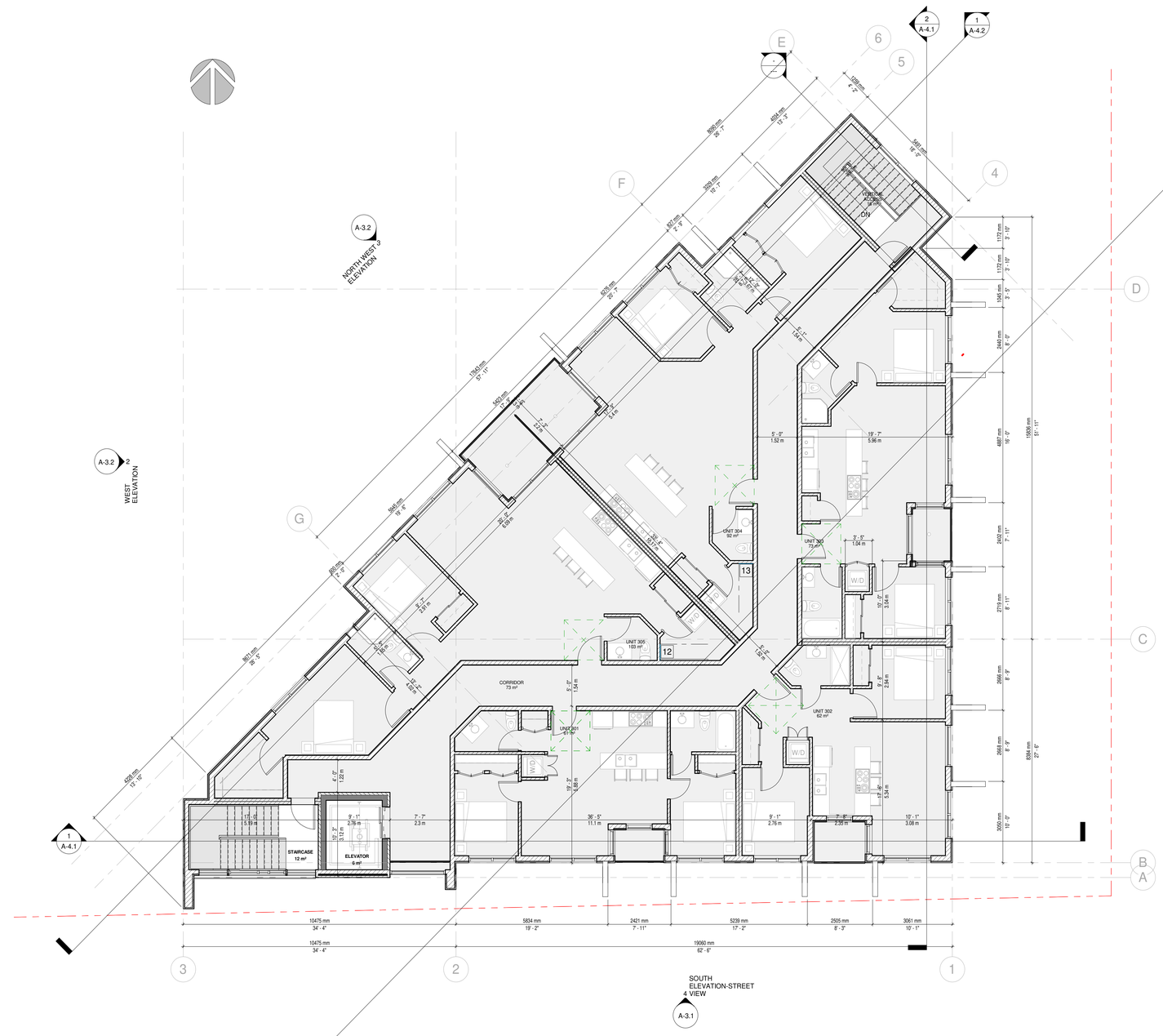
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SECOND FLOOR PLAN

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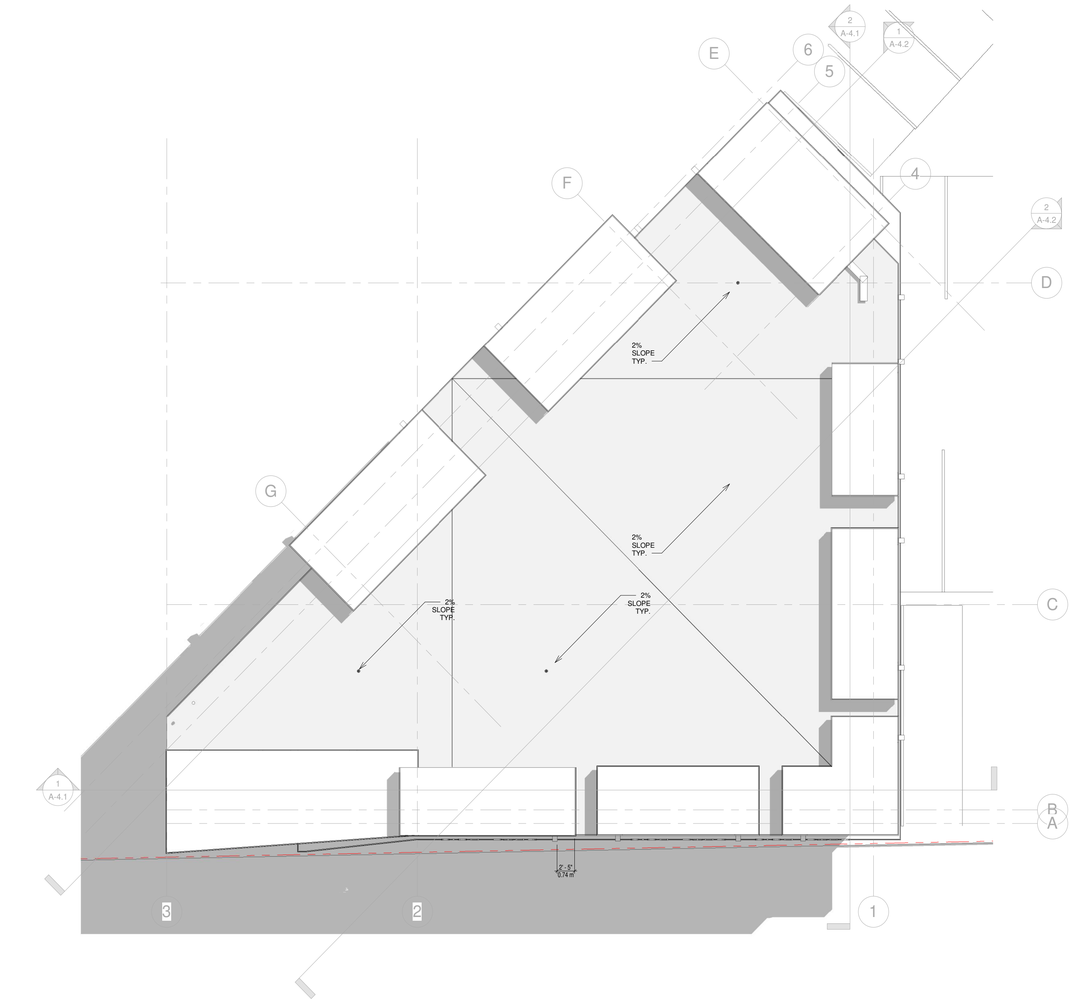
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THIRD FLOOR PLAN

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1 ROOF
1 : 100

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TITLE:

ROOF PLAN

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EX-1



EX-2

EX-3



EX-4



EX-5



EX-6



EX-7



EX-8

③ NORTH ELEVATION
1 : 100


2
A-4.1
1
2
3
MAX. HEIGHT
TOP #90.68 m/ROOF 297.51'
#89.68 m/TOP PLATE#
THIRD FLOOR HEADER
89.47 m 293.52'
ROOF-EXISTING
87.53 m 287.17'
3RD FLOOR LEVEL
81.70 m 268.04'
3RD FLOOR HEADER-EXISTING
86.58 m 284.06'
SECOND FLOOR HEADER
86.57 m 284.02'
2ND FLOOR LEVEL-EXISTING
84.44 m 277.02'
2ND FLOOR LEVEL
81.00 m 265.75'
1ST FLOOR HEADER-EXISTING
83.83 m 275.04'
1ST FLOOR LEVEL-EXISTING
81.70 m 268.04'
1ST FLOOR LEVEL
81.00 m 265.75'
AVERAGE GRADE
80.18 m 263.06'
9'-0"
EX
EX
EX



EX-1



EX-2

EX-3



EX-4



EX-5



EX-6



EX-7



EX-8

EXTERIOR FINISHES MATERIAL LIST

EX1- VINYL BLACK WINDOWS

EX2- CLEAR GLASS RAILING (TEMPERED GLASS)

EX3- WHITE STUCCO

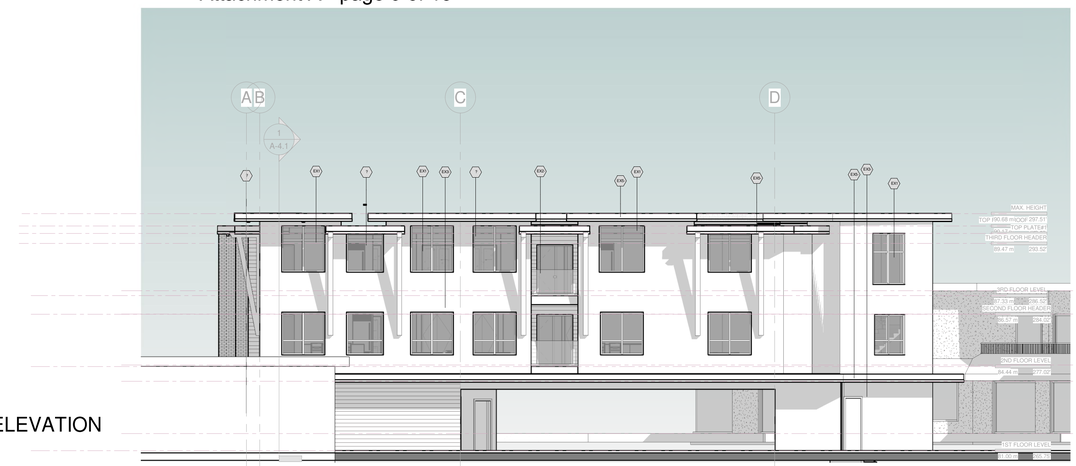
EX4- WOODTONE LAP SIDING- MOUNTAIN CEDAR

EX5- PAINTED FASCIA BOARD AND METAL FLASHING- SLATE GREY

EX6- IXL BRICK -URBAN BLEND

EX7- STAINED DOUGLAS FIR BRAKET

EX8- ALUMINIUM STORE FRONT



1 EAST ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100



3 NORTH WEST ELEVATION
1 : 100

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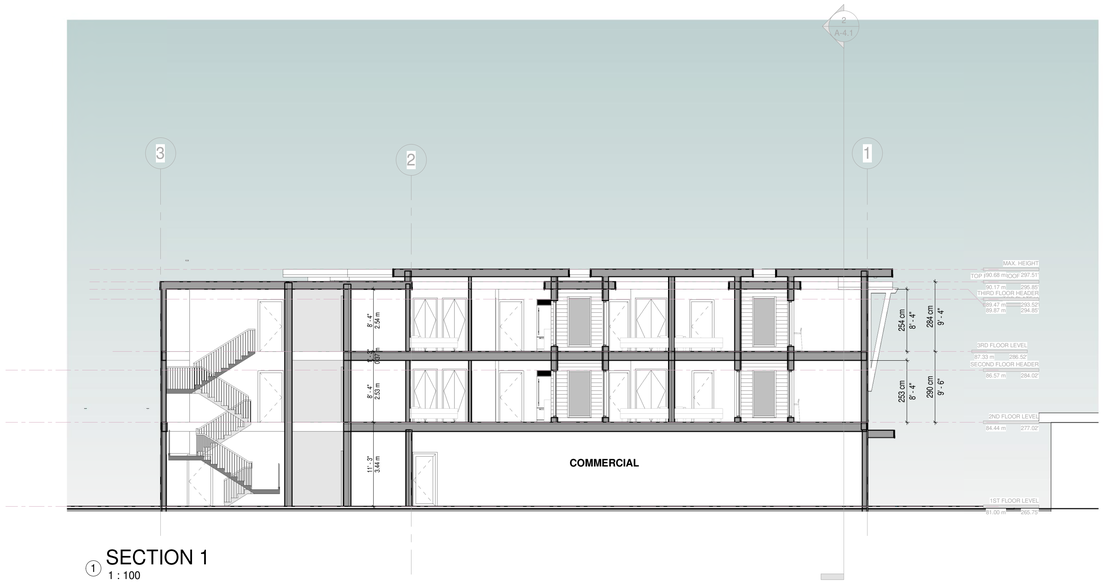
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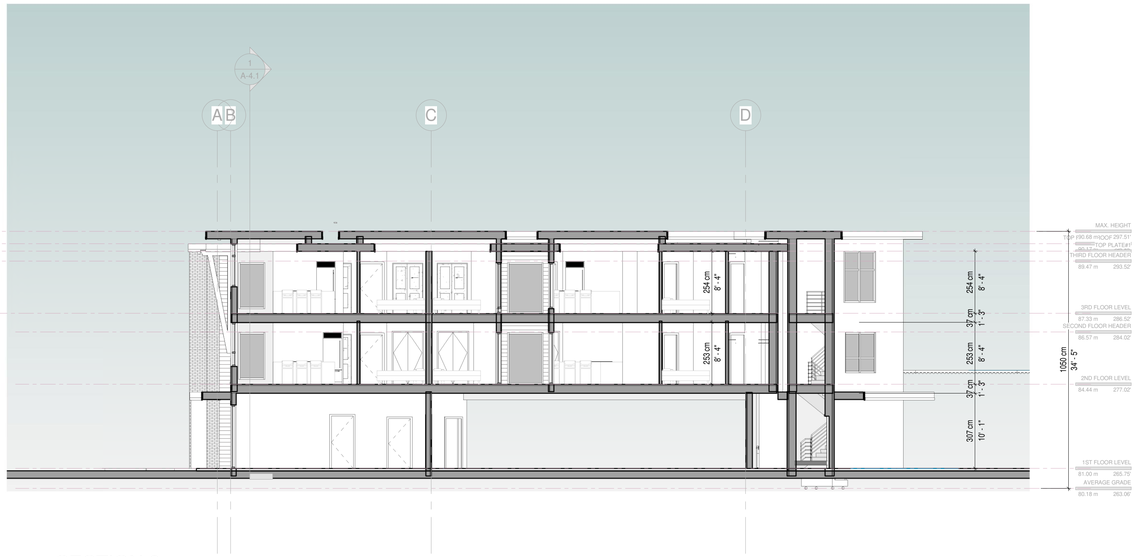
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1 SECTION 1
1 : 100



2 SECTION 2
1 : 100

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2 SECTION 4
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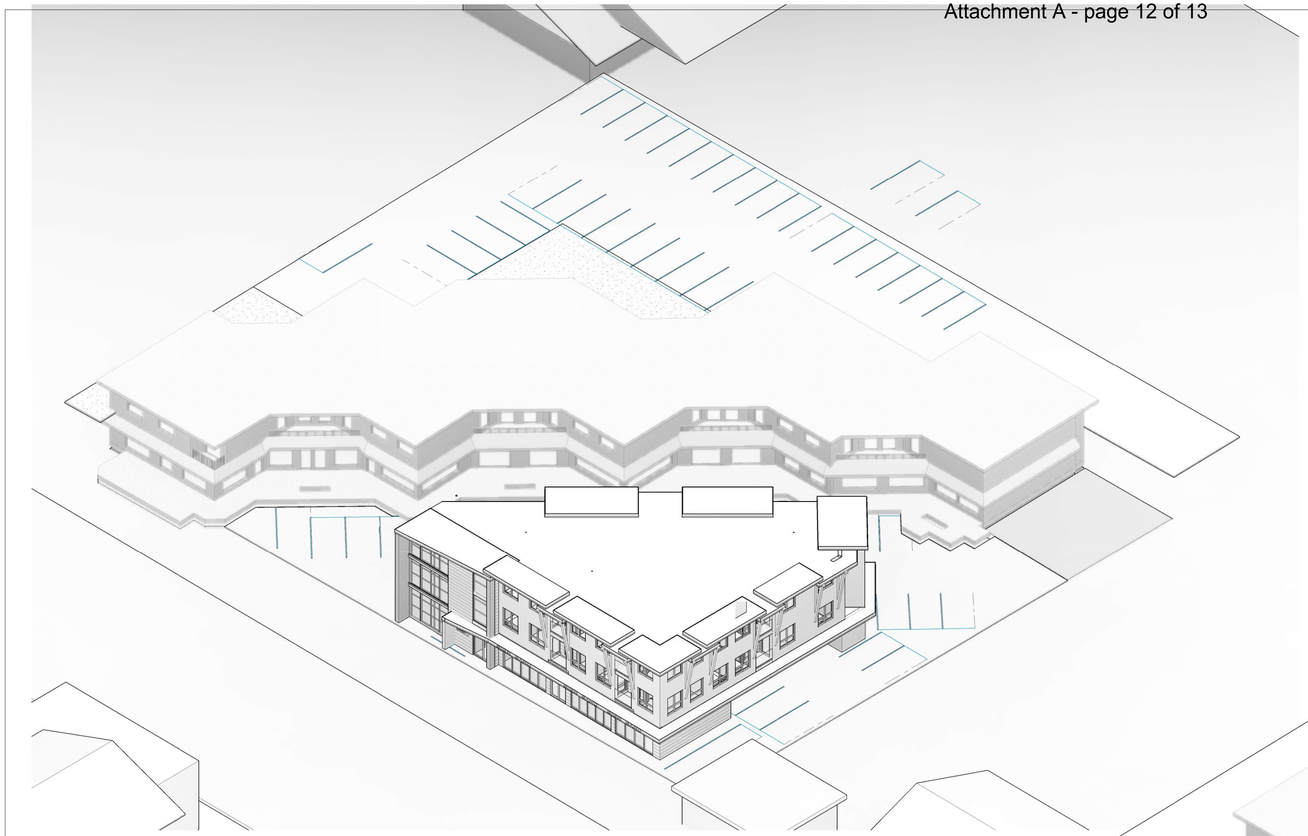
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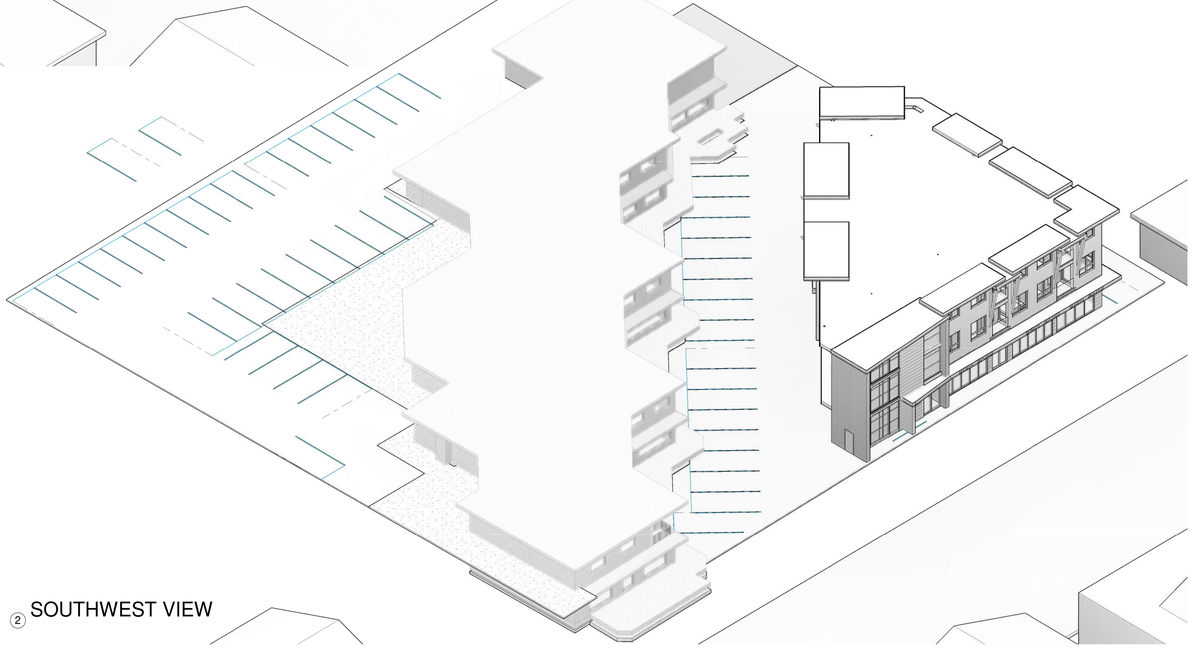
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1 SOUTHEAST VIEW



2 SOUTHWEST VIEW

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ARCHITECT INC.

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V7S 3J5 T 778 340 4142
WWW.FYARCH.CA

No.	Description	Date

PROJECT:

682 GIBSONS WAY

DRAWN BY:

F.Y. & A-A

SCALE:

DATE:

JUN - 2020

TITLE:

RENDERING

DRAWING NO.

A-5.2

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TREE SCHEDULE

PMG PROJECT NUMBER: 20-101

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	7	CORNUS KOUSA X NUTTALLII 'STARLIGHT'	STARLIGHT DOGWOOD	5CM CAL; 1.2M STD; B&B
	4	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	6CM CAL; 2M STD; B&B
	4	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	6CM CAL; 1.2M STD; B&B
	12	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	2.5M HT; B&B



36" MADISON PLANTERS BY
NORTHWEST LANDSCAPE SUPPLY



MAGLIN BENCH - MLB870 IPE, METAL TO BE BLACK



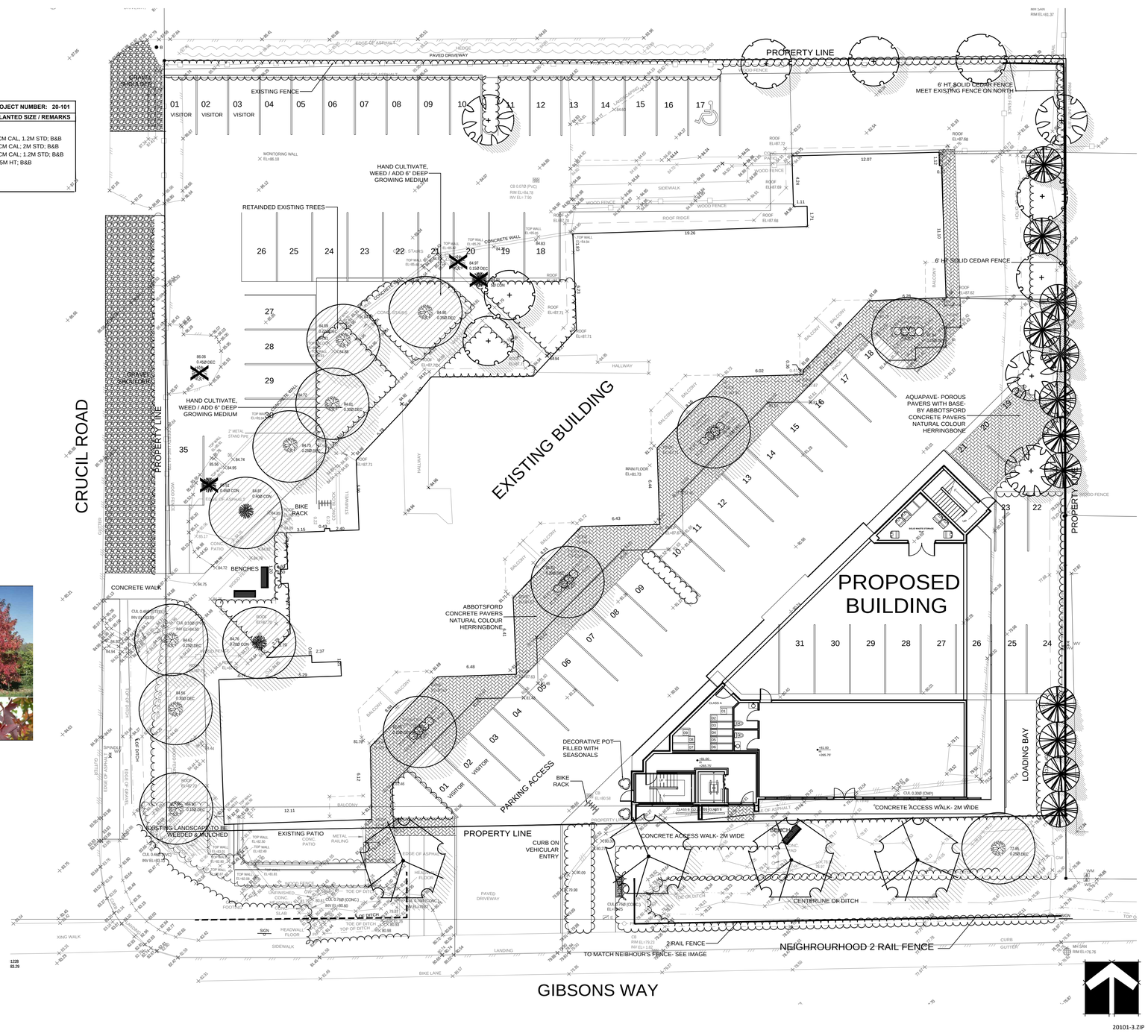
CORA BIKE RACK W3606- 4 BIKE BIKE RACKS- COLOUR BLACK



QUERCUS PALUSTRIS 'GREEN PILLAR'



LIQUIDAMBAR S WORPLESDON



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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	21.MAY.31	NEW SITE PLAN	JR

CLIENT:

PROJECT:

MIXED USE INFILL DEVELOPMENT

682 GIBSONS WAY
GIBSONS, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	20.AUG.26	DRAWING NUMBER:	
SCALE:	1:100		**L1**
DRAWN:	JR		
DESIGN:	JR		**OF 3**
CHK'D:	PC		

PMG PROJECT NUMBER: **20-101**

20101-3.ZIP



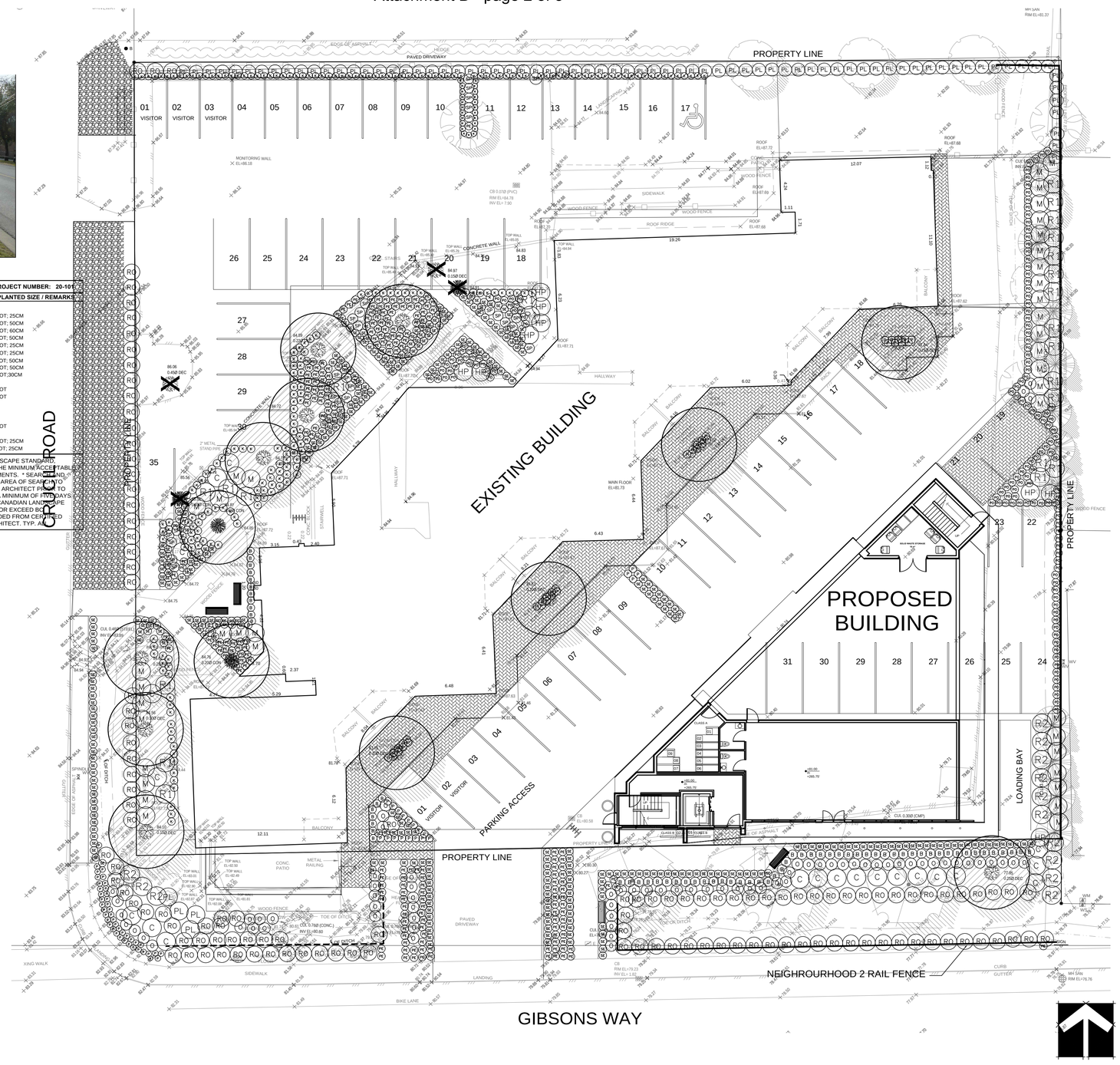
NEIGHROURHOOD 2 RAIL FENCE

SHRUB SCHEDULE

PMG PROJECT NUMBER: 20-101

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
B	72	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
C	21	CEANOTHUS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC	#3 POT; 50CM
H	9	HYDRANGEA PANICULATA 'LITTLE LIME	DWARF LIMELIGHT HYDRANGEA	#3 POT; 60CM
M	78	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3 POT; 50CM
MC	39	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#2 POT; 25CM
N	72	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#2 POT; 25CM
RO	13	RHODODENDRON 'ANAH KRUSCHKE'	RHODODENDRON; BLUE	#3 POT; 50CM
R1	23	RHODODENDRON 'COTTON CANDY'	RHODODENDRON; LIGHT PINK	#3 POT; 50CM
R2	28	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#1 POT;30CM
GRASS				
P	98	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT
PO	204	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
PERENNIAL				
SE	353	SEDUM 'AUTUMN JOY'	STONECROP	#1 POT
GC				
PL	146	POLYSTICHUM SETIFERUM	ALASKAN FERN	#1 POT; 25CM
U	249	ARCTPSTAPHYLOS UVA URSI	KINNICKINICK	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF 10 DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT. TYP. ALL



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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	21.MAY.31	NEW SITE PLAN	JR

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MIXED USE INFILL DEVELOPMENT

682 GIBSONS WAY GIBSONS, BC

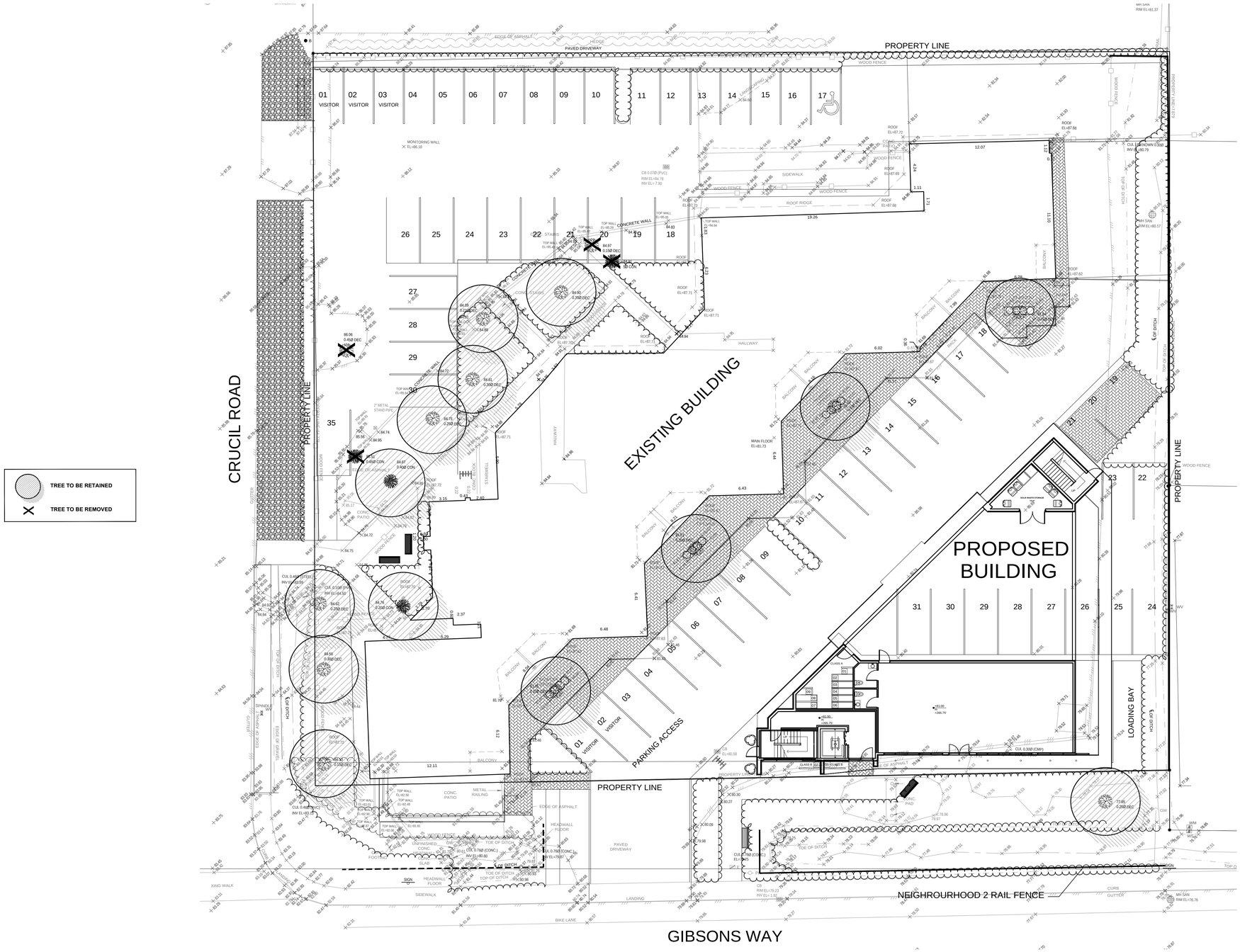
DRAWING TITLE:

SHRUB PLAN

DATE:	20.AUG.26	DRAWING NUMBER:
SCALE:	1:150	**L2**
DRAWN:	JR	
DESIGN:	JR	**OF 3**
CHK'D:	PC	

20101-3.ZIP

PMG PROJECT NUMBER: **20-101**


PROPERTY LINE
PAVED DRIVEWAY
HEDGE
EDGE OF ASPHALT
WOOD FENCE
01 VISITOR
02 VISITOR
03 VISITOR
04 05 06 07 08 09 10 11 12 13 14 15 16 17
18 19 20 21 22 23 24 25 26
27 28 29 30 35
CRUCIL ROAD
PROPERTY LINE
EXISTING BUILDING
CONCRETE WALL
MONITORING WELL EL=86.18
CB 0.070 (PVC) RIM EL=84.78 INV EL= 7.90
SIDEWALK
ROOF RIDGE
STAIRS
HALLWAY
BALCONY
CONC. PATIO
METAL RAILING
EDGE OF ASPHALT
HEADWALL FLOOR
PAVED DRIVEWAY
CONC. PAD
MAIN FLOOR EL=81.73
PROPOSED BUILDING
CLASS A
CLASS B
LOADING BAY
SOLID WASTE STORAGE
PARKING ACCESS
PROPERTY LINE
NEIGHBOURHOOD 2 RAIL FENCE
GIBSONS WAY
SIDEWALK
XING WALK
BIKE LANE
LANDING
CURB GUTTER
SIGN
MH SAN RIM EL=81.37
MH SAN RIM EL=80.37
CLT LINDHOLM 0.300 INV EL=80.79
CLT 0.300 (CMP) INV EL=80.58
CLT 0.760 (CONC.) INV EL=80.60
CLT 0.760 (CONC.) INV EL=79.97
CLT 0.600 (CMP) INV EL=83.59
CLT 0.100 (CMP) INV EL=84.50
CLT 0.600 (CMP) INV EL=83.74
CB 0.600 INV EL=80.49
CB 0.600 INV EL=80.49
CB RIM EL=79.23 INV EL= 1.82
MH SAN RIM EL=76.76
2" METAL STAND PIPE
TOE OF DITCH
TOP OF DITCH
SPINDLE
SPRUCE
CEDAR
HEMLOCK
MAPLE
ROOF
TOP WALL
CONC. FOOTING
UNFINISHED CONC. SLAB
FOOTING
STAIRWELL
CONC. FOUND.
GUTTER
EDGE OF GRAVEL
EDGE OF ASPHALT
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Staff Review of the proposed development at 682 Gibsons Way per DPA3 Form and Character Guidelines

DPA 3 Guidelines	Staff Comments	Met?
General Form and Character of Development To create a high quality, visually appealing development with a safe, comfortable pedestrian environment, the following guidelines shall apply:		
Innovative building design and configuration which introduces variety and detail to the buildings.	The design features unique details in the glazing configuration, variety of finishing materials, awnings, and rooflines.	Y
Siting of buildings near the front of a parcel with the building's front face and main access facing the street	Siting improves the relationship of the development to the street with a main access to the Commercial space fronting Gibsons Way	Y
Parking at the rear or side of buildings rather than the front.	Parking is provided at the rear of and under the building.	Y
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.	Addition of the second building at the front of the lot creates a gateway effect to the property. Offsite street trees and landscaping of the frontage are proposed subject to riparian rea setback requirements, while new plantings are added to the interior of the site, softening the existing building frontage.	Y
The form and character should support and enhance the small town character.	Staff finds that while the building design is modern and predominantly urban, design detailing reflects, supports and provides variety within the small town character and enhances the streetfront.	Y
West Coast design features should be included in the design.	The building incorporates wood-look siding and timbers	Y
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.	Colours are warm grays and wood tones (fir and cedar) with textural and tonal variations to promote visual interest.	Y

DPA 3 Guidelines	Staff Comments	Met?
Design lighting to minimize light spill, glare and sky glow by using non-glare full cutoff fixtures.	Building lighting is located under awnings, limiting skyward glare. * Lighting details to confirm non-glare, full cutoff fixtures on the building and landscape.	?
Building Form, Scale and Massing To encourage varied building forms and to avoid creation of a commercial strip image, the following guidelines respecting massing and scale shall apply:		
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 facia or awnings.	The building façade is articulated with variations in depth and with vertical variation of roofline and awnings.	Y
Large areas of blank wall are not acceptable on a face with a pedestrian or residential area orientation.	Facades are broken up with glazing and architectural details on the Gibsons Way frontage. Some larger areas of blank wall at the rear and sides of the building, especially at the ground floor level, would benefit from the addition of landscape screening and/or design detailing to soften views from the businesses and apartments behind.	?
Wall lines should be off-set and modulated along the building elevation to create visual interest along the building section	Wall lines are off-set and modulated.	Y
Pitching and stepping down of rooflines should be incorporated to vary height in the roofscapes of buildings.	Rooflines are flat. The roofline elevation is articulated, providing interest, with minimal height variation.	?
On sloped sites, building forms should gradually step down to follow the slope of the site.	The area of development is relatively flat.	N/A
Where commercial development incorporates a residential or multi-unit use on upper floors, a graded transition in the building height is desired to ensure adjacent properties are not faced with a massive wall.	The limited footprint of the building does not provide opportunities for significant stepping back of upper stories.	N

DPA 3 Guidelines	Staff Comments	Met?
General modification of standardized corporate franchise building designs or features may be required in the event of conflict with these design guidelines.	N/A	N/A
Siting of Building and Structures To reduce the impact of the large parking areas associated with commercial areas, and to reduce the apparent width of Gibsons Way, the following guidelines respecting siting of buildings shall apply:		
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.	The building is located on and visually oriented to the Gibsons Way frontage. An existing and steeply sloped ditch with riparian area protections prevent direct pedestrian access to the commercial space from the street, through a front door is accessed via a parallel on-site sidewalk from the main driveway.	Y
Parking should occur at the rear or side of buildings rather than the front and shall be buffered from view by significant landscape islands.	Parking is provided at the rear of and beneath the building. New tree and shrub planting at the site entrance and adjacent the existing building soften the appearance of existing parking on the site	Y
The buildings or structures should be used to reinforce the definition of street corners.	Existing development at street corner.	N/A
Natural landscape which includes significant tree stands should be retained and incorporated into site development plans when feasible.	There are no significant tree stands existing on the site.	N/A
Residential/Commercial Buffers Effective transitions between commercial areas and adjacent residential properties can be achieved by:		
Fencing, combined with a broad area of landscape plantings (tree, shrubs).	Wood fencing at he north, east and west property lines, combined with a variety of existing and proposed tree, shrub and hedge plantings buffers neighbouring residential properties.	Y
Dense shrubbery or hedges capable of impeding travel through to adjacent properties, and which is not visually transparent to adjacent properties.	As above.	Y

DPA 3 Guidelines	Staff Comments	Met?
Creating a transition zone to complement the scale of the development, but not be less than 2.0 metres in width.	A transition between the building and neighbouring properties is provided with a landscape screen and fencing as well as the location of parking and loading areas between the building and the east property line.	Y
Careful positioning of lighting, parking and access points to minimize impacts on adjacent properties.	Access and parking are internal to the site, minimizing neighbour impacts. Staff recommends that a lighting plan be provided as a condition of permit, using low glare, full cut-ff fixtures.	Y
Pedestrian Environment The transition from Gibsons Way edge to the building or parking edge should attempt to reduce the apparent width of Gibsons Way, encourage a "pedestrian friendly" environment and create a "green area" to reduce impacts of traffic. This can be achieved by application of the following guidelines:		
Buildings and structures should be pedestrian oriented at the ground level. This can be achieved by: • 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	The Gibsons Way building frontage incorporates large windows. Sidewalks and weather protection via roof overhangs and a projected awning at the first storey level are provided for both the front and rear building approaches.	Y
Developing pedestrian routes, including sidewalks on each side of Gibsons Way. The pedestrian routes should be well separated from the highway edge by a planting strip of not less than 1.5 metres, wherever possible.	Frontage works on Gibsons Way and Crucil will be provided per specifications of the Town's servicing bylaw.	Y

DPA 3 Guidelines	Staff Comments	Met?
A minimum 3.0 metre planted edge between the sidewalk and the building or parking edge should be established (see illustration below).	For the sidewalk fronting Gibsons Way, the proposal includes a significant planted buffer within the frontage. A sidewalk proposed at the rear of the building adjacent the vehicle access and parking area has no proposed planted buffer. At the rear of the building, no planted buffer	N
Providing pedestrian amenities within the 3.0 metre transition zone between the sidewalk and the building or parking edge such as benches, shelters, alcoves, seating, walls, trellises and arbors and pathways to the adjacent businesses.	A sidewalk connection from street to the building front entrance is proposed with bench seating. Frontage design details are to be reviewed at time of building permit.	Y
Landscaping		
A detailed professional landscaping plan shall be provided.	Detailed landscape plan provided.	Y
Emphasis on major road edges is required through a combination of “street trees” and lower plantings.	Significant landscaping with trees and shrubs is proposed on and off-site on the Crucil and Gibsons Way frontages as shown in the Shrub planting plan. Particular emphasis is given to better defining the street corner. Offsite works to be reviewed at building permit.	Y
Native plant materials are preferred and shall include a mix of coniferous and deciduous species.	A variety of native and non-native trees and shrubs are proposed. Proposed shrubs are a mix of deciduous and broadleaf evergreen species. Proposed trees include a mix of deciduous dogwood, sweetgum and pin oak and coniferous Douglas fir.	Y

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.	The proposed new building will reduce the dominance of parking on the property, which presently occupies most of the frontage on Gibsons Way. Frontage improvements with landscaping to define the street edge on Crucil Road will further minimize vehicle parking on the frontage.	Y
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.	Parking is paved, in part with permeable pavers. Landscape islands are provided ensuring there are no more than 10 parking stalls in a row. Extensive new landscaping proposed along the site frontages, and adjacent the existing building green and soften the appearance of the front and rear parking areas.	Y
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.	Parking stalls are predominantly located at the interior of the site, not fronting the street.	Y
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.	Loading bay is at the east side of the building and well screened with shrub plantings. Garbage and recycling storage is enclosed beneath the building adjacent underground parking.	Y
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	Proposed signage is minimal and located cleanly within a single band at the first floor awning.	Y
Multi-unit buildings are encouraged to have an attractive, simple, single entry sign rather than multi-tenant signs which create a cluttered appearance.	Only a single residential unit proposes. Coordinated and minimal sign bands proposed in case the unit is split through a future building permit.	Y

Freestanding signs should be restricted to a maximum height of 4.5 metres above grade.	No new freestanding sign proposed	N/A
Freestanding signs should reflect a West Coast character by using elements of wood and / or stone.	As above	N/A
Changeable illuminated copy signs shall not be permitted on properties in Development Permit Area No. 3,	Not proposed.	Y