

# STONEHURST INN + INGLIS PARK + RESIDENCES APPLICATION



LOT 22 SUMMARY - EXISTING		
<b>CIVIC ADDRESS</b>	529 GIBSONS WAY	
<b>LEGAL ADDRESS</b>	LOT 22, BLOCK 2, DISTRICT LOT 686, PLAN VAP3307	
<b>ZONING</b>	CDA-1	
<b>OCP LAND USE</b>	RESIDENTIAL/ TOURIST ACCOMMODATION	
<b>PRINCIPAL USE</b>	RESIDENTIAL	
	<b>METRIC</b>	<b>IMPERIAL</b>
<b>SITE AREA</b>	1,396.10 m <sup>2</sup>	14,736.90 sf
<b>SITE DEPTH (AVERAGE)</b>	80.56 m	264.30 ft
<b>SITE WIDTH (AVERAGE)</b>	18.50 m	60.70 ft
<b>TOTAL SITE COVERAGE</b>	0.13	1,927.50 sf
	<b>METRIC</b>	<b>IMPERIAL</b>
<b>STONEHURST (EXISTING BUILDING)</b>		
<b>BUILDING DEPTH</b>	11.43 m	37.50 ft
<b>BUILDING WIDTH</b>	11.35 m	37.25 ft
<b>BUILDING HEIGHT</b>	8.23 m	27.00 ft
<b>FRONT YARD SETBACK</b>	10.53 m	34.54 ft
<b>SIDE YARD SETBACK (NORTH)</b>	1.16 m	3.80 ft
<b>SIDE YARD SETBACK (SOUTH)</b>	6.71 m	22.00 ft
<b>REAR YARD SETBACK</b>	59.44 m	195.00 ft

LOT 23 SUMMARY - EXISTING		
<b>CIVIC ADDRESS</b>	N/A	
<b>LEGAL ADDRESS</b>	LOT 23, BLOCK 2, DISTRICT LOT 686, PLAN VAP3307	
<b>ZONING</b>	RLL	
<b>OCP LAND USE</b>	PUBLIC/ COMMUNITY USES	
<b>PRINCIPAL USE</b>	PARKING	
	<b>METRIC</b>	<b>IMPERIAL</b>
<b>SITE AREA</b>	1,363.30 m <sup>2</sup>	14,674.40 sf
<b>SITE DEPTH (AVERAGE)</b>	74.24 m	243.57 ft
<b>SITE WIDTH (AVERAGE)</b>	19.93 m	65.40 ft
<b>TOTAL SITE COVERAGE</b>	0.00 m <sup>2</sup>	0.00 sf

**Frits de Vries Architects + Associates Ltd.**  
 www.frits.ca  
 1834 West 1st Avenue  
 Vancouver, BC  
 604.736.7820  
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**ISSUED (yy/mm/dd):**  
 2 211018\_OCR\_ZONING\_DP

**STONEHURST + PARK + RESIDENCES**  
 Gibsons Way, Gibsons, BC

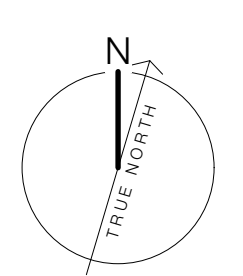
Legal Description:  
 LOT 22 + 23, BLOCK 2, DISTRICT LOT 686, PLAN VAP3307

Scale: 1/16" = 1'-0"

Drawn By: EG

Revision #: **2**

Drawing #: **A1.0**



SITE PLAN - EXISTING

# STONEHURST INN + INGLIS PARK + RESIDENCES APPLICATION



**LOT 22-A SUMMARY - PROPOSED**

<b>CIVIC ADDRESS</b>	529 GIBSONS WAY	
<b>PRINCIPAL USE</b>	TOURIST ACCOMMODATION/ COMMERCIAL	
	<b>METRIC</b>	<b>IMPERIAL</b>
<b>SITE AREA</b>	529.40 m <sup>2</sup>	5,698.40 sf
<b>SITE DEPTH (AVERAGE)</b>	25.97 m	85.20 ft
<b>SITE WIDTH (AVERAGE)</b>	20.70 m	67.90 ft
<b>TOTAL SITE COVERAGE</b>	0.30	1,686.80 ft
	<b>METRIC</b>	<b>IMPERIAL</b>
<b>STONEHURST (EXISTING BUILDING)</b>		
<b>BUILDING DEPTH</b>	13.87 m	45.50 ft
<b>BUILDING WIDTH</b>	11.35 m	37.24 ft
<b>BUILDING HEIGHT</b>	8.23 m	27.00 ft
<b>FRONT YARD SETBACK</b>	10.53 m	34.55 ft
<b>SIDE YARD SETBACK (NORTH)</b>	1.16 m	3.80 ft
<b>SIDE YARD SETBACK (SOUTH)</b>	6.71 m	22.00 ft
<b>REAR YARD SETBACK</b>	0.00 m	0.00 ft
<b>FSR</b>	0.48	

**LOT 22-B SUMMARY - PROPOSED**

<b>CIVIC ADDRESS</b>	TBD	
<b>PRINCIPAL USE</b>	RESIDENTIAL	
	<b>METRIC</b>	<b>IMPERIAL</b>
<b>SITE AREA</b>	1,642.93 m <sup>2</sup>	17,684.40 sf
<b>SITE DEPTH (AVERAGE)</b>	50.23 m	164.80 ft
<b>SITE WIDTH (AVERAGE)</b>	34.26 m	112.40 ft
<b>TOTAL SITE COVERAGE</b>	0.84	14,785.70 ft
	<b>METRIC</b>	<b>IMPERIAL</b>
<b>INGLIS PARK RESIDENCES (NEW BUILDING)</b>		
<b>BUILDING DEPTH (AVERAGE)</b>	47.00 m	154.20 ft
<b>BUILDING WIDTH (AVERAGE)</b>	30.68 m	100.65 ft
<b>BUILDING HEIGHT</b>	19.20 m	63.00 ft
<b>FRONT YARD SETBACK (INGLIS PARK)</b>	0.00 m	0.00 ft
<b>FRONT YARD SETBACK (STONEHURST INN)</b>	4.54 m	14.90 ft
<b>SIDE YARD SETBACK (NORTH)</b>	1.22 m	4.00 ft
<b>SIDE YARD SETBACK (SOUTH)</b>	1.83 m	6.00 ft
<b>REAR YARD SETBACK</b>	1.22 m	4.00 ft
<b>FSR</b>	1.86	

**LOT 23 SUMMARY - PROPOSED**

<b>CIVIC ADDRESS</b>	N/A	
<b>PRINCIPAL USE</b>	PARK	
	<b>METRIC</b>	<b>IMPERIAL</b>
<b>SITE AREA</b>	587.27 m <sup>2</sup>	6,321.30 sf
<b>SITE DEPTH (AVERAGE)</b>	0.00 m	0.00 ft
<b>SITE WIDTH (AVERAGE)</b>	0.00 m	0.00 ft
<b>TOTAL SITE COVERAGE</b>	RATIO:	0.00 ft

DEVELOPMENT APPLICATIONS FOR OCP AMENDMENT AND ZONING AMENDMENT

PROPOSED ENLARGED INGLIS PARK, OWNED BY THE TOWN OF GIBSONS AND REZONED AS 'PARK'

PARK DESIGNED BY THE TOWN OF GIBSONS, COORDINATED WITH LANDSCAPE ARCHITECT

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STONEHURST + PARK + RESIDENCES  
Gibsons Way, Gibsons, BC

Legal Description:  
LOT 22 + 23, BLOCK 2, DISTRICT LOT 686, PLAN VAP3307

Scale: 1/16" = 1'-0"

Drawn By: EG

Revision #: 7

Drawing #: A1.1

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 Drawn By: EG  
 Revision #: 1  
 Drawing #: A1.2



**LOT 22-A SUMMARY - PROPOSED**

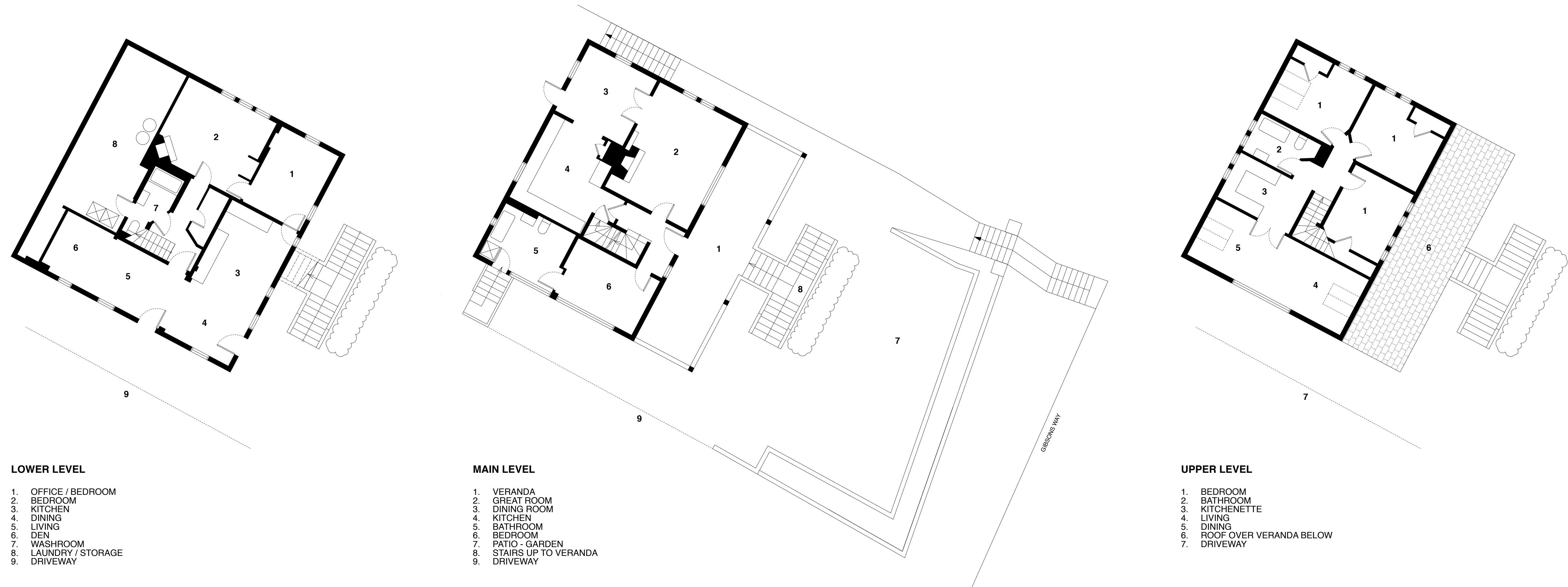
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FSR	1.86		

# STONEHURST INN + INGLIS PARK + RESIDENCES

## APPLICATION



### LOWER LEVEL

1. OFFICE / BEDROOM
2. BEDROOM
3. KITCHEN
4. DINING
5. LIVING
6. DEN
7. WASHROOM
8. LAUNDRY / STORAGE
9. DRIVEWAY

### MAIN LEVEL

1. VERANDA
2. GREAT ROOM
3. DINING ROOM
4. KITCHEN
5. BATHROOM
6. BEDROOM
7. PATIO - GARDEN
8. STAIRS UP TO VERANDA
9. DRIVEWAY

### UPPER LEVEL

1. BEDROOM
2. BATHROOM
3. KITCHENETTE
4. LIVING
5. DINING
6. ROOF OVER VERANDA BELOW
7. DRIVEWAY

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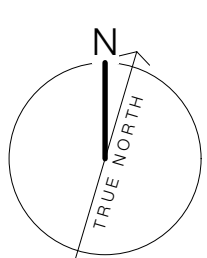
Legal Description:  
 LOT 22 + 23, BLOCK 2, DISTRICT LOT 686, PLAN VAP3307

Scale: 1/8" = 1'-0"

Drawn By: EG

Revision #: **3**

Drawing #: **A2.0**

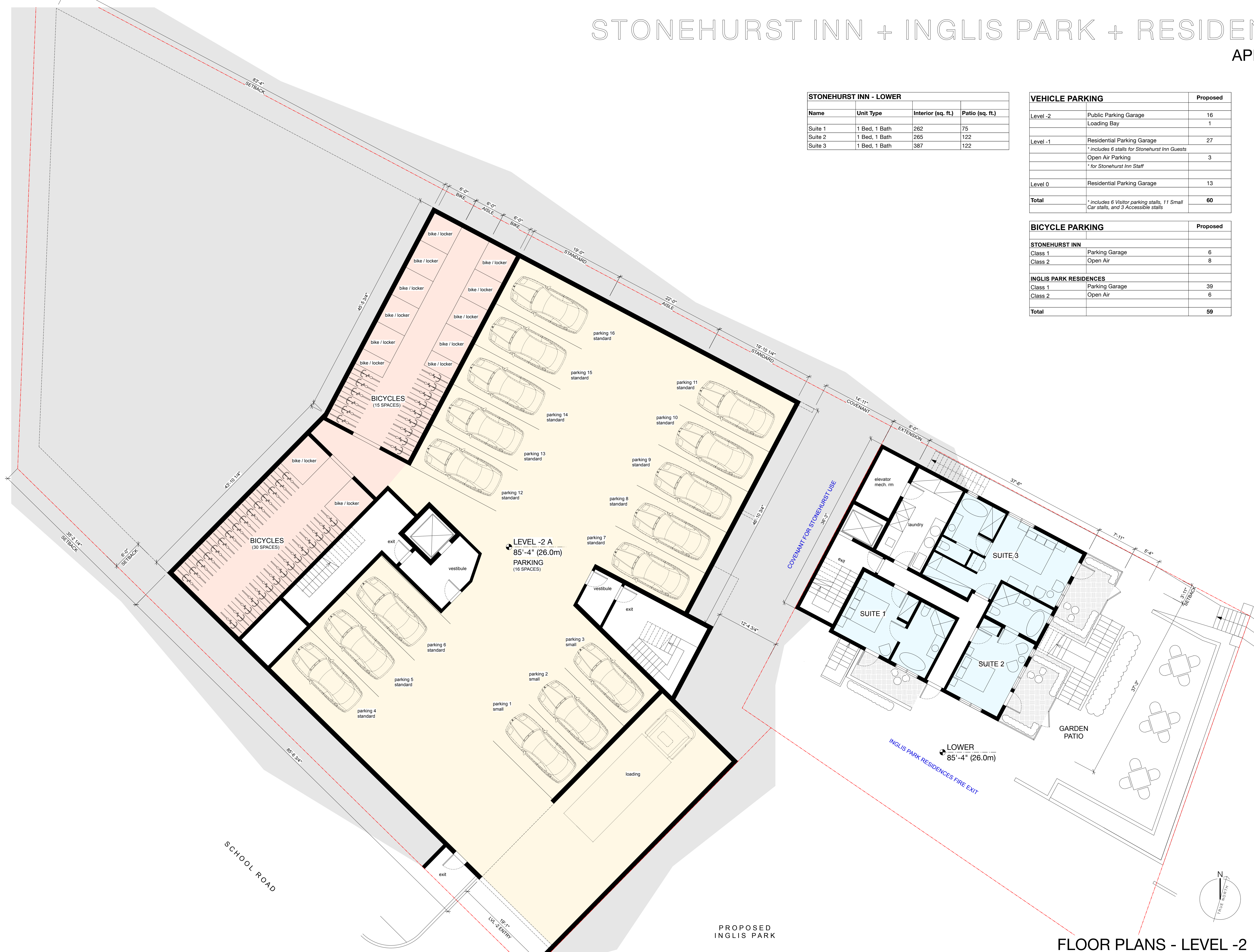


# STONEHURST INN + INGLIS PARK + RESIDENCES APPLICATION

STONEHURST INN - LOWER			
Name	Unit Type	Interior (sq. ft.)	Patio (sq. ft.)
Suite 1	1 Bed, 1 Bath	262	75
Suite 2	1 Bed, 1 Bath	265	122
Suite 3	1 Bed, 1 Bath	387	122

VEHICLE PARKING		
		Proposed
Level -2	Public Parking Garage	16
	Loading Bay	1
Level -1	Residential Parking Garage	27
	* Includes 6 stalls for Stonehurst Inn Guests	
	Open Air Parking	3
	* for Stonehurst Inn Staff	
Level 0	Residential Parking Garage	13
<b>Total</b>	* Includes 6 Visitor parking stalls, 11 Small Car stalls, and 3 Accessible stalls	<b>60</b>

BICYCLE PARKING		
		Proposed
<b>STONEHURST INN</b>		
Class 1	Parking Garage	6
Class 2	Open Air	8
<b>INGLIS PARK RESIDENCES</b>		
Class 1	Parking Garage	39
Class 2	Open Air	6
<b>Total</b>		<b>59</b>



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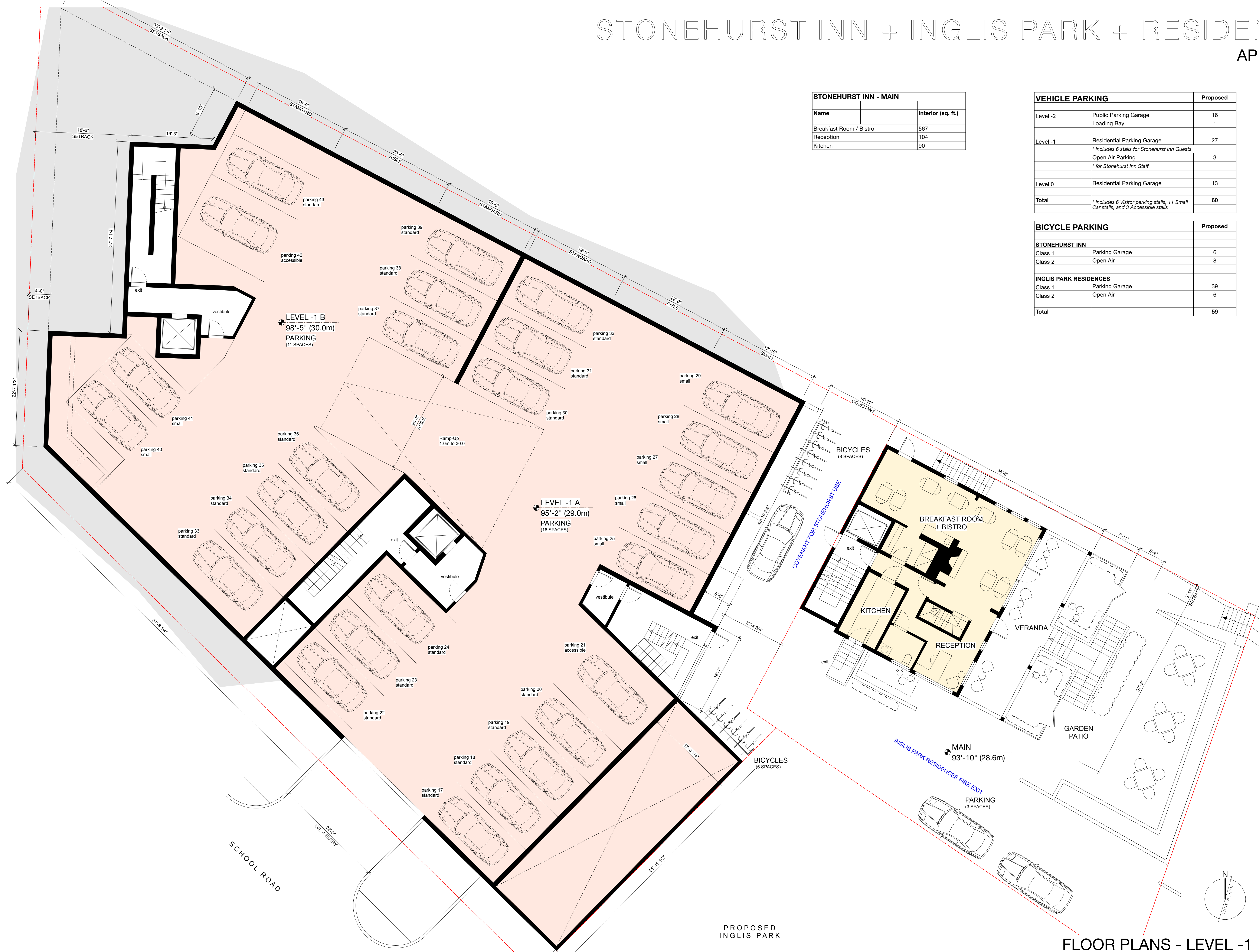
Revision #: **3**

Drawing #: **A2.1**

FLOOR PLANS - LEVEL -2

# STONEHURST INN + INGLIS PARK + RESIDENCES

## APPLICATION



STONEHURST INN - MAIN	
Name	Interior (sq. ft.)
Breakfast Room / Bistro	567
Reception	104
Kitchen	90

VEHICLE PARKING		Proposed
Level -2	Public Parking Garage	16
	Loading Bay	1
Level -1	Residential Parking Garage	27
	* Includes 6 stalls for Stonehurst Inn Guests	
	Open Air Parking	3
	* for Stonehurst Inn Staff	
Level 0	Residential Parking Garage	13
<b>Total</b>	* Includes 6 Visitor parking stalls, 11 Small Car stalls, and 3 Accessible stalls	<b>60</b>

BICYCLE PARKING		Proposed
<b>STONEHURST INN</b>		
Class 1	Parking Garage	6
Class 2	Open Air	8
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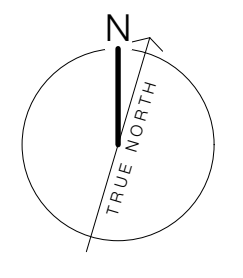
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Drawn By: EG

Revision #: **3**

Drawing #: **A2.2**



FLOOR PLANS - LEVEL -1

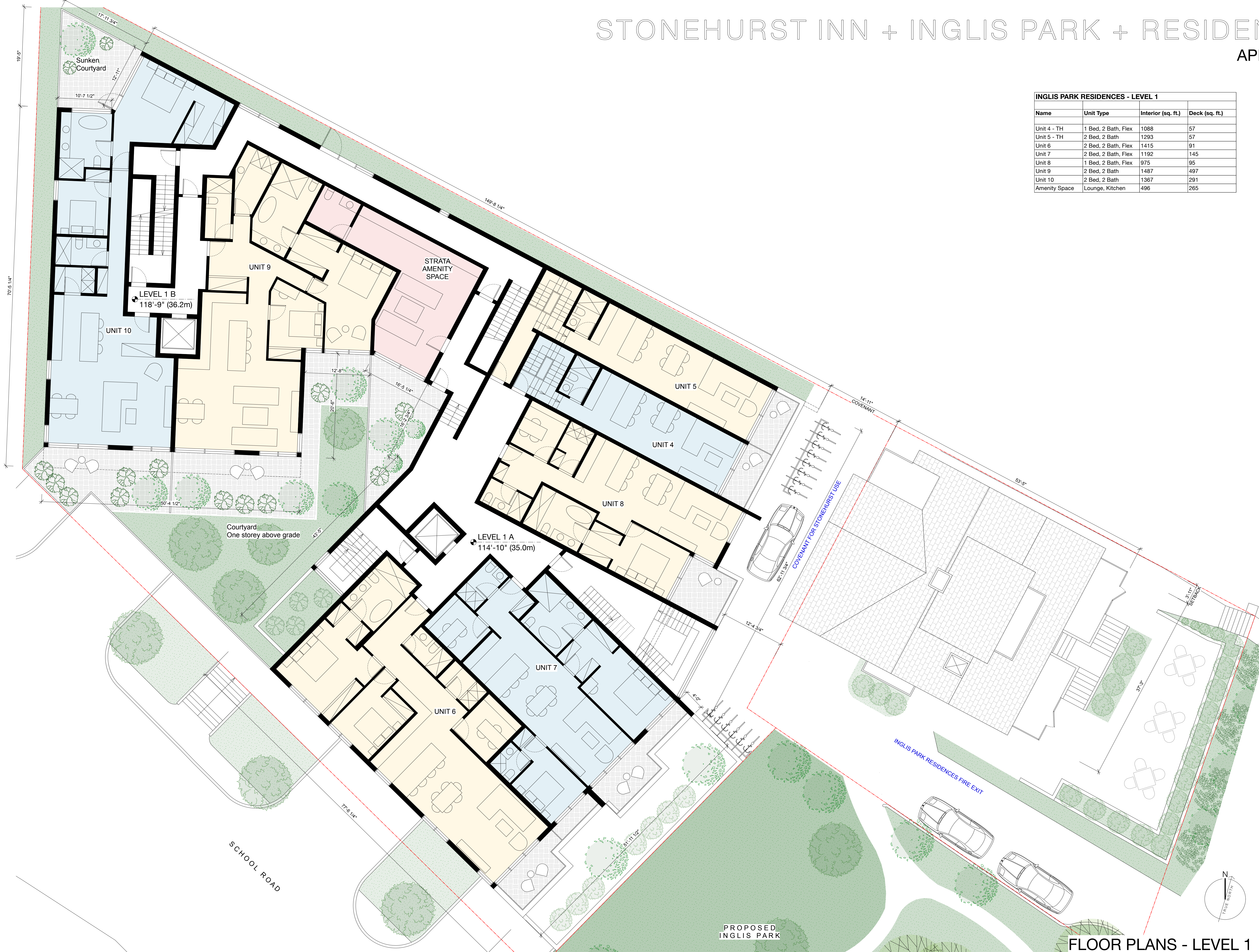
PROPOSED INGLIS PARK



# STONEHURST INN + INGLIS PARK + RESIDENCES

## APPLICATION

INGLIS PARK RESIDENCES - LEVEL 1			
Name	Unit Type	Interior (sq. ft.)	Deck (sq. ft.)
Unit 4 - TH	1 Bed, 2 Bath, Flex	1088	57
Unit 5 - TH	2 Bed, 2 Bath	1293	57
Unit 6	2 Bed, 2 Bath, Flex	1415	91
Unit 7	2 Bed, 2 Bath, Flex	1192	145
Unit 8	1 Bed, 2 Bath, Flex	975	95
Unit 9	2 Bed, 2 Bath	1487	497
Unit 10	2 Bed, 2 Bath	1367	291
Amenity Space	Lounge, Kitchen	496	265



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Scale: 1/8" = 1'-0"

Drawn By: EG

Revision #: **3**

Drawing #: **A2.4**











# STONEHURST INN + INGLIS PARK + RESIDENCES

## APPLICATION

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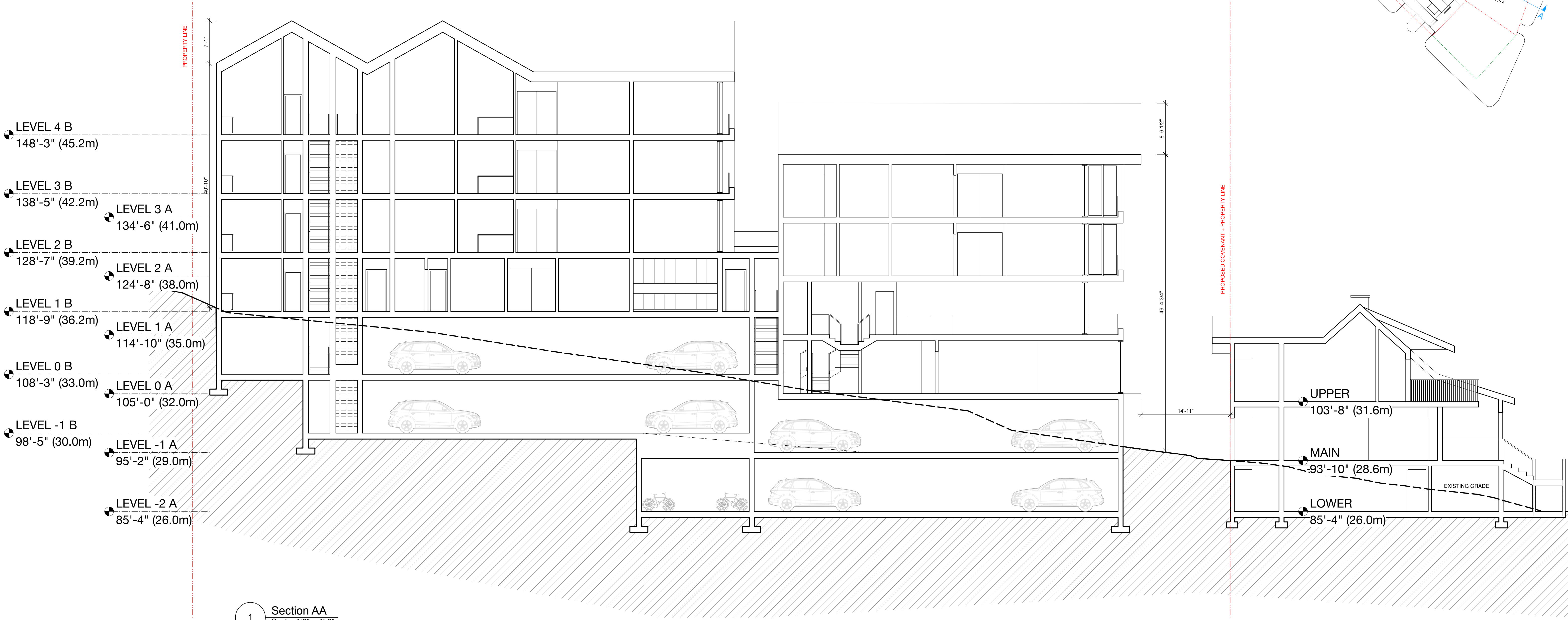
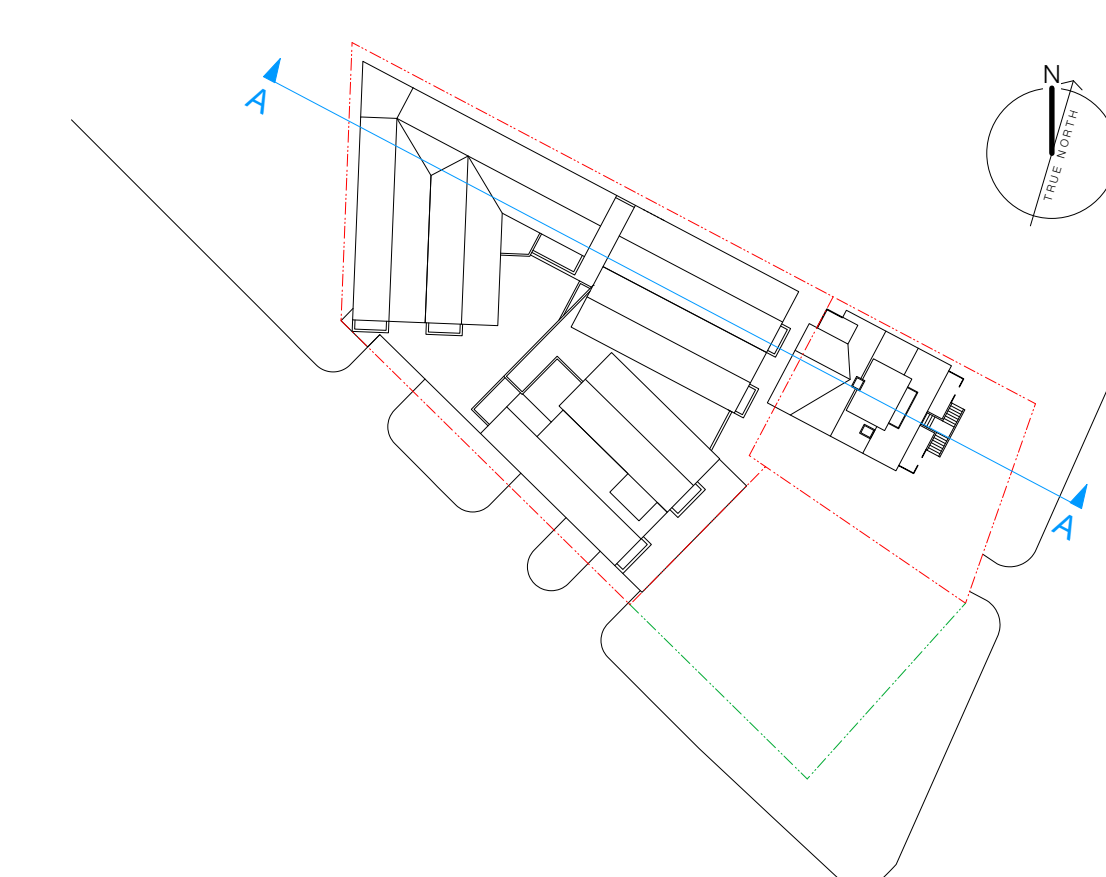
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 LOT 22 + 23, BLOCK 2, DISTRICT LOT 686, PLAN VAP3307

Scale: 1/8" = 1'-0"

Drawn By: EG

Revision #: 5

Drawing #: A3.0

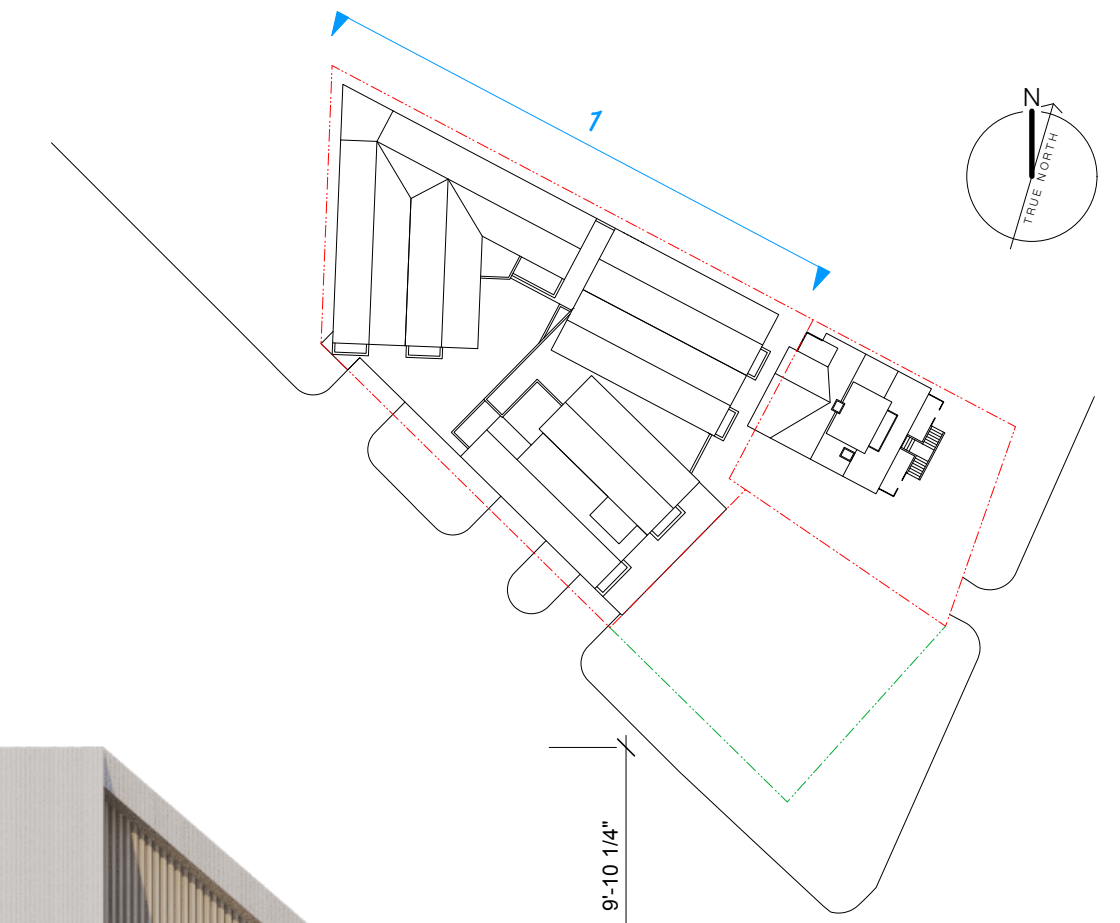






# STONEHURST INN + INGLIS PARK + RESIDENCES

## APPLICATION



- LEVEL 4 B  
148'-3" (45.2m)
- LEVEL 3 B  
138'-5" (42.2m)
- LEVEL 3 A  
134'-6" (41.0m)
- LEVEL 2 B  
128'-7" (39.2m)
- LEVEL 2 A  
124'-8" (38.0m)
- LEVEL 1 B  
118'-9" (36.2m)
- LEVEL 1 A  
114'-10" (35.0m)
- LEVEL 0 B  
108'-3" (33.0m)
- LEVEL 0 A  
105'-0" (32.0m)
- LEVEL -1 B  
98'-5" (30.0m)
- LEVEL -1 A  
95'-2" (29.0m)
- LEVEL -2 A  
85'-4" (26.0m)



1 North Elevation  
Scale: 1/8" = 1'-0"

**MATERIAL LEGEND:**

①	Profiled Metal Roofing / Cladding - Light
②	Profiled Metal Roofing / Cladding - Dark
③	Vertical Wood Grain Cladding - Light
④	Soft Boards
⑤	Window Units / Sliders
⑥	Curtain Wall
⑦	Fibre Cement Panels
⑧	Stone
⑨	Vertical Wood Grain Cladding - Dark
⑩	Garage Gate
⑪	Concrete

All exterior materials subject to approval of samples by Architect and Client. Exterior materials noted for pricing purposes only. Final Selection Pending.

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**NORTH ELEVATION**