

Zoning & Design Guidelines

The Select Committee emphasized that new development should not overwhelm the existing village character. **Zoning regulation and Development Permit Area guidelines will ultimately serve to control the form and character of future development on the Holland Lands.**

The existing character of Lower Gibsons and the Harbour Area is largely defined by scale. In urban design, the scale of a building (e.g. "built form") reflects its relationship in terms of size and massing (e.g. height and bulk) relative to its surroundings. A building's scale is contextual in nature and is a key factor in considering how well it **blends with its context.**

Design Guidelines for Gibsons Landing help regulate scale and include the following:

- All built form in the Harbour Area, particularly where it fronts on the "Village Walk" or "Harbour Walk" as delineated in the "Harbour Area - Pedestrian Network Map" shall be human in scale, and pedestrian-oriented.
- Building facades facing these pedestrian routes shall be no more than two storeys in height, or, where a height of greater than two storeys is allowed, shall step back a minimum of 3m (10ft) above the second floor.
- Building massing should be low near the waterfront, open 'stepping back' from the water.
- Varied roof height, and roofs at various heights, are encouraged to provide variety in roovescape and skyline.

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How do you currently use the Holland Lands?

What else would you include in the vision for redevelopment of the Holland Lands?

