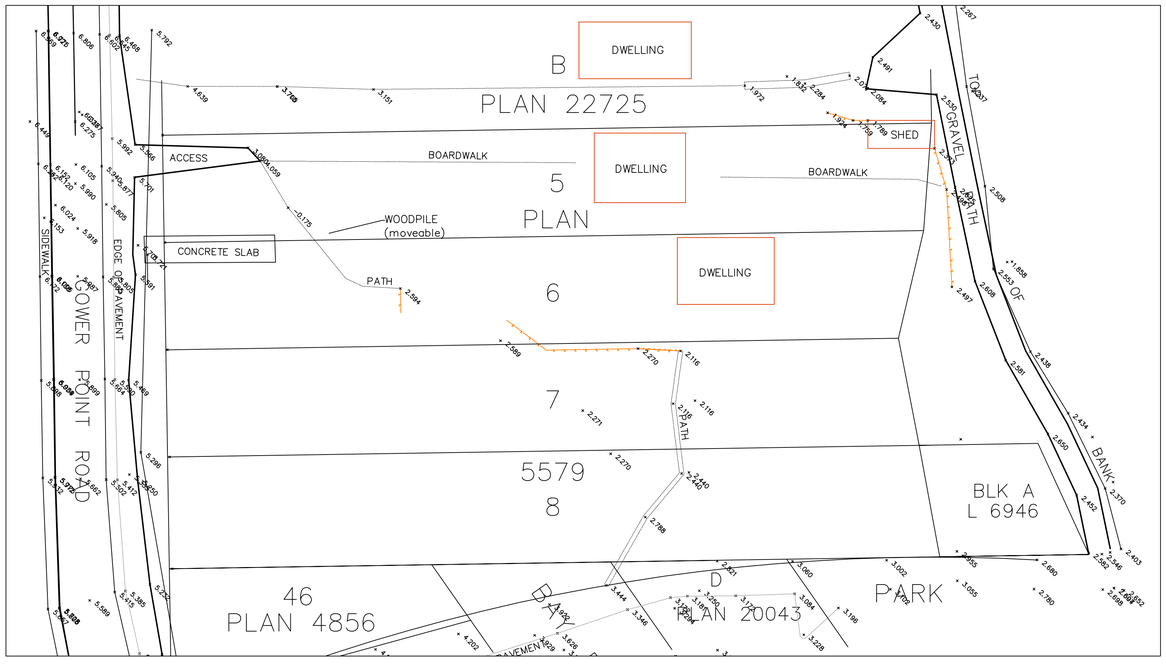
Gower Point Road, GIBSONS

DEVELOPMENT PERMIT & REZONING APPLICATION

A-01	Aerial Photograph	A-401A	Building A Roof Plan	A-610	Sections
A-02	Existing Site Plan	A-101B	Building B Level 1	A-620	Building A Elevations
A-03	Proposed Site Plan	A-201B	Building B Level 2	A-621	Building A/B Elevations
A-04	Site Plan / Statistics	A-301B	Building B Level 3	A-622	Building B Elevations
A-05	Parkade	A-401B	Building B Level 4	A-623	Building C Elevations
A-101A	Building A Level 1	A-501B	Building B Roof Plan	A-624	Building D Elevations
A-201A	Building A Level 2	A-101C	Building C Plans		
A-301A	Building A Level 3	A-101D	Building D Plans		

1 VIEW FROM HARBOUR
Scale: NTS



2 VIEW FROM GOWER POINT RD
Scale: NTS

MOBIUS ARCHITECTURE
3-4720 HIGHWAY 101
SECHELT, BC, V0N3A2
PHONE: 604 885 4390
FAX: 604 885 4312

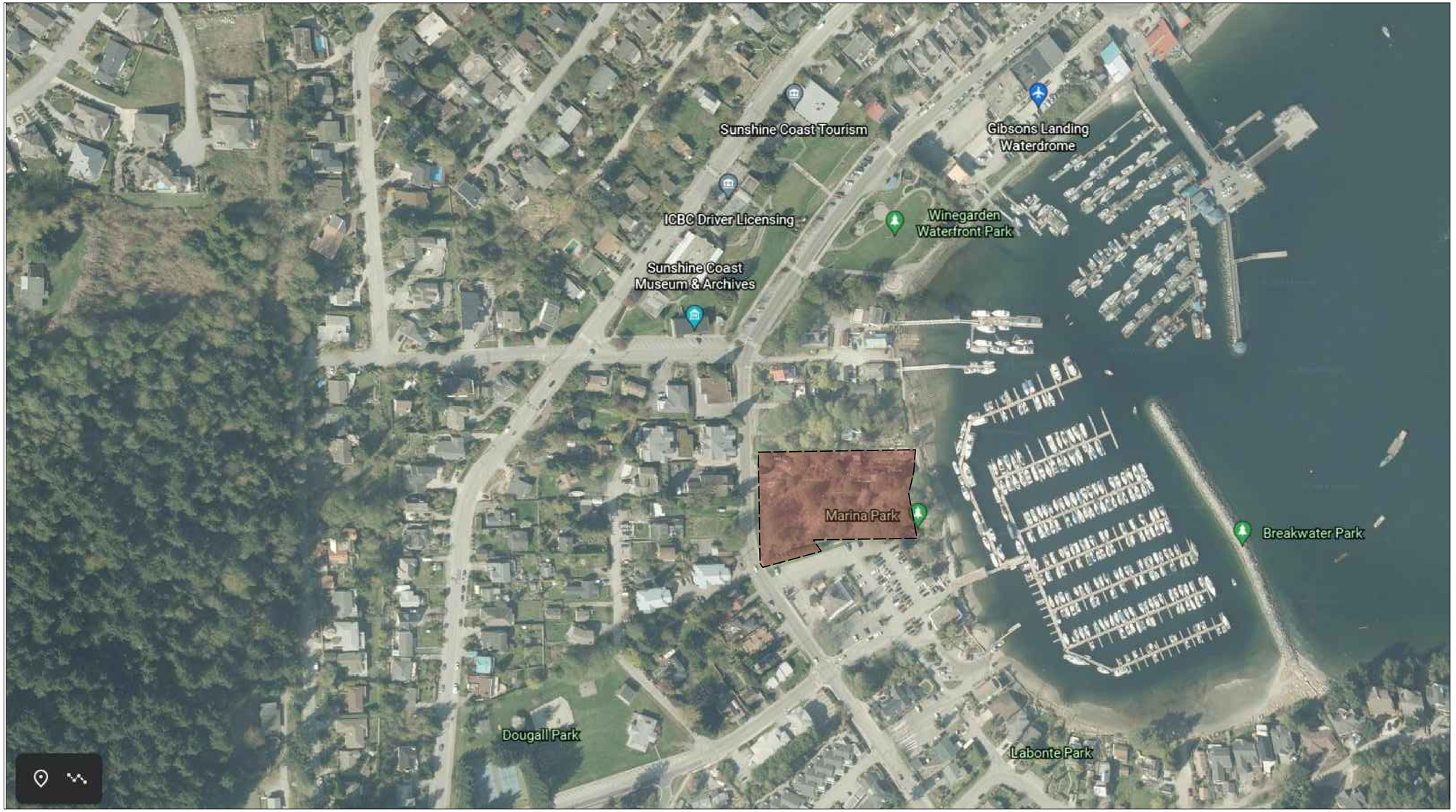
Mobius ARCHITECTURE

THE HARBOUR
GIBSONS LANDING

Cover Sheet

Project No.:	2114
Date: May 19th, 2022	Scale: 1/16" = 1'-0"
Drawn: PT	
Sheet No.	A-C

N



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SECHELT, BC, V0N3A2
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THE HARBOUR
GIBSONS LANDING

Aerial

Project No.:	2114
Date: May 19th, 2022	Scale: NTS
Drawn: PT	

Sheet No.

A-01

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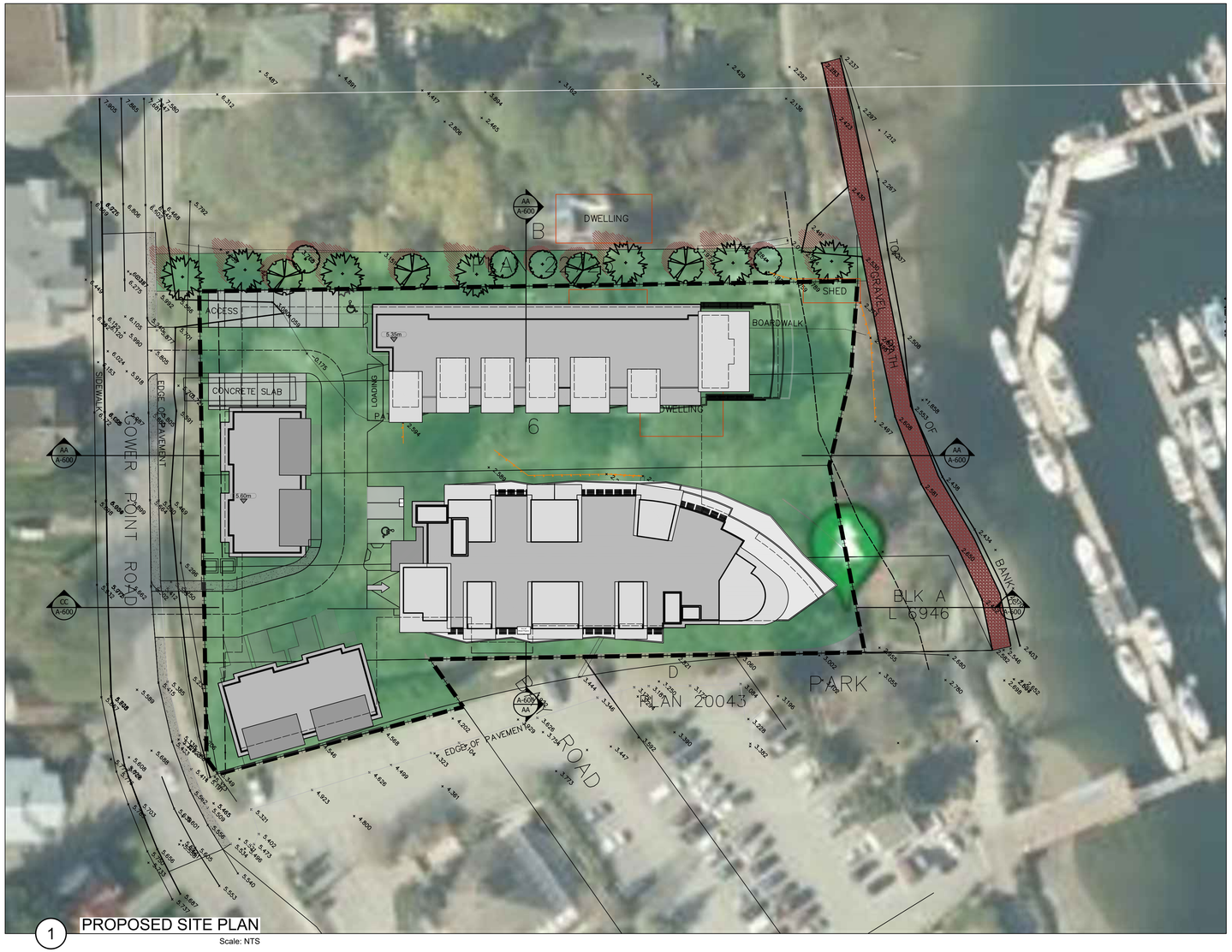
THE HARBOUR
GIBSONS LANDING

Existing Site Plan

Project No.:	2114
Date: May 19th, 2022	Scale: NTS
Drawn: PT	
Sheet No.	A-02



1 PROPOSED SITE PLAN
Scale: NTS

LEGAL DESCRIPTION

LOT 15, D.L.

ZONING

Zone		Zone	
Principle Proposed Uses		Zone	
Lot Size		Minimum Required	Existing
	Area (m2)		6,580
	Width (m)		59
	Depth (m)		100
Setbacks		Minimum Required	Existing
	Front (m)		3
	Side (m)		0
	Side (m)		0
	Rear (m)		15
Building Height		Max. Allowable	Proposed
	Height (m)		14
Lot Coverage		Max. Allowable	Proposed
	Building area/ lot size (%)		69.5

2 STATISTICS
Scale: NTS

SUMMARY TABLE

		1 BED	1 BD + DEN	2 BED	2 BD + DEN	3 BED	3 BD TWNH	TOTAL	AREA sf	AREA m²
BUILDING	Building A	3	0	1	10	4	2	20	23723	2204
	Building B	3	19	7	8	4	0	41	37499	3484
	TOTAL	6	19	8	18	8	2	61	61222	5688
	Building C	0	0	0	0	0	4	4	7980	741
	Building D	0	0	0	0	0	4	4	7980	741
TOTAL		6	19	8	18	8	10	69	77182	7170

3 STATISTICS
Scale: NTS

PARKING DATA

Description	Residential (#)	Total
Car Parking Ratio Required - Townhouses	2 per unit	8 town.
Car Parking Ratio Required - Apartment	1.5 per unit	61 units
Car Parking Required - townhouses	16	
Car Parking Required - apartments	92	
Sum of residential parking required	108	
Visitor Parking required (15%)	16	
Total	124	
On Site Parking Stalls provided	Standard Car Parking	90
	Small Car Parking	23
	Accessible Car Parking	4
	Loading	1
	townhouse parking	16
	Total parking provided	134

BICYCLE PARKING DATA

Description	Bicycle Class I	Bicycle Class II
Parking Ratio Required	1.25 per unit	0.2 per unit
Total Parking Required	76	92
Total Parking Provided	12	12

4 STATISTICS
Scale: NTS

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THE HARBOUR
GIBSONS LANDING

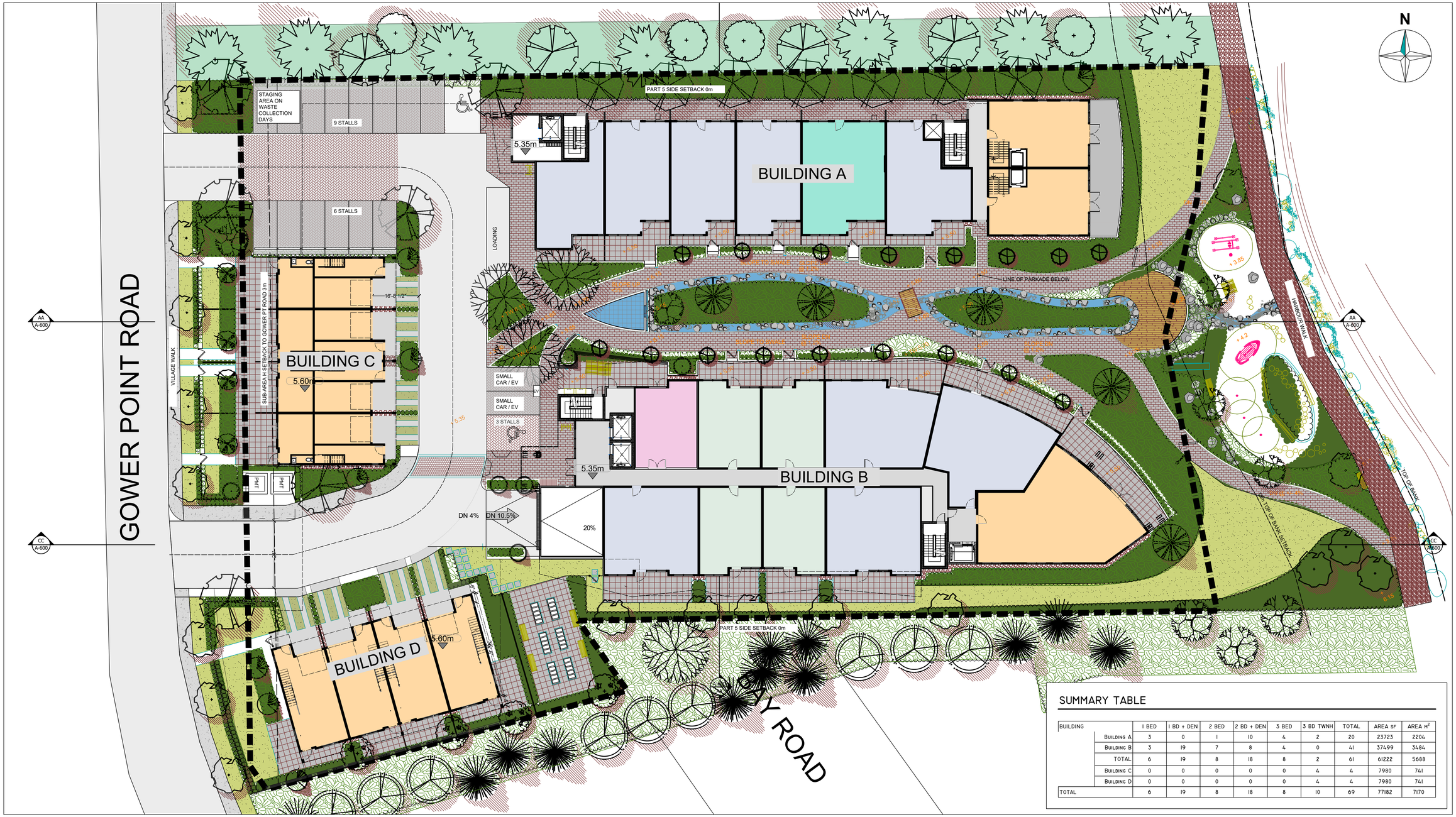
Proposed Site Plan

Project No.: 2114

Date: May 19th, 2022 | Scale: 1/32" = 1'-0"

Drawn: PT

Sheet No. A-03



SUMMARY TABLE

BUILDING		1 BED	1 BD + DEN	2 BED	2 BD + DEN	3 BED	3 BD TWNH	TOTAL	AREA SF	AREA M²
	BUILDING A	3	0	1	10	4	2	20	23723	2204
	BUILDING B	3	19	7	8	4	0	41	37499	3484
	TOTAL	6	19	8	18	8	2	61	61222	5688
	BUILDING C	0	0	0	0	0	4	4	7980	741
	BUILDING D	0	0	0	0	0	4	4	7980	741
TOTAL		6	19	8	18	8	10	69	77182	7170

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3-4720 HIGHWAY 101
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THE HARBOUR
GIBSONS LANDING

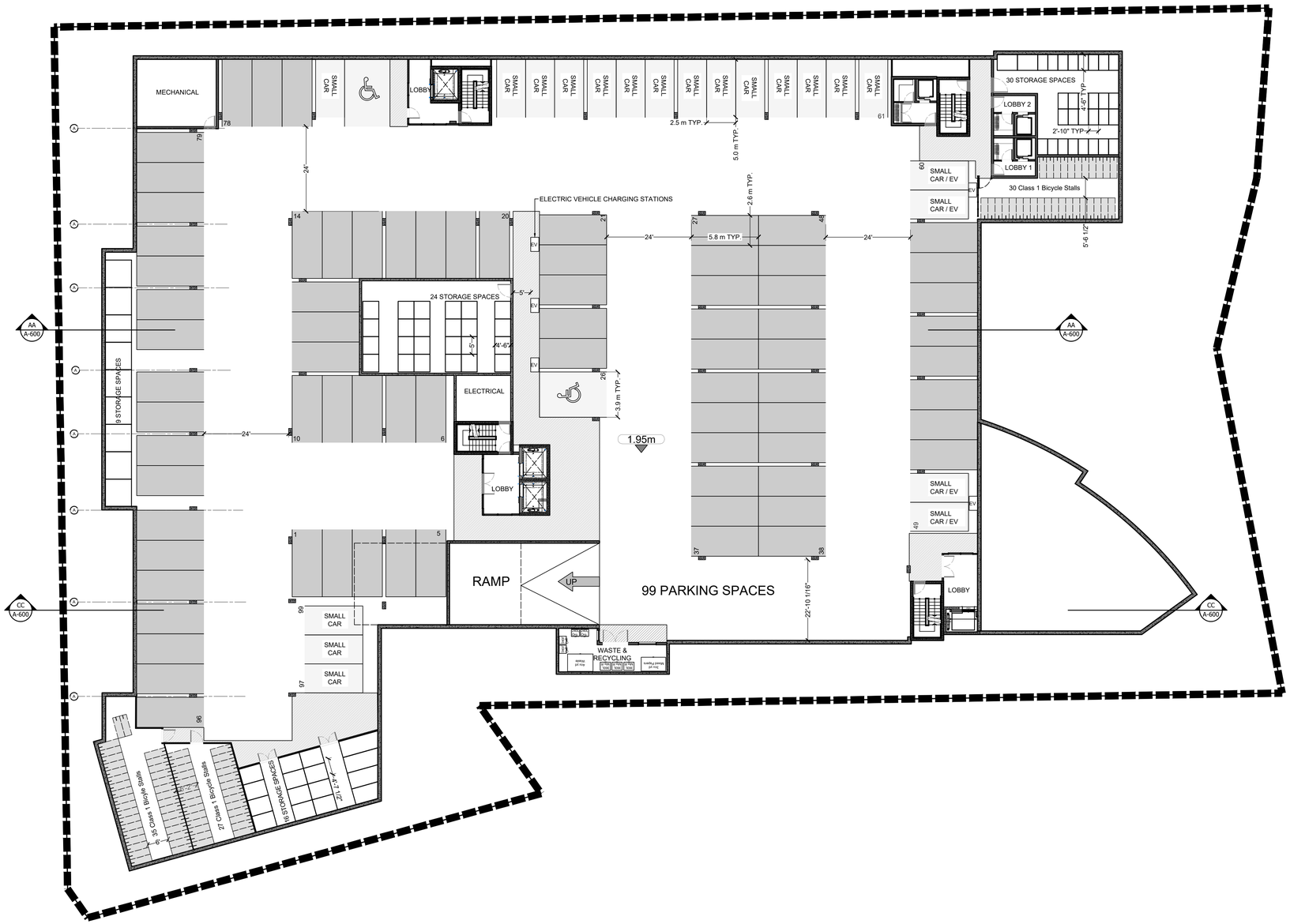
Site Plan

Project No.: 2114

Date: May 19th, 2022 | Scale: 1/16" = 1'-0"

Drawn: PT

Sheet No. A-04



PARKING DATA

Description	Residential (#)	Total
Car Parking Ratio Required - Townhouses	2 per unit	8 town.
Car Parking Ratio Required - Apartment	1.5 per unit	61 units
Car Parking Required - townhouses	16	
Car Parking Required - apartments	92	
Sum of residential parking required	108	
Visitor Parking required (15%)	16	
TOTAL	124	

On Site Parking Stalls provided		
	Standard Car Parking	90
	Small Car Parking	23
	Accessible Car Parking	4
	Loading	1
	townhouse parking	16
	TOTAL PARKING PROVIDED	134

BICYCLE PARKING DATA

Description	Bicycle Class I	Bicycle Class II
Parking Ratio Required	1.25 per unit	0.2 per unit
Total Parking Required	76	92
Total Parking Provided	12	12

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THE HARBOUR
GIBSONS LANDING

PARKADE - ALT RAMP

Project No.: 2114

Date: May 19th, 2022 | Scale: 1/16" = 1'-0"

Drawn: PT

Sheet No. A-05

N

8

A3-2
3 Bedroom
Townhouse
Lower 883 sf

7

A3-3
3 Bedroom
Townhouse
Lower 883 sf

1

A1-2
1 Bedroom
808 sf

2

A2-2
2 Bedroom + Den
903 sf

3

A2-2
2 Bedroom + Den
903 sf

4

A2-2
2 Bedroom + Den
903 sf

5

A3-1
3 Bedroom
1,160 sf

6

A2-3
2 Bedroom + Den
972 sf

BUILDING A

LEVEL 1		# OF UNITS	TYPE	TOTAL (SF)	TOTAL (M2)
	1 BED	1	A1-2	808	75
	1 BED + DEN	0		0	0
	2 BED	1	A2-3	972	90
	2 BED + DEN	3	A2-2	903	84
	3 BED	1	A3-1	1160	108
	3 BED + DEN	0		0	0
	3 BED (TOWNHOUSE)	1	A3-2	1783	166
		1	A3-3	1729	161
TOTAL		8		7355	684
	AREA PATIO			1481	138
	AREA HALL			1241	115
TOTAL				8366	777

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3-4720 HIGHWAY 101
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Mobius ARCHITECTURE

THE HARBOUR
GIBSONS LANDING

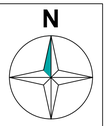
BUILDING A: Level 1

Project No.: 2114

Date: May 19th, 2022 | Scale: 1/8" = 1'-0"

Drawn: PT

Sheet No. A-101A



1 A1-2 1 Bedroom 808 sf	2 A2-2 2 Bedroom + Den 903 sf	3 A2-2 2 Bedroom + Den 903 sf	4 A2-2 2 Bedroom + Den 903 sf	5 A3-1 3 Bedroom 1,160 sf	6 A2-4 2 Bedroom + Den 1,084 sf

8
A3-2
3 Bedroom
Townhouse
Upper 900 sf

7
A3-3
3 Bedroom
Townhouse
Upper 845 sf

BUILDING A

LEVEL 2	# OF UNITS	TYPE	TOTAL (SF)	TOTAL (m2)
1 BED	1	A1-2	808	75
1 BED + DEN	0			0
2 BED	0			
2 BED + DEN	3	A2-2	903	84
	1	A2-4	1084	101
3 BED	1	A3-1	1160	108
3 BED + DEN	0			
3 BED (TOWNHOUSE)	0			
TOTAL	6		3955	368
AREA PATIO			1538	143
AREA HALL			1241	115
TOTAL			8236	765

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Mobius ARCHITECTURE

THE HARBOUR
GIBSONS LANDING

BUILDING A: Level 2

Project No.: 2114

Date: May 19th, 2022 | Scale: 1/8" = 1'-0"

Drawn: JR

Sheet No.
A-201A

1	2	3	4	5	6
A1-2 1 Bedroom 808 sf	A2-2 2 Bedroom + Den 903 sf	A2-2 2 Bedroom + Den 903 sf	A2-2 2 Bedroom + Den 903 sf	A3-1 3 Bedroom 1,159 sf	A3-4 3 Bedroom 1,809 sf

BUILDING A

LEVEL 3		# OF UNITS	TYPE	TOTAL (SF)	TOTAL (M2)
	1 BED	1	A1-2	808	75
	1 BED + DEN	0			0
	2 BED	0			
	2 BED + DEN	3	A2-2	903	84
	3 BED	1	A3-1	1160	108
	3 BED	1	A3-4	1809	168
	3 BED + DEN	0			
	3 BED (TOWNHOUSE)	0			
TOTAL		6		4680	435
	AREA PATIO			2427	225
	AREA HALL			1189	110
TOTAL				7122	662

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Mobius ARCHITECTURE

THE HARBOUR
GIBSONS LANDING

BUILDING A: Level 3

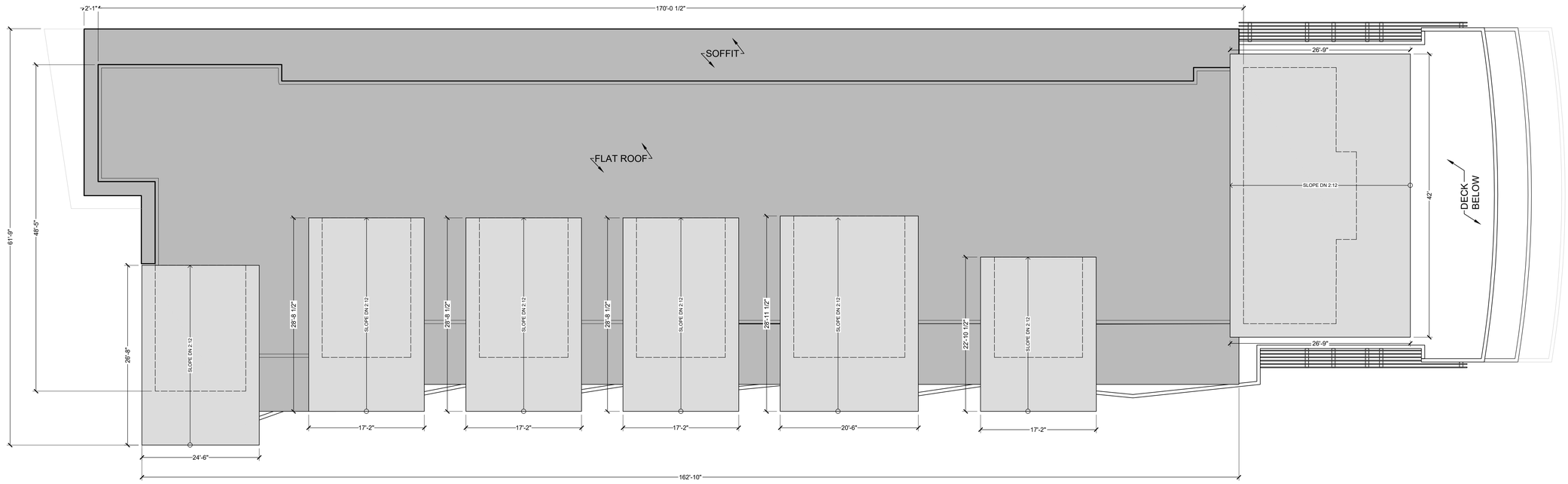
Project No.: 2114

Date: May 19th, 2022 | Scale: 1/8" = 1'-0"

Drawn: JR

Sheet No.

A-301A



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3-4720 HIGHWAY 101
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Mobius ARCHITECTURE

THE HARBOUR
GIBSONS LANDING

BUILDING A: Roof

Project No.:	2114
Date: May 19th, 2022	Scale: 1/8" = 1'-0"
Drawn: PT	

Sheet No.
A-401A

BUILDING B

LEVEL 1		# OF UNITS	TYPE	TOTAL (SF)	TOTAL (M2)
	1 BED	0			
	1 BED + DEN	4	B1-1	689	64
	2 BED	1	B2-2	1161	108
		1	B2-3	1328	123
	2 BED + DEN	2	B2-4	1063	99
	3 BED	1	B3-1	1701	158
	3 BED + DEN				
TOTAL		9		5942	552
	AREA PATIO			2607	242
	AREA HALL			1647	153
TOTAL				11730	1090

MOBIUS ARCHITECTURE
3-4720 HIGHWAY 101
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Mobius ARCHITECTURE

THE HARBOUR
GIBSONS LANDING

BUILDING B: Level 1

Project No.: 2114

Date: May 19th, 2022 | Scale: 1/8" = 1'-0"

Drawn: PT

Sheet No. A-101B

BUILDING B

LEVEL 2		# OF UNITS	TYPE	TOTAL (SF)	TOTAL (M2)
	1 BED	1	B1-2	588	55
	1 BED + DEN	4	B1-1	689	64
		1	B1-3	786	73
	2 BED	1	B2-2	1161	108
		1	B2-3	1328	123
	2 BED + DEN	2	B2-4	1063	99
	3 BED	1	B3-1	1701	158
	3 BED + DEN	0			
TOTAL		11		7316	680
	AREA PATIO			2887	268
	AREA HALL			1069	99
TOTAL				12302	1143

MOBIUS ARCHITECTURE
3-4720 HIGHWAY 101
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Mobius ARCHITECTURE

THE HARBOUR
GIBSONS LANDING

BUILDING B: Level 2

Project No.: 2114

Date: May 19th, 2022 | Scale: 1/8" = 1'-0"

Drawn: JR

Sheet No. A-201B

BUILDING B

LEVEL 3		# OF UNITS	TYPE	TOTAL (SF)	TOTAL (M2)
	1 BED	1	B1-2	588	55
	1 BED + DEN	4	B1-1	689	64
		1	B1-3	786	73
	2 BED	1	B2-2	1161	108
		1	B2-3	1328	123
	2 BED + DEN	2	B2-4	1063	99
	3 BED	1	B3-1	1701	158
	3 BED + DEN	0			
TOTAL		11		7316	680
	AREA PATIO			2887	268
	AREA HALL			1069	99
TOTAL				12302	1143

MOBIUS ARCHITECTURE
3-4720 HIGHWAY 101
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Mobius ARCHITECTURE

THE HARBOUR
GIBSONS LANDING

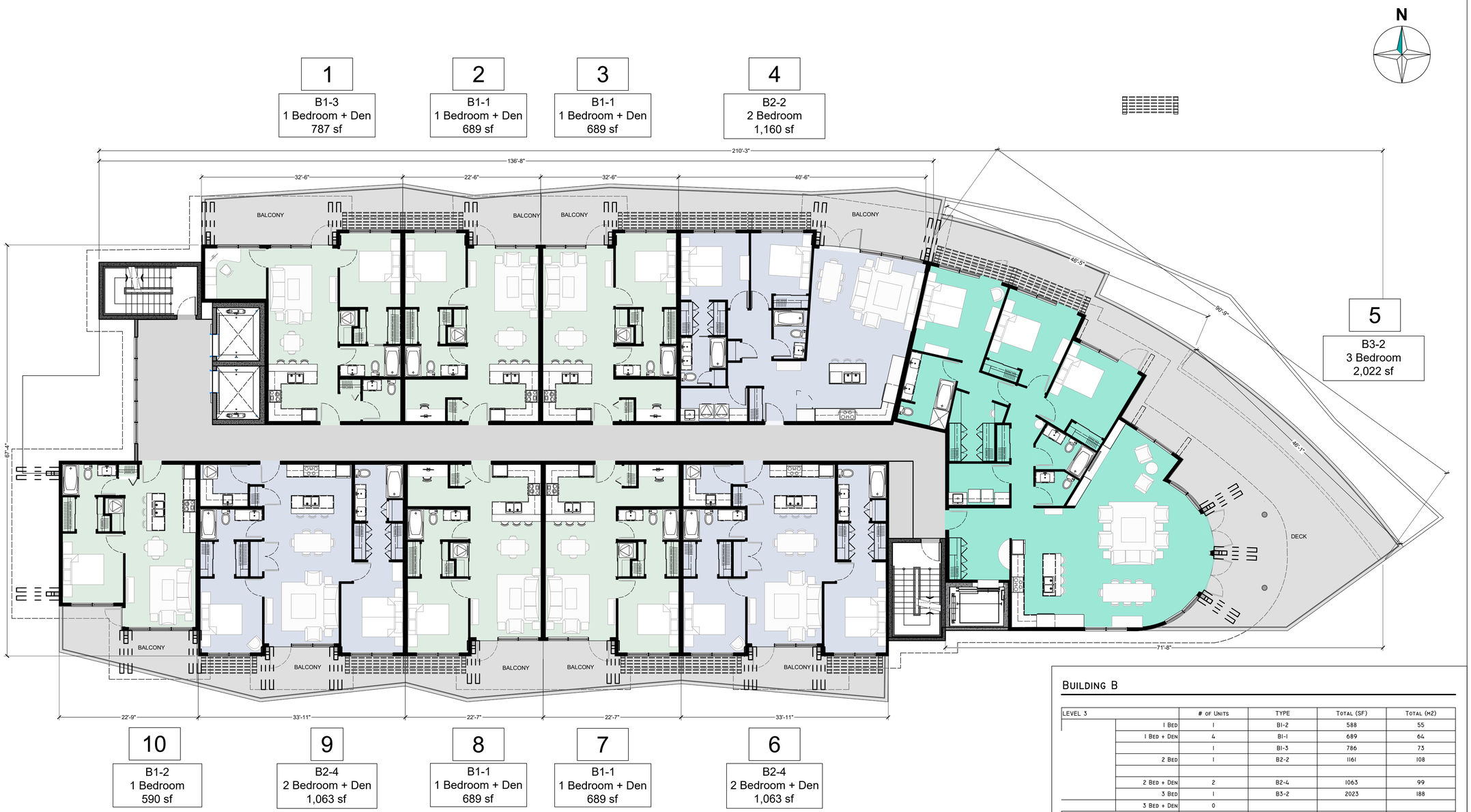
BUILDING B: Level 3

Project No.: 2114

Date: May 19th, 2022 | Scale: 1/8" = 1'-0"

Drawn: JR

Sheet No. A-301B



BUILDING B

LEVEL 3		# OF UNITS	TYPE	TOTAL (SF)	TOTAL (M2)
	1 BED	1	B1-2	588	55
	1 BED + DEN	4	B1-1	689	64
		1	B1-3	786	73
	2 BED	1	B2-2	1161	108
	2 BED + DEN	2	B2-4	1063	99
	3 BED	1	B3-2	2023	188
	3 BED + DEN	0			
TOTAL		10		6310	587
	AREA PATIO			3398	316
	AREA HALL			1069	99
TOTAL				1164	108

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Mobius ARCHITECTURE

THE HARBOUR
GIBSONS LANDING

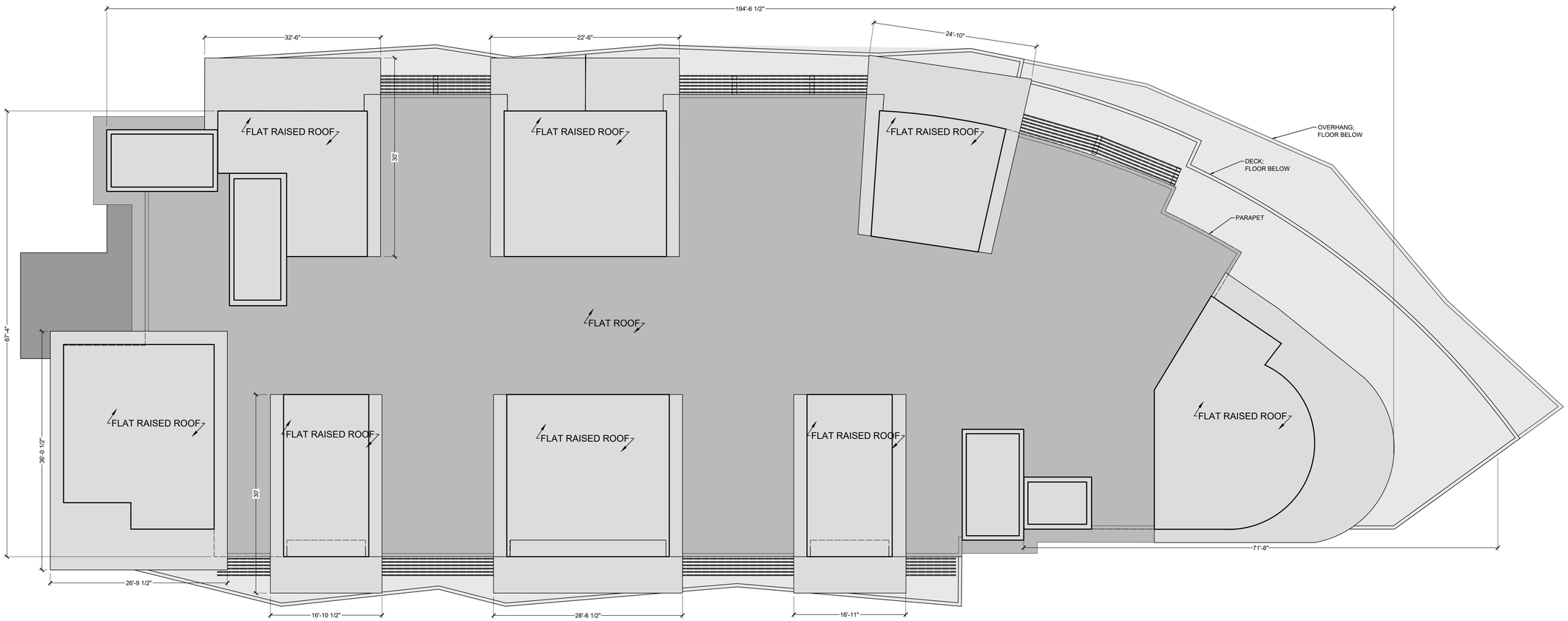
BUILDING B: Level 4

Project No.: 2114

Date: May 19th, 2022 | Scale: 1/8" = 1'-0"

Drawn: JR

Sheet No. A-401B



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3-4720 HIGHWAY 101
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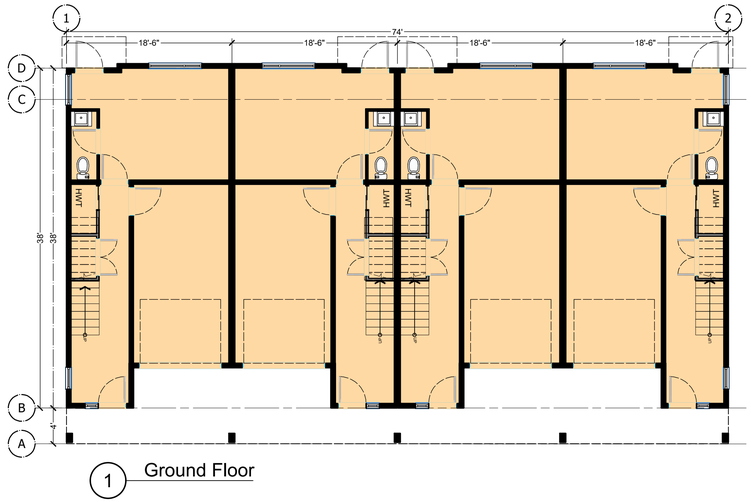
Mobius ARCHITECTURE

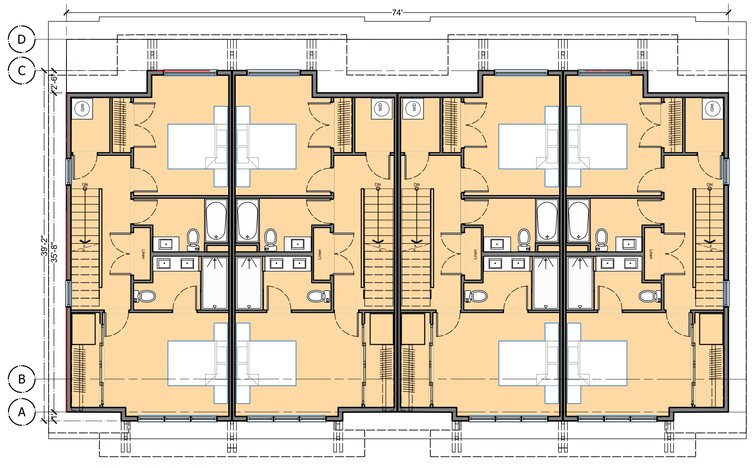
THE HARBOUR
GIBSONS LANDING

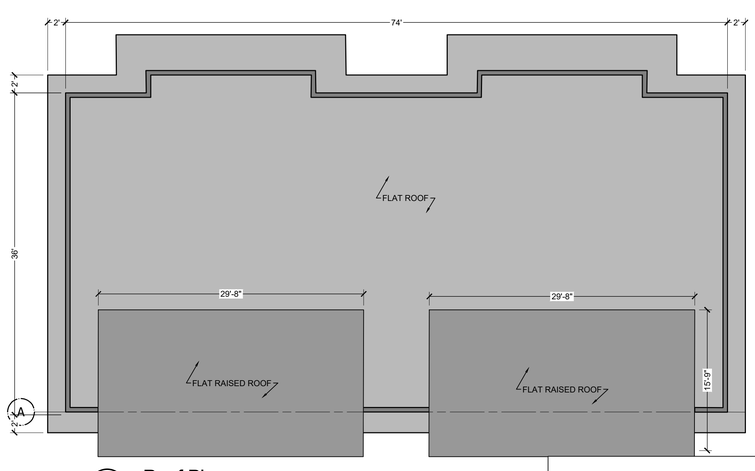
BUILDING B: Roof

Project No.:	2114
Date: May 19th, 2022	Scale: 1/8" = 1'-0"
Drawn: JR	

Sheet No. A-501B







BUILDING C

TI		# OF UNITS	AREA/UNIT	FLOOR AREA	TOTAL (M2)
	L1	4	660	2640	245
	L2		626	2504	233
	L3		696	2784	259
TOTAL		4	1982	7928	737
	AREA PATIO			1700	159
TOTAL				9628	896

MOBIUS ARCHITECTURE
3-4720 HIGHWAY 101
SECHELT, BC, V0N3A2
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Mobius ARCHITECTURE

THE HARBOUR
GIBSONS LANDING

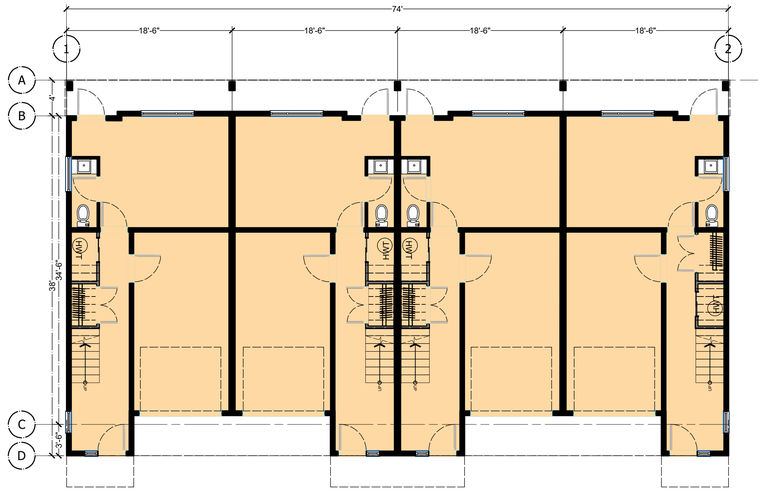
BUILDING C: All Levels

Project No.: 2114

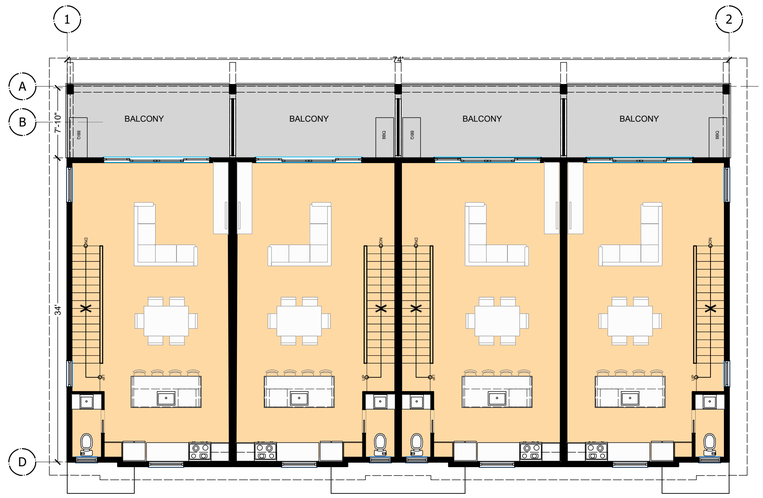
Date: April 29th, 2022 | Scale: 1/8" = 1'-0"

Drawn: PT

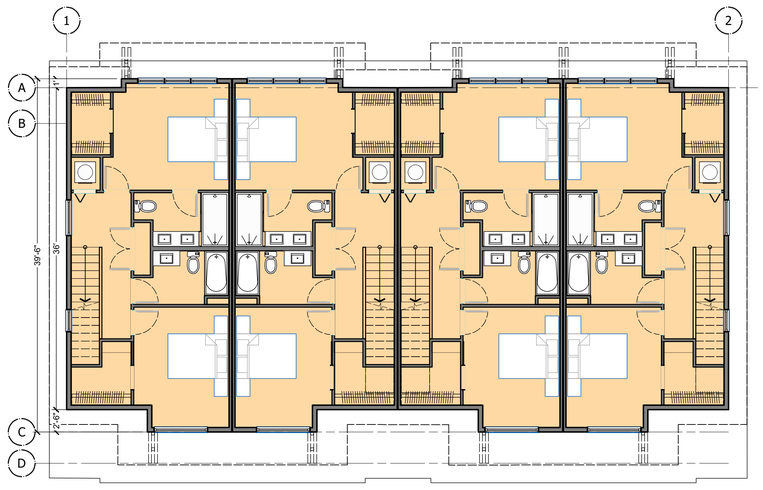
Sheet No. A-101C



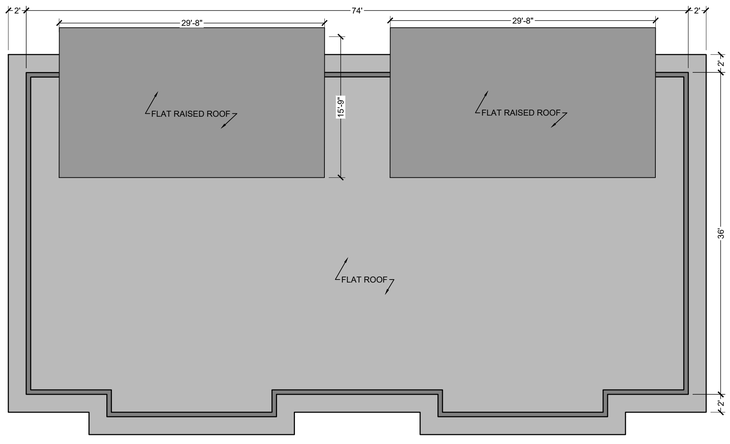
1 Ground Floor



2 Second Floor



3 Third Floor



4 Roof Plan

BUILDING D

T2	# OF UNITS	AREA/UNIT	FLOOR AREA	TOTAL (M2)
L1	4	660	2640	245
L2		635	2540	236
L3		702	2808	261
TOTAL	4	1997	7988	742
AREA PATIO			1700	158
TOTAL			9688	900

MOBIUS ARCHITECTURE
3-4720 HIGHWAY 101
SECHELT, BC. V0N3A2
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THE HARBOUR
GIBSONS LANDING

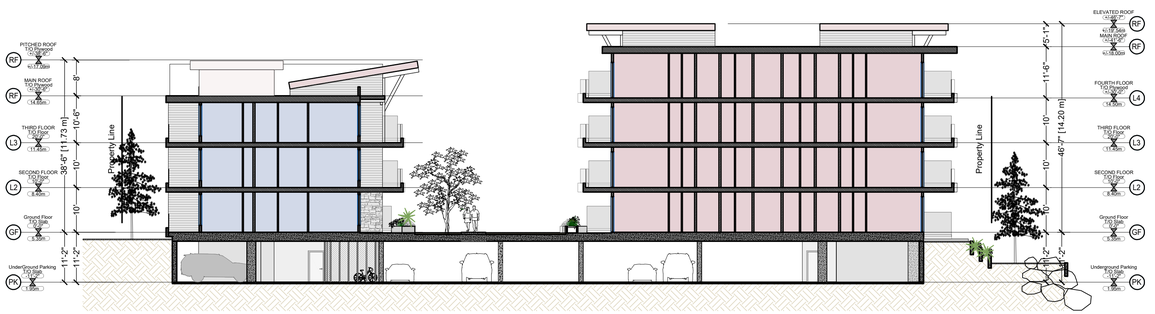
BUILDING D: All Levels

Project No.: 2114

Date: April 29th, 2022 | Scale: 1/8" = 1'-0"

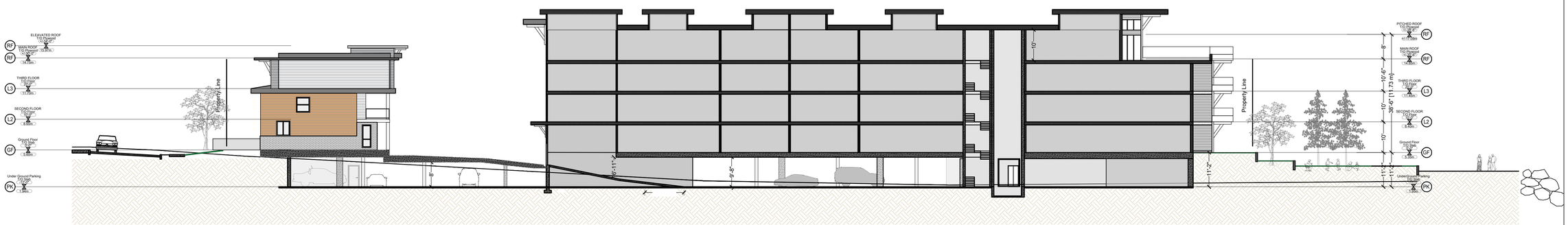
Drawn: PT

Sheet No. A-101D



1 NORTH/SOUTH SECTION BUILDINGS A & B

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



2 EAST/WEST SECTION, BUILDING B

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

MOBIUS ARCHITECTURE
3-4720 HIGHWAY 101
SECHELT, BC, V0N3A2
PHONE: 604 885 4390
FAX: 604 885 4312

THE HARBOUR
GIBSONS LANDING

SITE SECTIONS

Project No.:	2114
Date: May 19th, 2022	Scale: 1/16" = 1'-0"
Drawn: PT	

Sheet No.

A-610

1 BUILDING A - SOUTH ELEVATION

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

2 BUILDING A - NORTH ELEVATION

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

MOBIUS ARCHITECTURE
3-4720 HIGHWAY 101
SECHELT, BC, V0N3A2
PHONE: 604 885 4390
FAX: 604 885 4312

Mobius ARCHITECTURE

THE HARBOUR
GIBSONS LANDING

BUILDING A ELEVATIONS

Project No.:	2114
Date: May 19th, 2022	Scale: 1/8" = 1'-0"
Drawn: PT	

Sheet No.

A-620

1 BUILDING A - WEST ELEVATION

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

2 BUILDING A - EAST ELEVATION

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

2 BUILDING B - NORTH ELEVATION

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

MOBIUS ARCHITECTURE
3-4720 HIGHWAY 101
SECHELT, BC, V0N3A2
PHONE: 604 885 4390
FAX: 604 885 4312

THE HARBOUR
GIBSONS LANDING

BUILDING A & B ELEVATIONS

Project No.:	2114
Date: May 19th, 2022	Scale: 1/8" = 1'-0"
Drawn: PT	

Sheet No. A-621

1 BUILDING B - WEST ELEVATION

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

2 BUILDING B - EAST ELEVATION

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

3 BUILDING B - SOUTH ELEVATION

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

MOBIUS ARCHITECTURE
3-4720 HIGHWAY 101
SECHELT, BC, V0N3A2
PHONE: 604 885 4390
FAX: 604 885 4312

Mobius ARCHITECTURE

THE HARBOUR
GIBSONS LANDING

BUILDING B ELEVATIONS

Project No.:	2114
Date: May 19th, 2022	Scale: 1/8" = 1'-0"
Drawn: PT	

Sheet No.

A-622

1 BUILDING C - WEST ELEVATION

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

2 BUILDING C - EAST ELEVATION

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

3 BUILDING C - SOUTH ELEVATION

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

4 BUILDING C - NORTH ELEVATION

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

MOBIUS ARCHITECTURE
3-4720 HIGHWAY 101
SECHELT, BC, V0N3A2
PHONE: 604 885 4390
FAX: 604 885 4312

THE HARBOUR
GIBSONS LANDING

BUILDING C ELEVATIONS

Project No.:	2114
Date: May 19th, 2022	Scale: 1/8" = 1'-0"
Drawn: PT	

Sheet No. A-623

1 BUILDING D - WEST ELEVATION

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

2 BUILDING D - EAST ELEVATION

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

3 BUILDING D - SOUTH ELEVATION

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

4 BUILDING D - NORTH ELEVATION

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

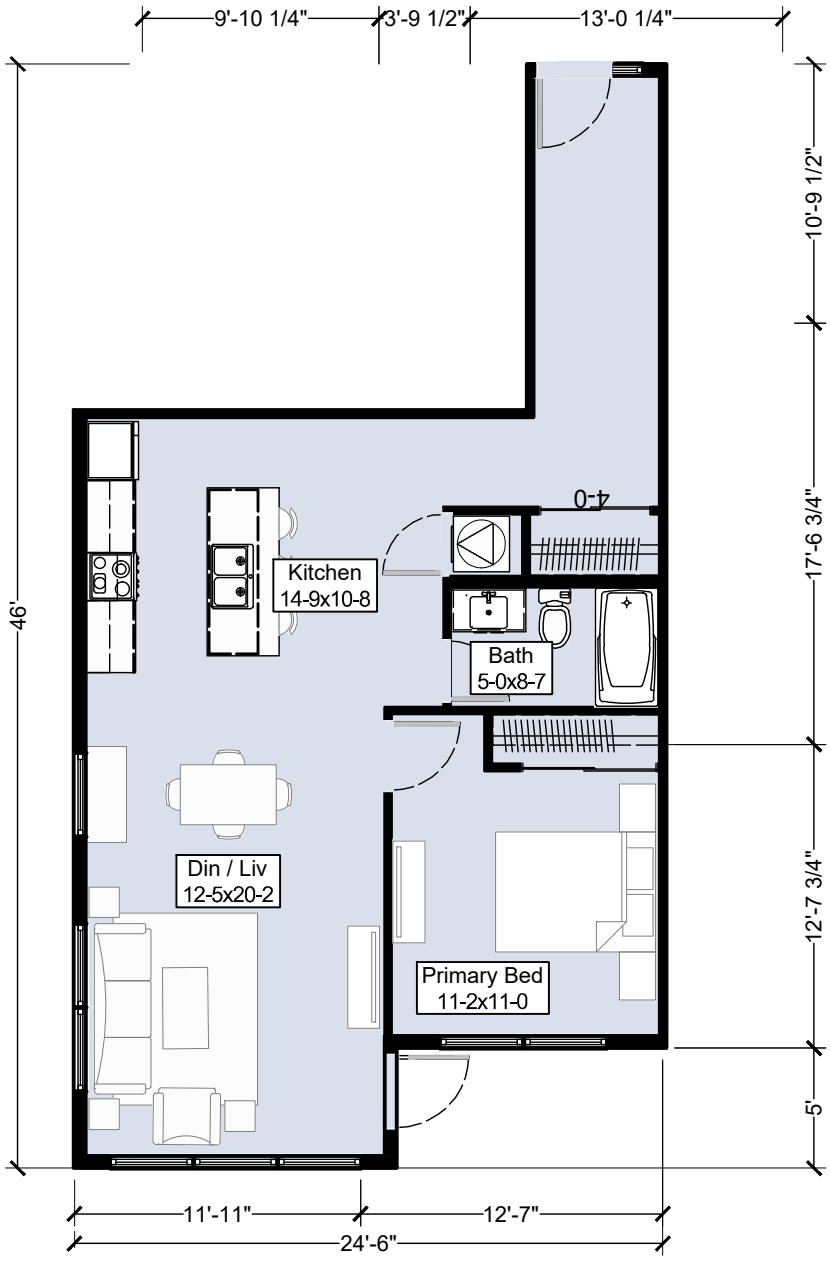
MOBIUS ARCHITECTURE
3-4720 HIGHWAY 101
SECHELT, BC, V0N3A2
PHONE: 604 885 4390
FAX: 604 885 4312

THE HARBOUR
GIBSONS LANDING

BUILDING D ELEVATIONS

Project No.:	2114
Date: May 19th, 2022	Scale: 1/8" = 1'-0"
Drawn: PT	

Sheet No. A-624



A1-2

811sf

Gower Point Road Development

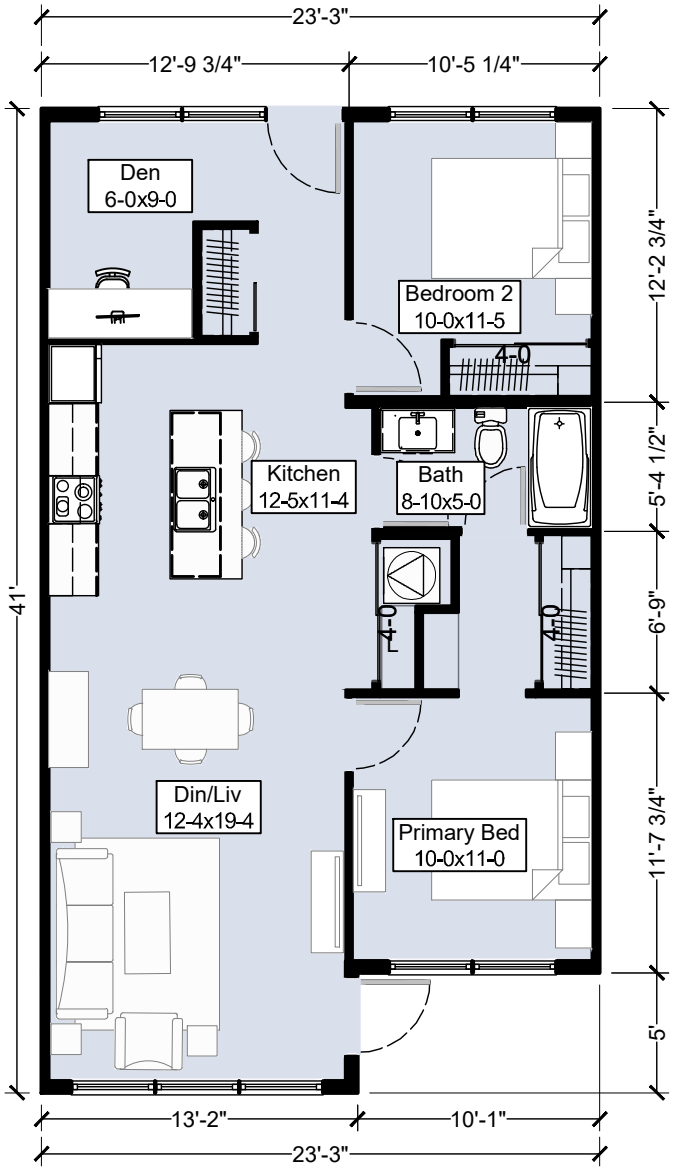
Mobius ARCHITECTURE

1/8" = 1'
March 14, 2022

Building A

Suite Floor Plans

A1-2



A2-2

902sf

Gower Point Road Development

Mobius ARCHITECTURE

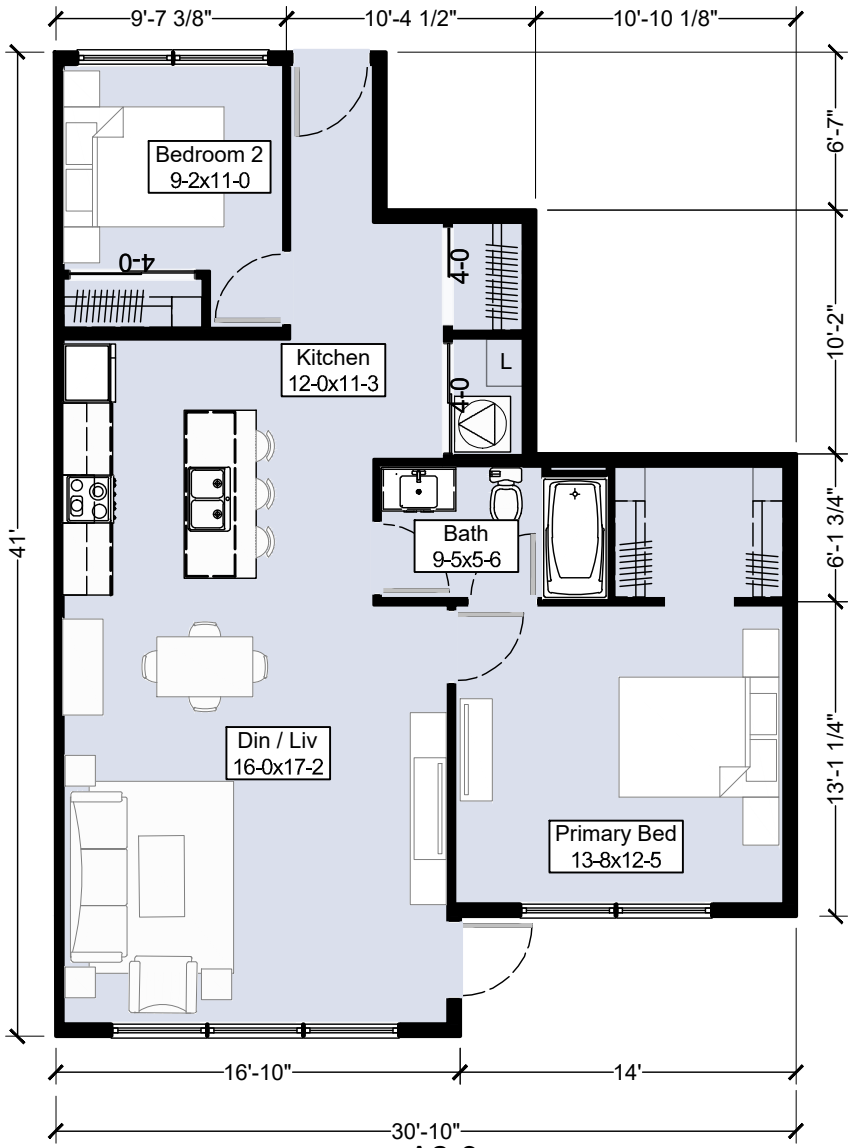
1/8" = 1'

January 28, 2022

Building A

Suite Floor Plans

A2-2



A2-3

972sf

Gower Point Road Development

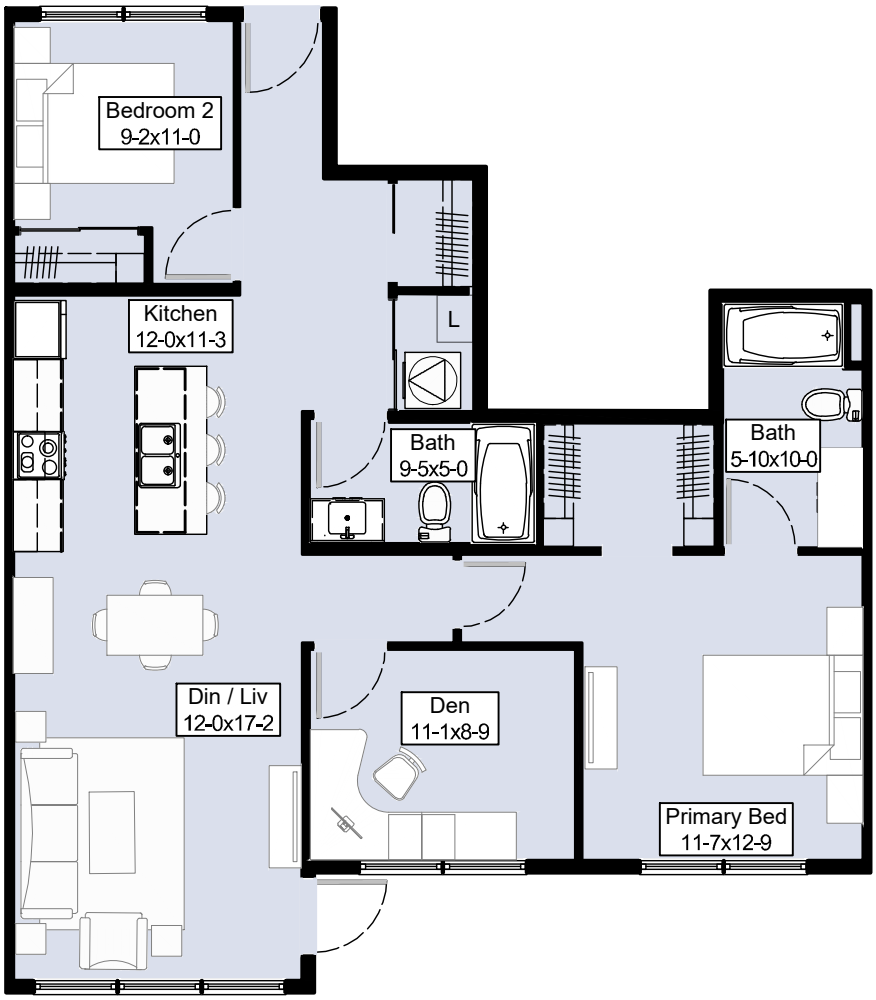
Mobius ARCHITECTURE

1/8" = 1'
January 28, 2022

Building A

Suite Floor Plans

A2-3



A2-4

1,084sf

Gower Point Road Development

Mobius ARCHITECTURE

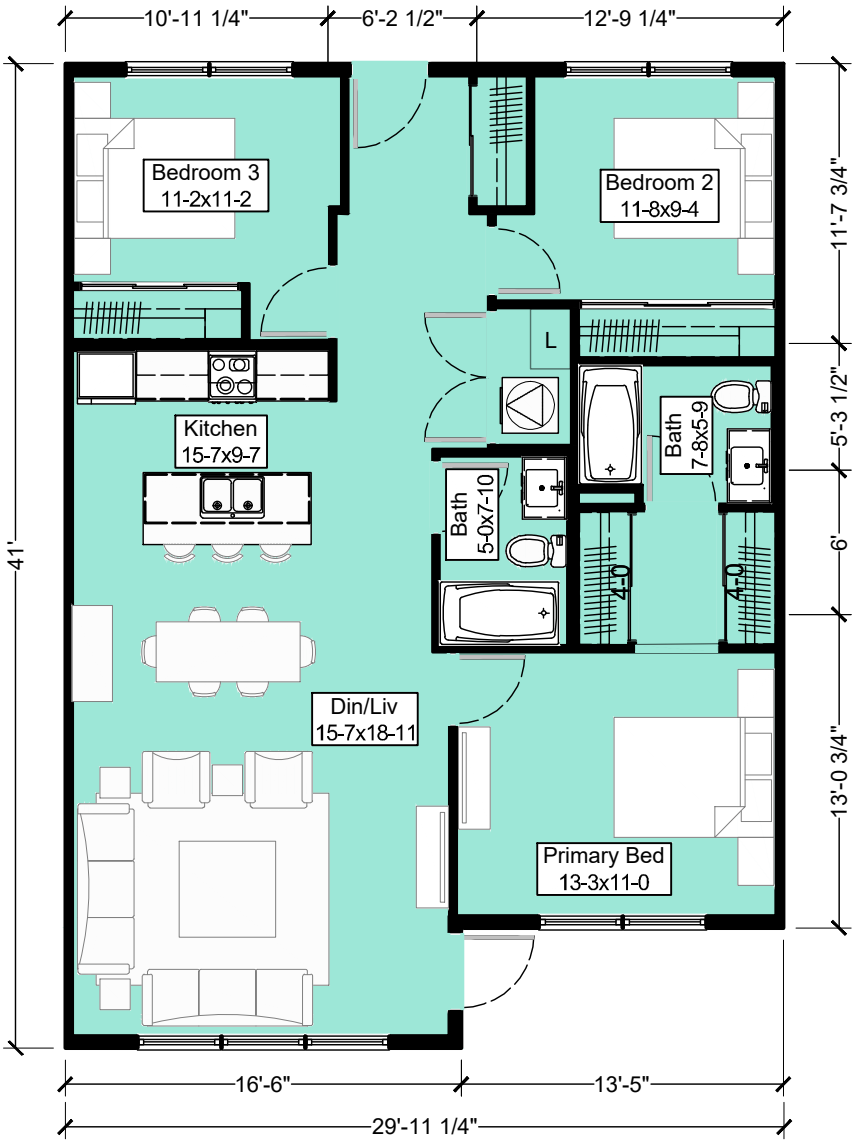
1/8" = 1'

January 28, 2022

Building A

Suite Floor Plans

A2-4



A3-1

1,159sf

Gower Point Road Development

Mobius ARCHITECTURE

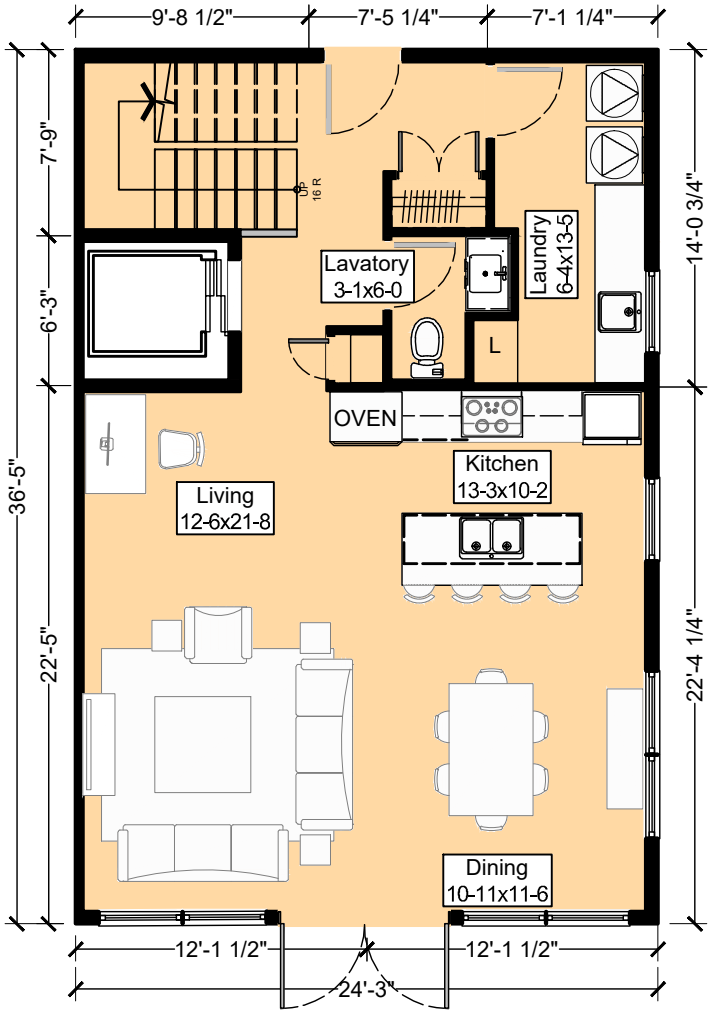
1/8" = 1'

January 28, 2022

Building A

Suite Floor Plans

A3-1



A3-2_1st

883sf

Gower Point Road Development

Mobius ARCHITECTURE

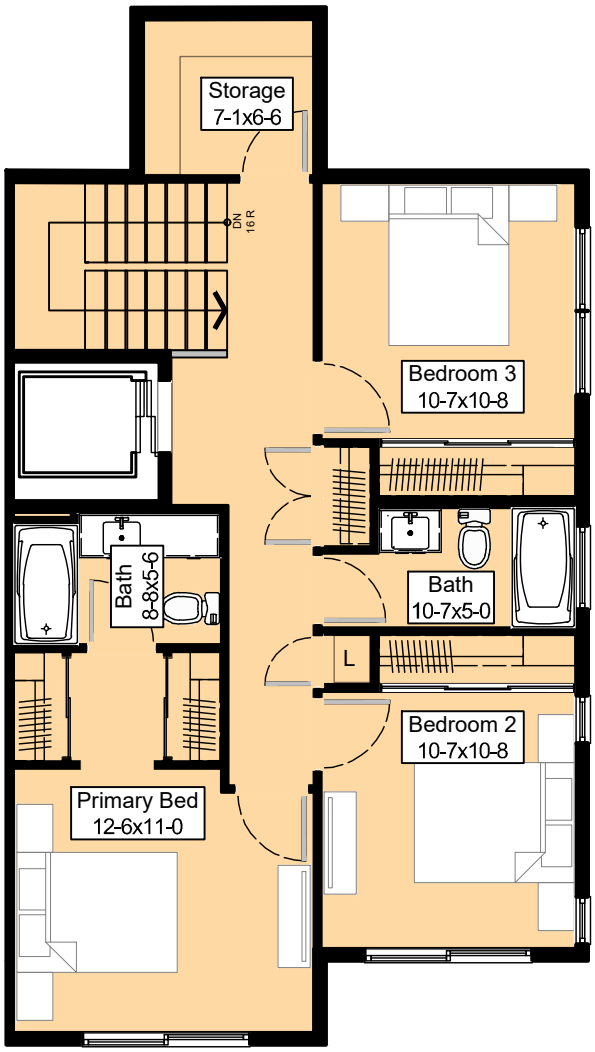
1/8" = 1'

January 28, 2022

Building A

Suite Floor Plans

A3-2 Level 1



A3-2_2nd

900sf

Gower Point Road Development

Mobius ARCHITECTURE

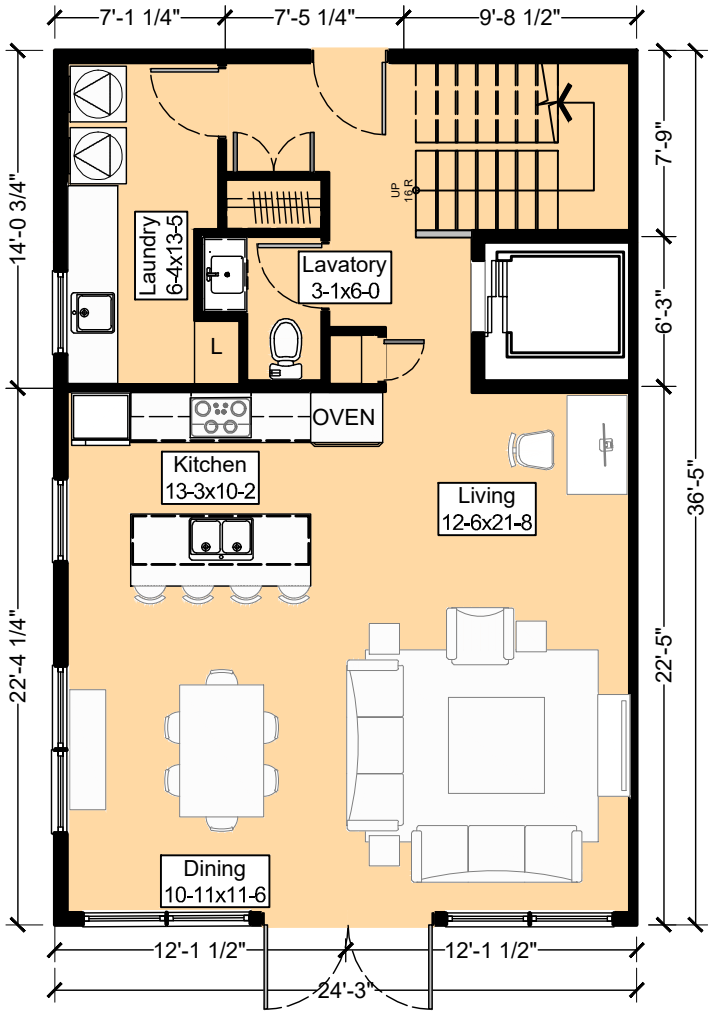
1/8" = 1'

January 28, 2022

Building A

Suite Floor Plans

A3-2 Level 2



A3-3_1st

883sf

Gower Point Road Development

Mobius ARCHITECTURE

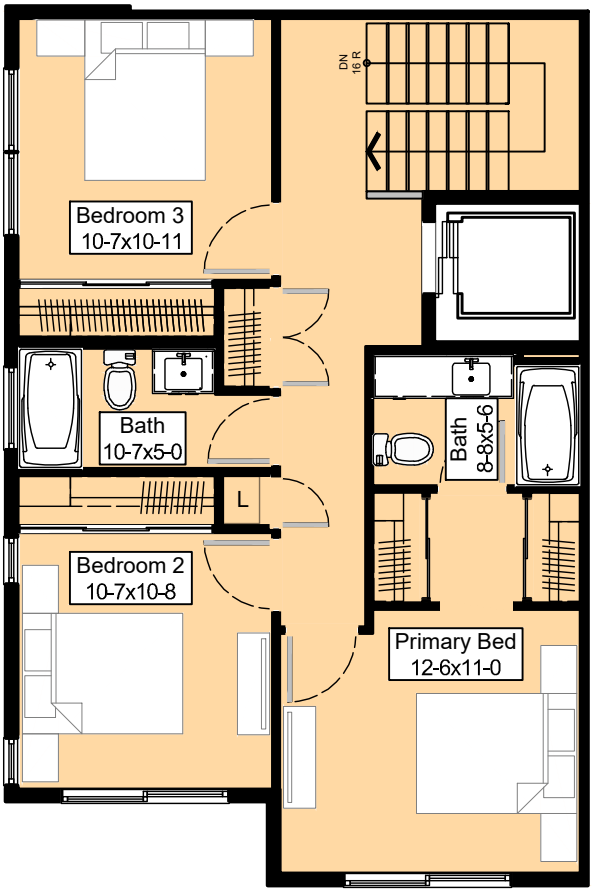
1/8" = 1'

January 28, 2022

Building A

Suite Floor Plans

A3-3 Level 1



A3-3_2nd

845sf

Gower Point Road Development

Mobius ARCHITECTURE

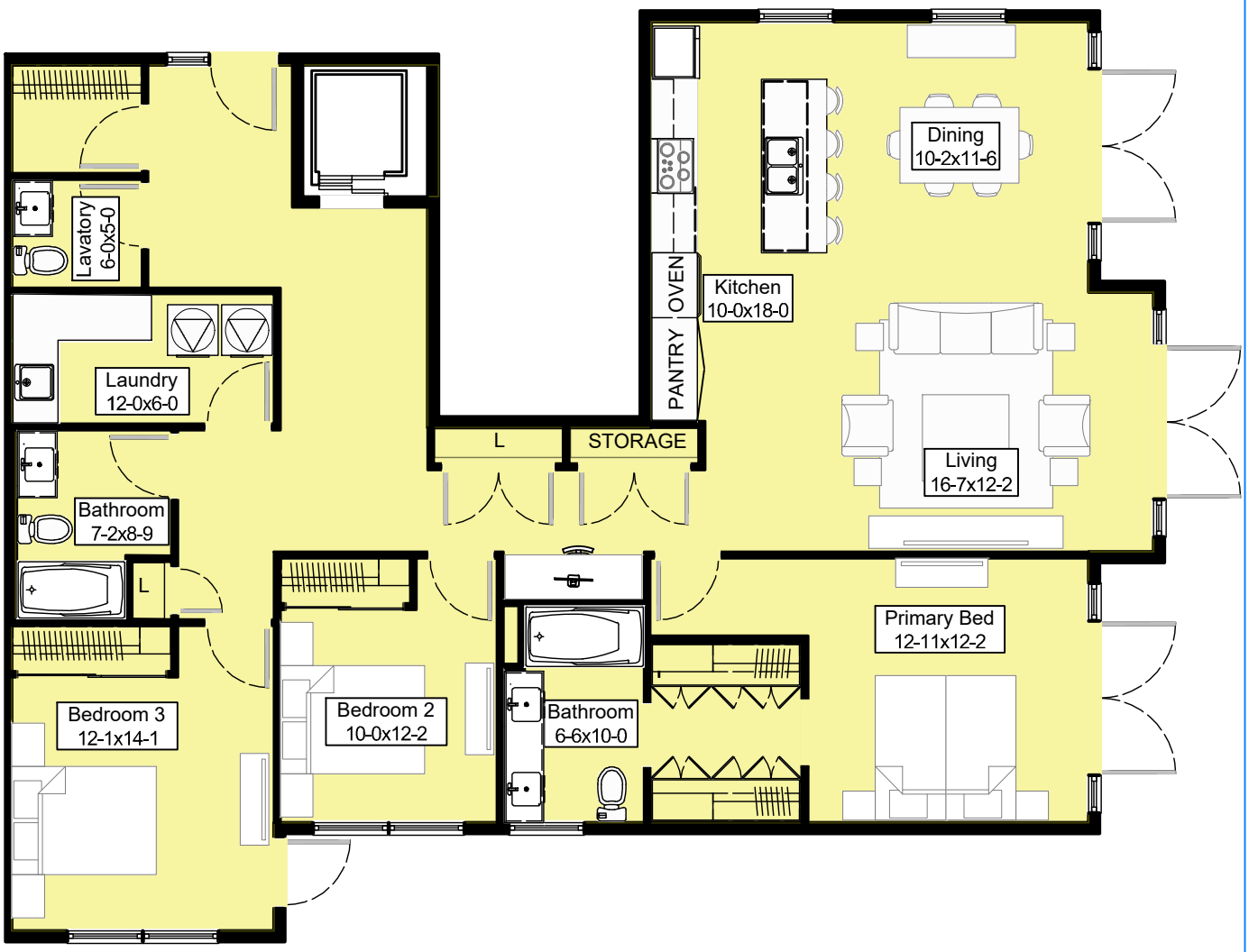
1/8" = 1'

January 28, 2022

Building A

Suite Floor Plans

A3-3 Level 2



A3-4

1,809sf

Gower Point Road Development

Mobius ARCHITECTURE

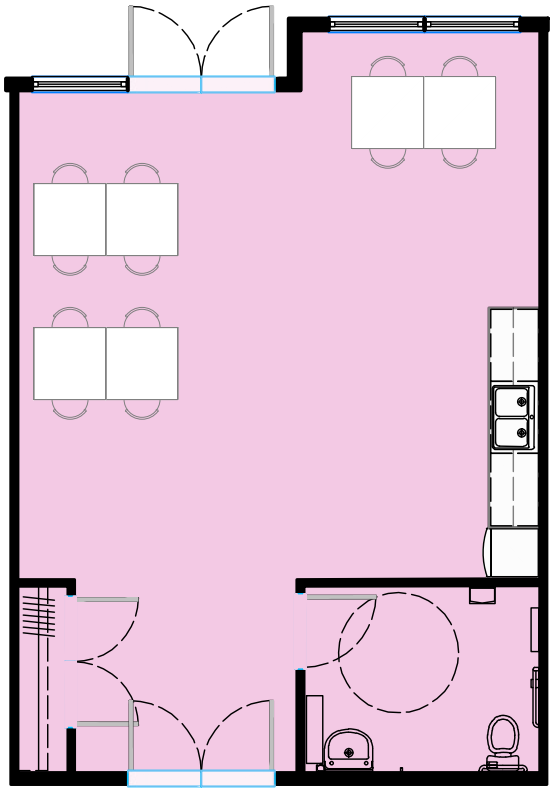
1/8" = 1'

January 28, 2022

Building A

Suite Floor Plans

A3-4



Amenity
645 sf

Gower Point Road Development

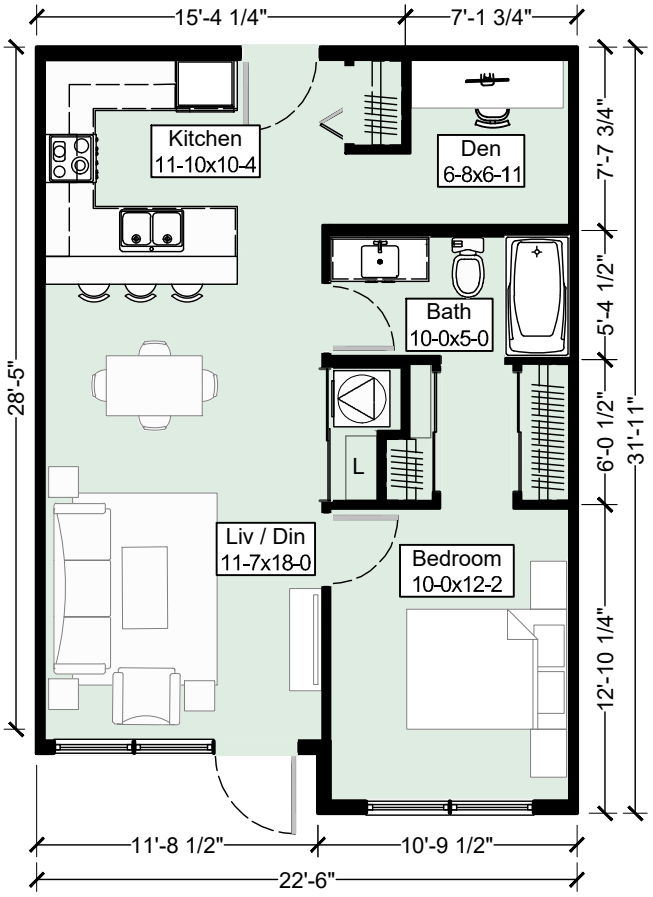
Mobius ARCHITECTURE

1/8" = 1'
January 13, 2022

Building B

Suite Floor Plans

B-AMENITY



B1-1

689sf

Gower Point Road Development

Mobius ARCHITECTURE

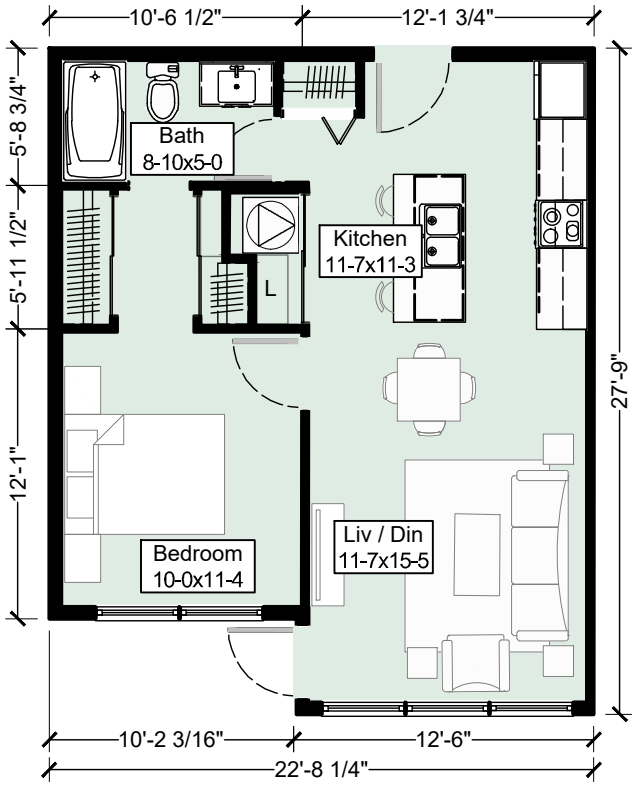
1/8" = 1'

January 28, 2022

Building B

Suite Floor Plans

B1-1



B1-2

590sf

Gower Point Road Development

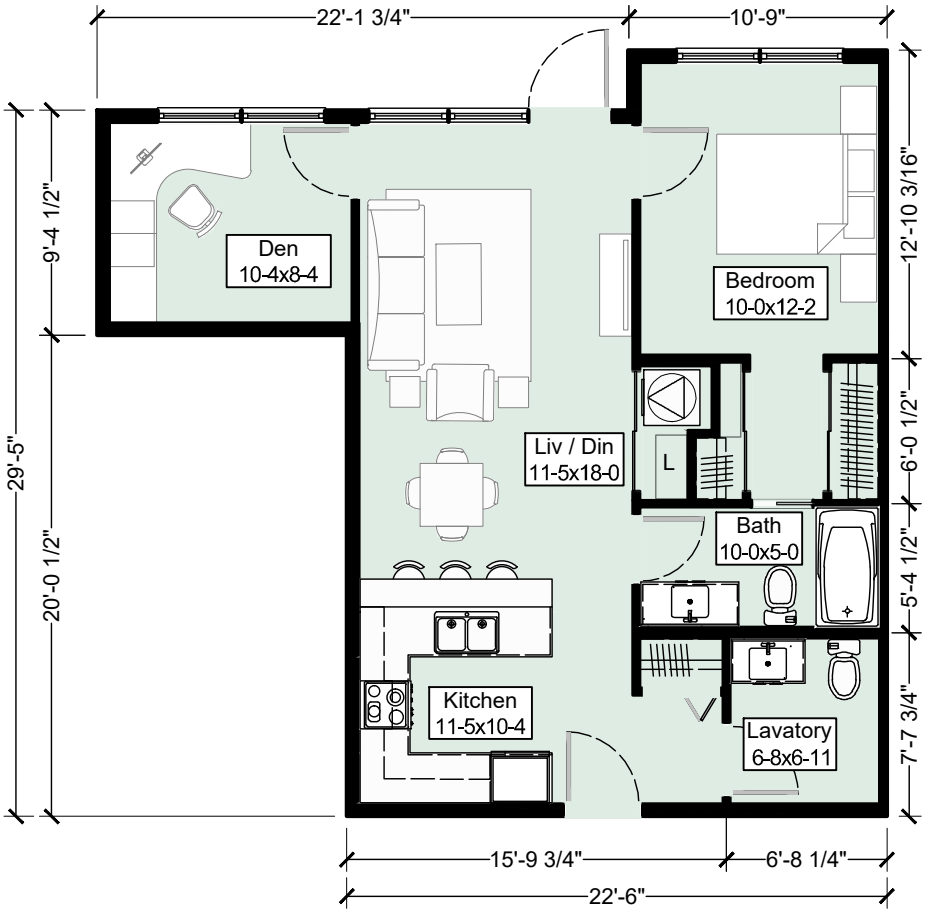
Mobius ARCHITECTURE

1/8" = 1'
January 28, 2022

Building B

Suite Floor Plans

B1-2



B1-3

787sf

Gower Point Road Development

Mobius ARCHITECTURE

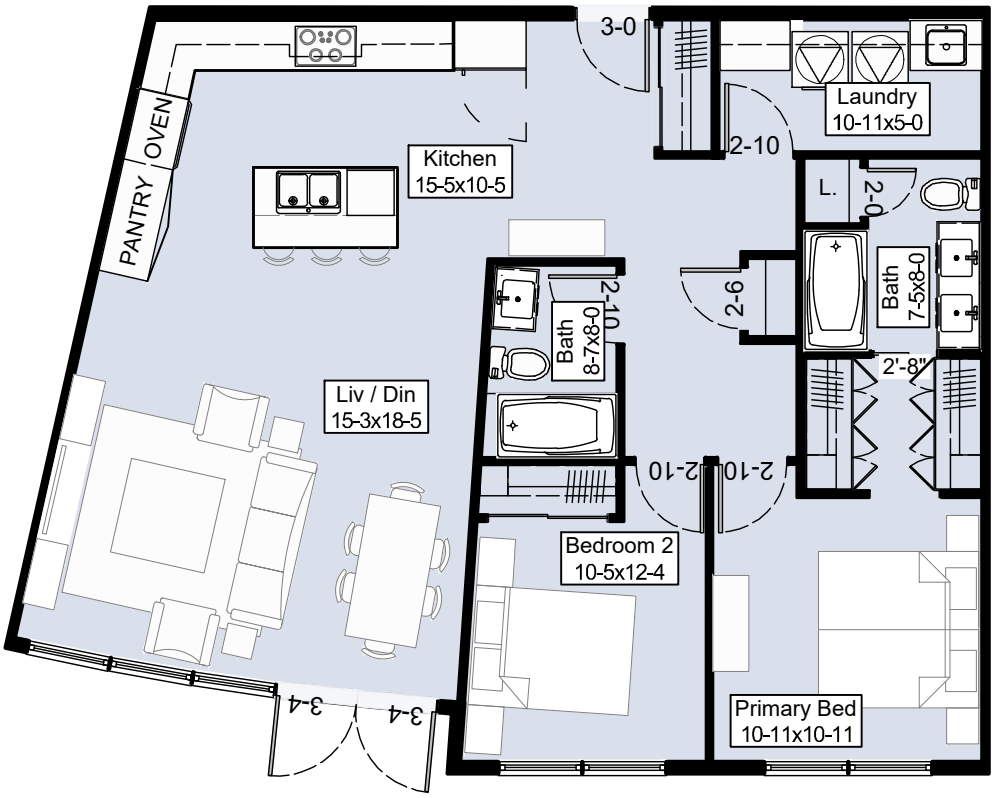
1/8" = 1'

January 28, 2022

Building B

Suite Floor Plans

B1-3



B2-2

1,160sf

Gower Point Road Development

Mobius ARCHITECTURE

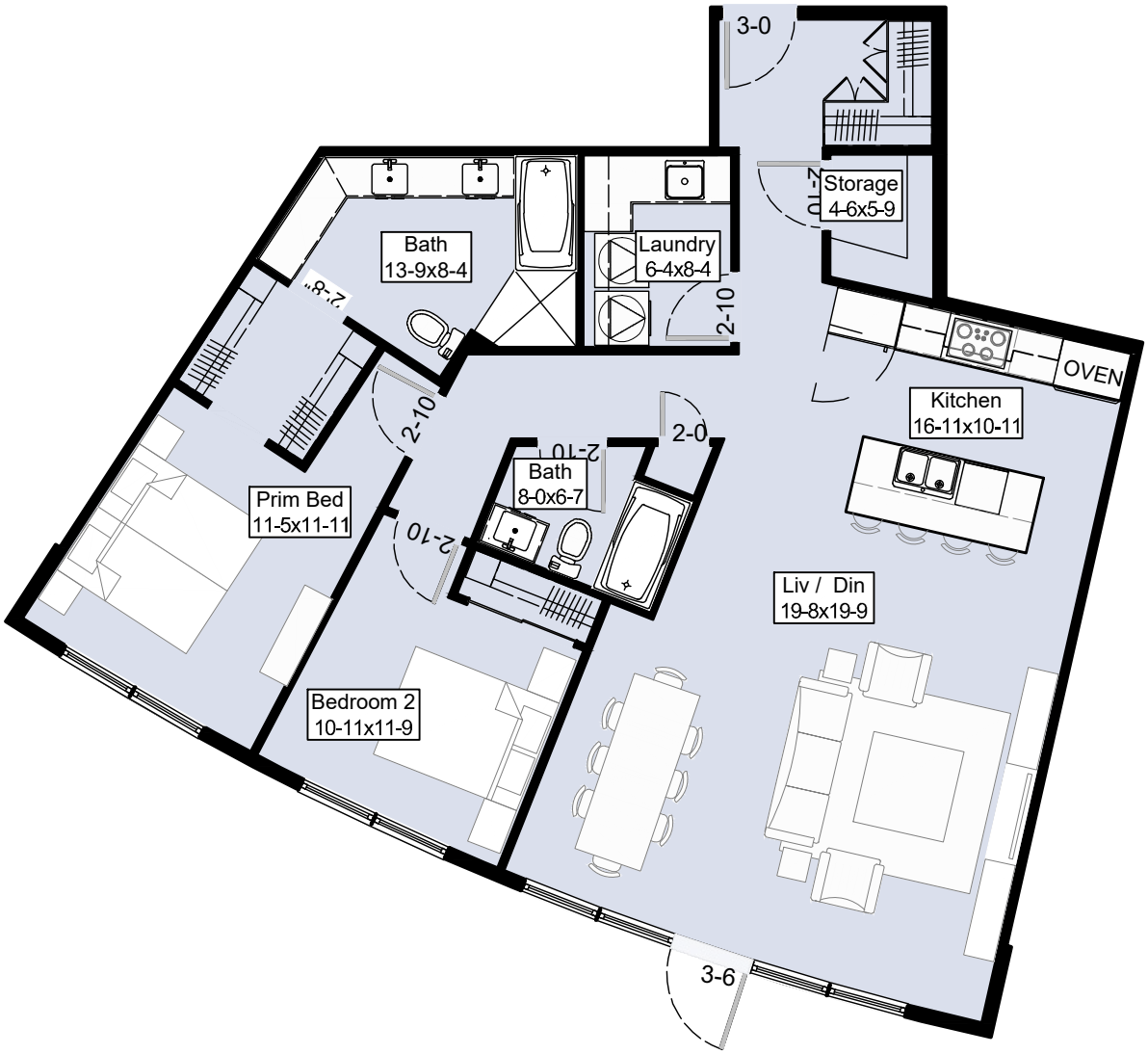
1/8" = 1'

January 28, 2022

Building B

Suite Floor Plans

B2-2



B2-3

1,330sf

Gower Point Road Development

Mobius ARCHITECTURE

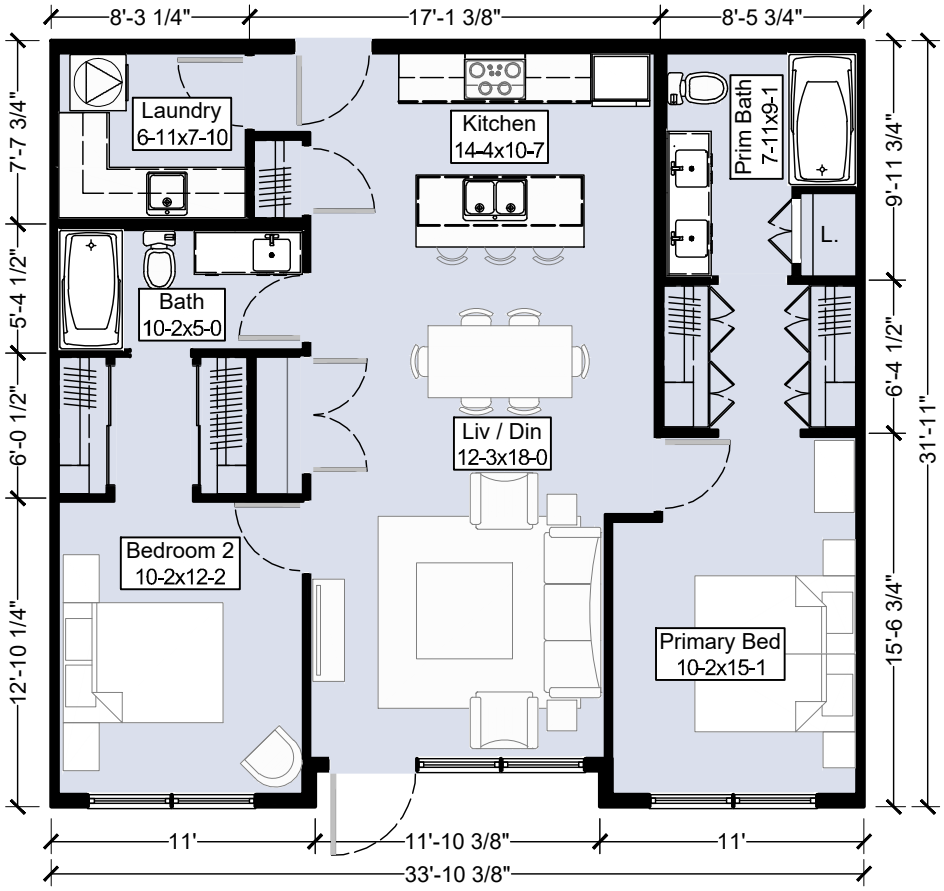
1/8" = 1'

January 28, 2022

Building B

Suite Floor Plans

B2-3



B2-4

1,063sf

Gower Point Road Development

Mobius ARCHITECTURE

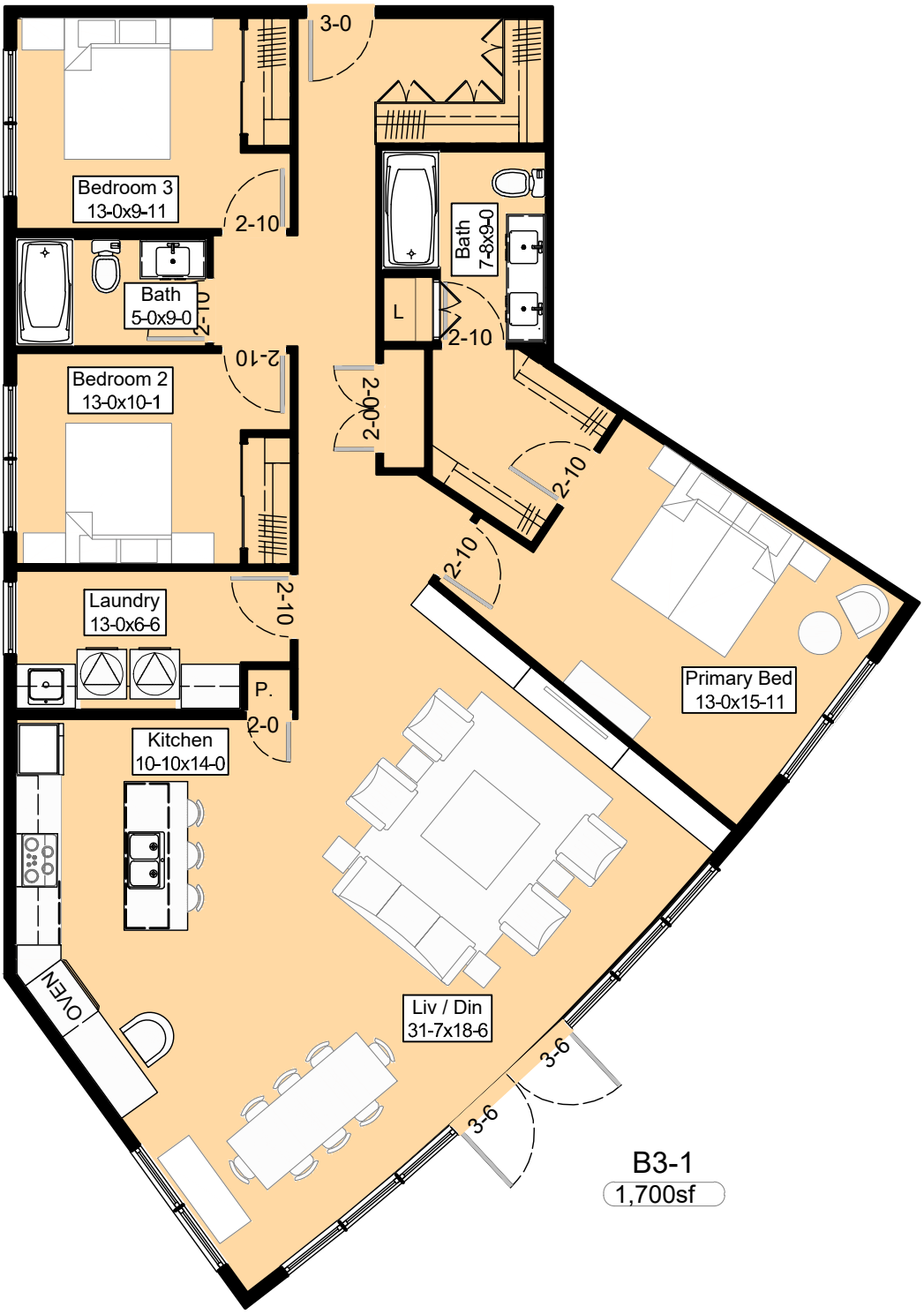
1/8" = 1'

January 28, 2022

Building B

Suite Floor Plans

B2-4



Gower Point Road Development

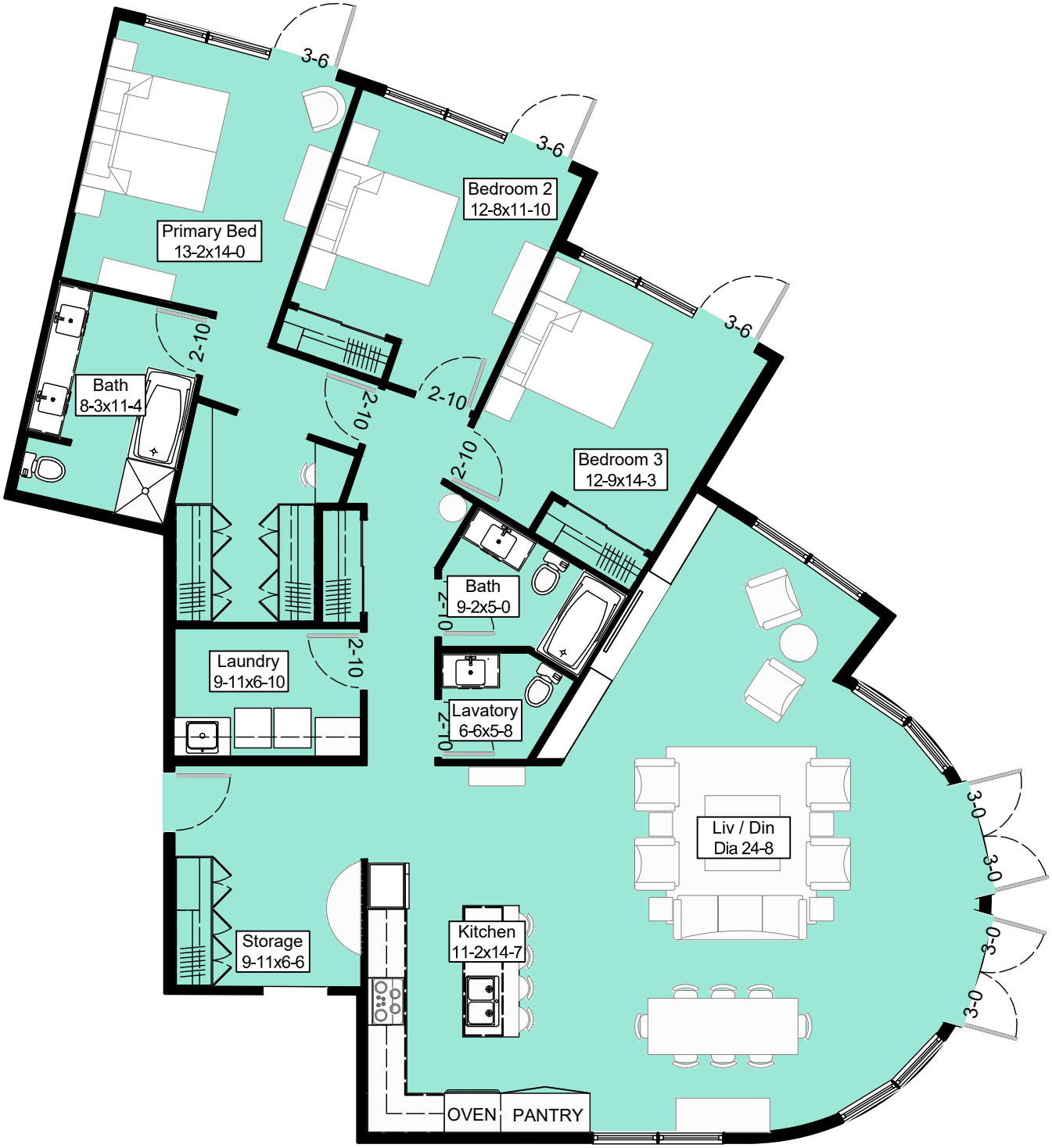
Mobius ARCHITECTURE

1/8" = 1'
January 28, 2022

Building B

Suite Floor Plans

B3-1



B3-2

2,022sf

Gower Point Road Development

Mobius ARCHITECTURE

1/8" = 1'

January 28, 2022

Building B

Suite Floor Plans

B3-2

1 AVERAGE NAT. GRADE BUILDING A

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

2 AVERAGE NAT. GRADE BUILDING B

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

MOBIUS ARCHITECTURE
3-4720 HIGHWAY 101
SECHELT, BC, V0N3A2
PHONE: 604 885 4390
FAX: 604 885 4312

Mobius ARCHITECTURE

THE HARBOUR
GIBSONS LANDING

ANG BUILDINGS A/B

Project No.:	2114
Date: May 19th, 2022	Scale: 1/16" = 1'-0"
Drawn: PT	
Sheet No.	

1 AVERAGE NAT. GRADE BUILDING C

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

2 AVERAGE NAT. GRADE BUILDING B

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

MOBIUS ARCHITECTURE
3-4720 HIGHWAY 101
SECHELT, BC, V0N3A2
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Mobius ARCHITECTURE

THE HARBOUR
GIBSONS LANDING

ANG BUILDINGS C/D

Project No.:	2114
Date: May 19th, 2022	Scale: 1/16" = 1'-0"
Drawn: PT	
Sheet No.	