

March 18, 2022

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Town of Gibsons
Planning Department**

474 South Fletcher Road Box 340 Gibsons, BC, V0N 1V0

517 MARINE DRIVE, GIBSONS, BC
PROPOSAL SUMMARY, DEVELOPMENT VARIANCE PERMIT APPLICATION

For the proposed development at 517 Marine Drive, we are requesting to increase the Gross Floor Area from 232m² (2,500 ft²) to 405 m² (4,362ft²) without any need to change the setbacks, height limit, lot coverage, quantity of dwellings or existing trees. I.e. all parameters of the design, aside from the gross floor area, are within the requirements of the current bylaws. Furthermore, the building scale and massing of the proposal follows what the current bylaw allows. In other words, we want to use the allowed storage, service or patio areas as interior living space to provide a more comfortable size to the units.

In congruence with the surrounding houses, the building envelope has been designed to give the perception of a single family home and the design incorporates clapboard siding, staggered stories, gable roofs, window framing and a front terrace which are the characteristics of the existing house and the neighbourhood.

Additionally, it is important for us to keep Marine Drive pedestrian oriented, to retain the street parking for public use and also retain the trees in our lot. It is for these reasons that we have positioned the parking spaces off of the rear laneway.

The main reason for requesting the variance is to build adequately sized housing. If we were to follow the currently allowed Gross Floor Area for our lot size, the duplex could be 84m² (900ft²) and the secondary suite 32m² (344ft²). We think this is not comfortable for long term housing.

Below are excerpts of the Gibsons Official Community Plan (GOCP) and the Zoning Bylaw where it refers to **in bold** what we have achieved:

Gibsons Official Community Plan (GOCP)

Building Scale and Massing: (Page 118)

- ...shall be human scale, and **pedestrian oriented**..
- Building facades facing these pedestrian routes.. shall **step back a minimum of 3 m (10ft)** above the second floor:
- Building massing should be low near the waterfront, '**stepping back**' from the water.
- **Varied roof heights**, and roofs at various heights, are encouraged to provide variety in roofs cape and skyline.

9.1 Existing Neighbourhoods

Policies (Page 52)

9.1.2 Heritage Hill - ...These uses are to be focused on the perimeter of the neighbourhood along Marine Drive and Jack's lane. The reuse of existing single-detached homes **to provide additional dwelling units**, for example as suites, is encouraged in order to maintain **single detached character** while **increasing density**. New single-detached houses and multiple family units are encouraged to fit with **the character of the surrounding neighbourhood**.

9.3 Multi-Unit Residential (Page 53)

... the siting requirements for multi-unit housing are changing. Where higher density uses had generally been separated from single-detached areas in the past, or placed in less desirable locations, the Plan now provides for greater integration of housing types...; In some cases, appropriate sites are designated for these uses near shopping and community facility areas, where increased density will help **to make these areas more active and viable**. This approach is aimed at creating more compact and potentially **more pedestrian oriented neighbourhoods**, with shopping, working and living areas in close proximity.

(Page 54)

9.3.5 Consider designating new areas to Medium Density Residential or High Density Residential based on the following criteria:

- Where the proposed development will **be compatible in character and scale** with adjoining uses.
- Where separation can be achieved through **adequate setback distances** and landscaped buffers on a site-specific basis from existing or planned lower density housing
- **Within 1.0 km of parks, recreational areas and facilities, commercial and employment areas or public / institutional facilities**
- On sites that **afford direct and convenient vehicular access** so as to avoid generating excessive traffic on local streets.

Zoning Bylaw:

- Maximum Lot Coverage: **50% of the lot area.**
- Side setback: **2.25 m in each side, 4.50 m in total.**
- Rear setback: **6.00 m**
- Front setback: **7.50 m**
- Height limit: **10.00 m**

We appreciate your time to review our proposal and we look forward to hearing from you.

Sincerely,

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