



CRU &
Apartments

DEVELOPMENT PERMIT & VARIANCE REQUEST



Aerial Context Photo

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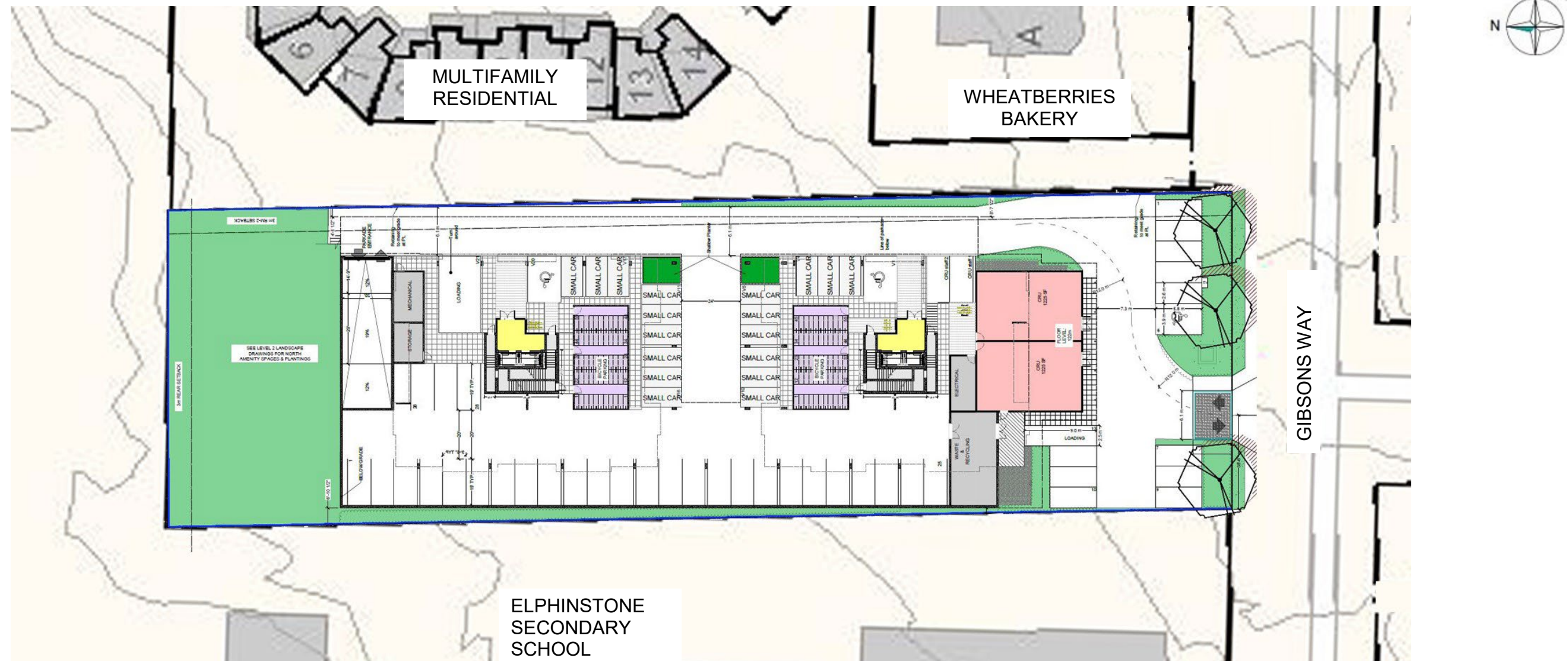
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1 Background

Project Overview

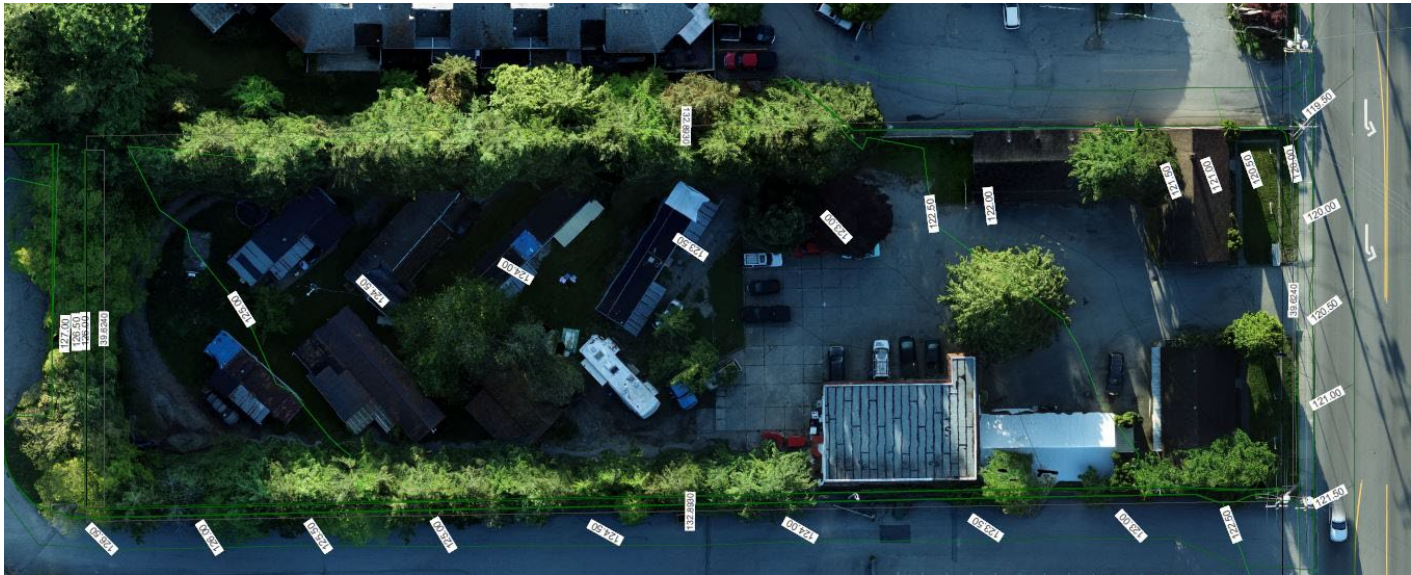
The project is located at 826 Gibsons Way, a busy location along the Sunshine Coast Highway, the main funnel of locals and visitors into the Sunshine Coast from the Langdale ferry terminal. The site has access to multiple services and public transit, making it an ideal location for a mix of commercial and higher density residential. The proposed development would provide two Commercial Retail Units totaling approximately 2,500 square feet facing Gibsons Way and 86 units of apartments above and behind the CRUs.

The two apartment lobbies and adjacent bicycle storage rooms plus visitor parking are easily accessed by following the entry at the east side of the site. The entry to the underground parkade, with 84 stalls, is at the far end of this lane, and green space beyond at a higher grade level. Waste and recycling services are on the west side of the complex, near to Gibsons Way and with easy access to turn around in the CRU parking area. The apartments provide a range of sizes allowing for multiple options for town residents, including 16 two-bedroom units with a lock-off suite, 40 single bedroom units, 22 two-bedroom units, and 8 three-bedroom units.



Site Description

The site is located at 826 Gibsons Way, flanked by Elphinstone Secondary School to the west and its fields to the north. Wheatberries Bakery site is on the east side, as well as a multifamily residential site. This is long, narrow site with access off of Gibsons Way. It is currently in use for residential rental, with a variety of small structures on the site.



Existing Site Photos:



2 Design Rationale

Site Planning

Development Permit Area No. 3, Upper Gibsons Commercial, looks to create a presence of high quality commercial development along the highway. As such, the commercial units were located facing the highway. There is a small amount of parking in front which signals to visitors an ease of entry to the site, along with a significant green buffer to create an attractive boundary. Considering the long, narrow configuration of the site, and its northward slope, there were challenges in creating an appropriate massing. The design solution chosen was to divide the apartments up into two masses and allow for more space and light around the buildings themselves and between the apartments and their neighbours. The slope of the site allows the lobby entries and a level of covered open-air parking at a consistent grade, and a walk-out amenity to the north from the first level of apartments. This also lends itself well to provide a nicely landscaped area adjacent to the multifamily residential neighbour on the northeast side.

Architecture

The commercial units facing the street are raised in height and have a covered walkway with posts creating a rhythm to create a pedestrian-friendly environment and scale. Durable materials in neutral but complementary colours were chosen, as well as lots of glazing to allow for a bright and welcoming space. The open-air parkade is partially covered in podium-fashion, with an opening in the middle aisle to allow for light and greenery (in the form of vines) and to create a separation between the two residential blocks. In addition, it was decided to add interest and colour to the residential entries by having areas with large murals of a botanical motif. This, along with an abundance of lighting creates an attractive, inviting, and safe atmosphere for residents and their visitors accessing the site.

The cladding colour combinations divide the building surfaces into smaller masses and complement one another. Beginning at the second floor, the apartments step back from the retail use, and at the sixth floor, the suites step back again, and at the roof, the mechanical rooms step back further, breaking up the visual bulk of the buildings. Large corner windows and glazed balcony guards allow for maximum daylighting and also a welcoming face to the neighbourhood.

Enlarged view of the site entrance plan from Gibsons Way



Rendered view of residential entrance



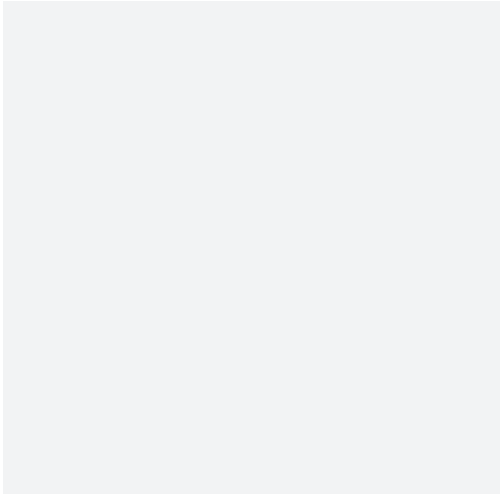

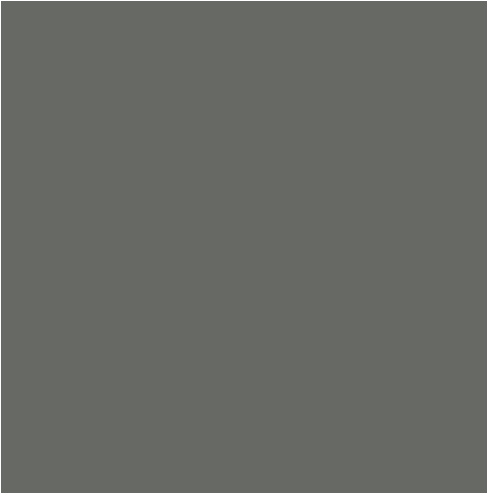

Rendered view of massing stepping back at top



Views of Existing Neighbourhood Aesthetic along Gibsons Way:

Secondary School	Three Storey Multi-Family	Bakery	Commercial (across Gibsons Way)
			

Project Colours & Finishes:

Tones of white, beige, and grey...			Black Trim
			

FINISHES



Infrastructure servicing

- Highway 101 frontage provides access to sanitary sewer, storm sewer, BC Hydro, Telus, Eastlink and Fortis natural Gas. The Town of Gibsons water main and service is located in a right of way running along the west Property Line.

Landscape

- The landscape plan provides a greened streetscape along Gibsons Way and provides amenity space to the north.
- The landscape plan proposes October Glory Maples as street trees and simple urban landscape comprised of predominantly broadleaf evergreen shrubs with punctuating colour at proposed signage and entry points. Perimeter plantings are similar to have a simple coordinated appearance.
- The amenity area to the north provides substantial amenity area to residents. Children’s play, Exercise, Gardening and Socializing are activities planned for. Plantings throughout the project include drought tolerant adapted and native species. Native plants include Vine Maples, Dogwoods, Physocarpus, Philadelphus, Mahonias and Kinnickinick. Beds are designed to provide adequate growing medium for root growth for plantings to thrive. The landscape will be fully irrigated with an efficient irrigation system.



3 Sustainability

The project incorporates various strategies for achieving a sustainable footprint:

- Landscape Planting – Preference for indigenous and drought tolerant plantings; create an environment that is an attractive habitat.
- Storm water management – ADD TEXT HERE.
- Reduce urban heat island effect - through landscaping and light coloured finishes.
- Water conservation and efficiency – use low maintenance native plantings, low flush toilets, low-flow plumbing fixtures.
- Energy – All units will be constructed with use of high performance window glazing, passive solar where possible, and optimized heating and cooling strategies through energy modeling and the advice of consulting Engineers.
- Materials – use of durable materials, avoid use of disposable finishes, use of formaldehyde free and low VOC products.
- Avoid Light Pollution – minimize glare towards sky and neighbours by using downcast lighting fixtures
- Site Waste Management – implement construction waste recycling program
- Air Quality – Natural cross ventilation throughout and filtered conditioned air, carbon monoxide monitoring
- Indoor Environment – Low-emitting materials, Controllable ventilation and lighting systems, natural day lighting, access to views.



View of outdoor amenity area

4 Zoning & OCP Review

Goals & Objectives

The proposed development is in the Town of Gibsons Upper Gibsons Commercial District 1 (C-1). This use permits retail, office, service commercial, entertainment and recreation, veterinary, restaurant, tourist accommodation, tasting lounge, and apartment use. We are proposing to have commercial use at grade facing Gibsons Way with apartment use above. In the OCP, this lot is designated as Mixed-Use Commercial, which allows for a wide range of retail and office use, restaurants, and visitor accommodations in a pedestrian oriented environment, and to allow for residential uses as a secondary use, above or under a commercial use at ground level. Per this description, the proposed use meets the intent of the community plan and also seeks to meet the urgent need for housing in the Town of Gibsons.

General Form and Character of Development

- **Innovative design:** The residential units are designed with the most efficient footprint, split into two buildings to minimize the area that they occupy on the site and to maximize use of natural daylight and access to views.
- **Siting:** The CRUs are sited near the front of the parcel, creating a front face and main access point to the street. With such a narrow lot, the apartment entries were not able to be placed at the front of the parcel, but this has the advantage of creating a natural separation between the uses and additional privacy for residents. It also creates a larger separation to the neighbouring residential use.
- **Parking:** With the exception of 13 stalls for CRU parking, the bulk of parking (132 stalls) are provided tucked away behind the CRUs and lobby spaces and underground. Parking counts meet the Town of Gibsons Bylaw requirements.
- **Landscaping:** Significant landscaping is located adjacent to Gibsons Way and integrated within the site, including a green feature at the mid-point where the entry to the residential lobbies is situated, as well as a green amenity at the back of the property.
- **West Coast Design:** Elements of this style were applied in a hybrid manner, including use of abundant glazing, large overhangs of exterior walkways and occupied areas, supported by post structures at various locations, for instance, at the arcade fronting the commercial units.
- **Colours:** The use of natural colours, in a mix of tones was incorporated to provide visual interest, as well as murals in some key points of interest such as flanking the residential lobbies.
- **Lighting:** Both landscape and building lighting will be directed downwards to minimize interference with the night sky and spillage to neighbouring properties.
- **Form, Scale, & Massing:** The buildings were separated into three masses and the scales varied and stepped back at the top, and awnings incorporated to create differences in scale. Walls were off-set and step forward and back to create places of privacy on balconies and visual interest along the perimeter of the development.
- **Landscaping:** Refer to separate narrative portion addressing this topic.

- View of Amenity at Grade



- View of Amenity at Roof



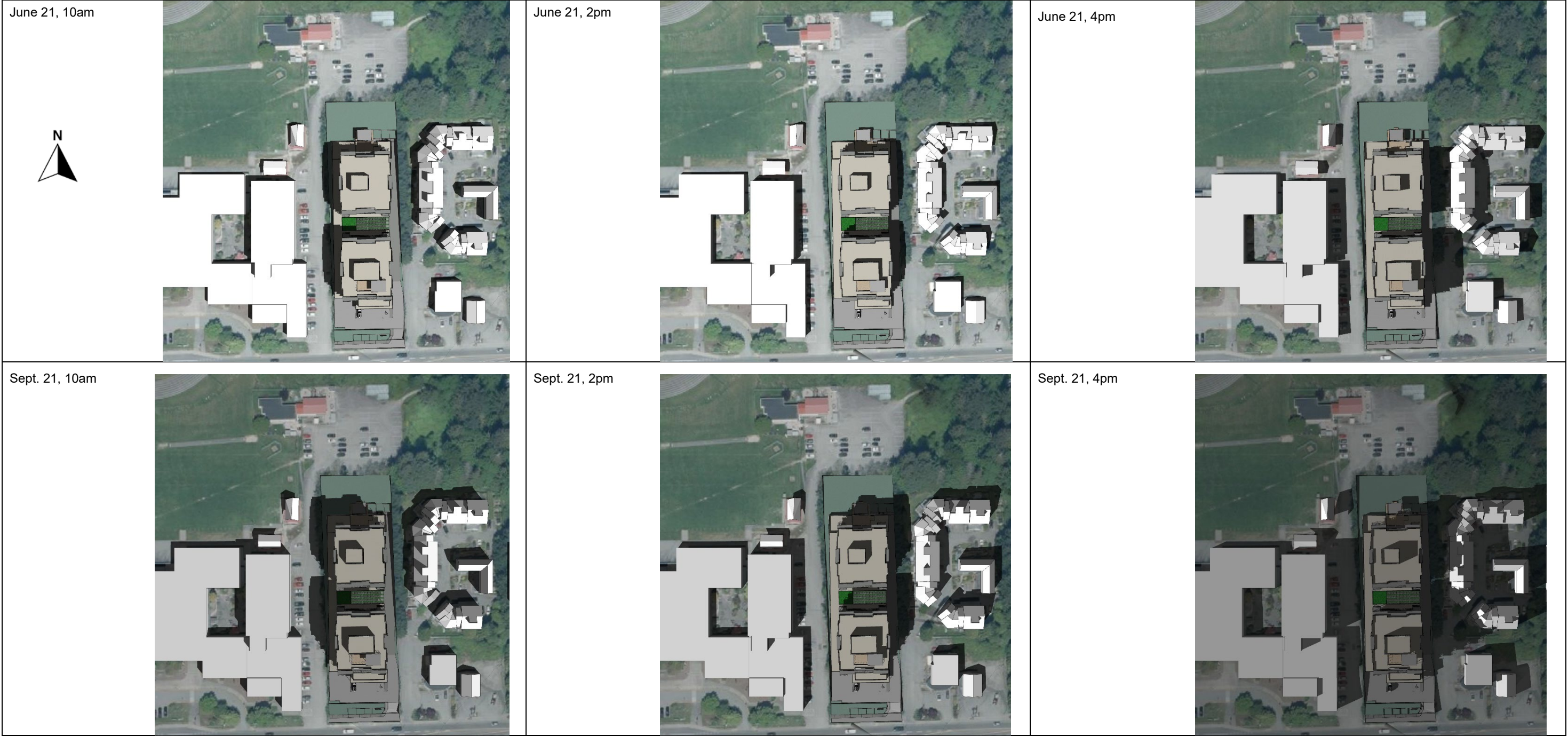
Shadow Studies

Existing site - A tree survey was undertaken to determine the shadowing of the existing site upon neighbouring sites



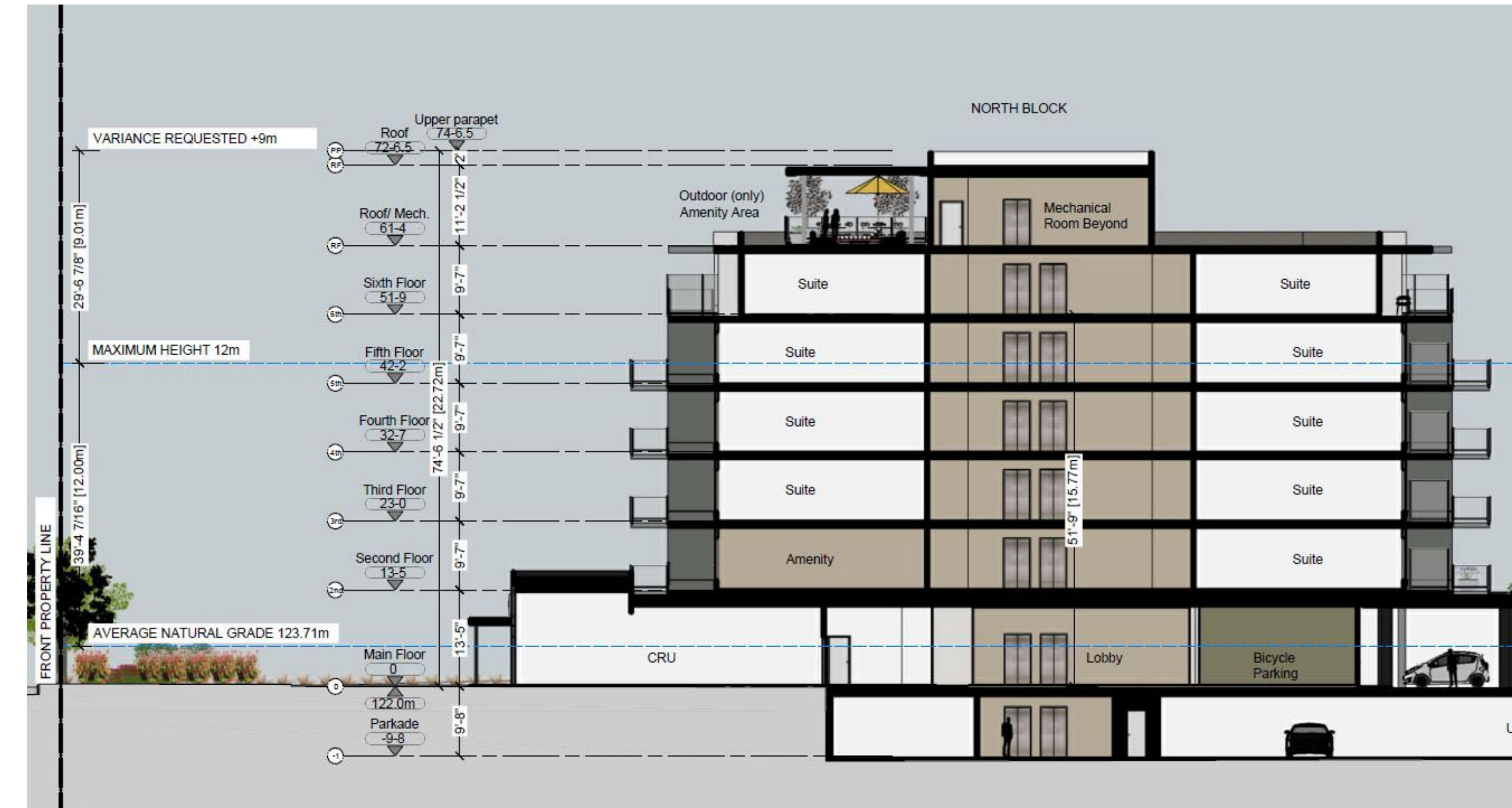
Shadow Studies

Proposed development - as one can see, the post-development shadow impact is less than existing shadowing from large trees.



Variance Request - Building Heights

In order to provide a site layout which maximizes air and landscape around separate building masses, it is necessary to increase the height of the buildings. It is requested that the height limit be increased by 9 meters to allow for five storeys of residential apartments above the open-air parkade to allow for the same density that would be allowed but in a less bulky site configuration. The change in grade from the front to the back of the property makes the first storey of residential level with the back of lot grade, limiting the perception of height increase. This additional height requested does not increase the unit count but allows for more pleasing massing with better separation from neighbours, and allowing for better daylighting and views.



5 Artistic Renderings

Entry Gibsons Way



View from CRU Parking



View of North Outdoor Amenity



View of North Outdoor Amenity



View of Roof Amenity



6 Attachments

Architectural Drawings

Landscape Drawings

Traffic Study

Archaeological Report