



Planning Department

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

Phone 604-886-2274, Fax: 604-886-9735

www.gibsons.ca

DEVELOPMENT VARIANCE PERMIT APPLICATION FORM

Please read the Development Variance Permit Application Guide before filling out this application form. If you have any questions or require assistance in filling out this form contact the Planning Department. The processing of your application will be delayed if it is incomplete. Mail or deliver the completed application form, fee, plans and supporting material to the Town of Gibsons Planning Department and make your fee payable to the Town of Gibsons. Contact the Town of Gibsons Planning staff for the current fee prior to submitting your applications as fees may change, or consult the Rates Fees and Charges Bylaw.

SECTION 1: DESCRIPTION OF PROPERTY

Lot/Parcel R & S Plan VAP23218 Block 2

District Lot/Section 1328 Range

Other Description

Street Address 835 Gibsons Way, Gibsons

Jurisdiction and Folio Number (From Property Assessment/Tax Notice)
Gibsons, 524.00977.100 & 524.00977.200

Parcel Identifier (PID) (From State of Title Certificate) 017-206-502 & 017-206-511

SECTION 2: OWNER INFORMATION (ADD PAGES IF MORE THAN TWO OWNERS)

First Owner Information

Second Owner Information

Name [REDACTED]

Name

Address [REDACTED]

Address

City [REDACTED]

City

Province/State [REDACTED]

Province/State

Postal/Zip [REDACTED]

Postal/Zip

Telephone/Fax [REDACTED]

Telephone/Fax

Email [REDACTED]

Email

SECTION 3: APPLICANT INFORMATION (IF DIFFERENT THAN OWNER)

Name [REDACTED]
Address [REDACTED]
City [REDACTED] State/Province [REDACTED] Postal/Zip [REDACTED]
Telephone [REDACTED] Fax [REDACTED] Cell [REDACTED]
Email trccanada@yahoo.ca

This information is collected in compliance with the Freedom of Information and Protection of Privacy Act (FOIPOP). If you require further information regarding the FOIPOP Act please contact the FOI Coordinator at 604.886.2274 (<http://www.gibsons.ca/freedom-of-information-a-protection-of-privacy.html>) or the Information and Privacy Commissioner at 1.800.663.7867 (www.oipc.bc.ca)

SECTION 4: PLANS AND SUPPORTING MATERIALS CHECKLIST

All applicants must provide one full-scale (not less than 1:100 metric) detailed site plan, three reduced (letter size, 8.5" x 11") sets of drawings, and one set of high resolution digital copies (in PDF, EPS, TIFF or JPEG format) that must include the following (initial or check beside each item):

- A Certificate of Title dated within 30 days of application;
- Owner's signature or written authorization from the registered owner(s) for an agent to act on their behalf;
- Proposal Summary outlining the proposed variance and the bylaw provision that is requested to be varied;
- Development Plans: Detailed drawings of the proposed development. One set of fully dimensioned metric plans required, one set of reduced drawings (maximum size 11" x 17") required plus one set of high resolution digital copies (in PDF, EPS, TIFF or JPEG format).
- Dimensions of the property, existing and proposed roads;
- Location and dimensions (including setbacks) of existing and proposed buildings on site (a recent survey plan is required);
- Parking areas including numbered stalls, aisle widths, stall dimensions (where applicable)
- N/A The location of wetlands, drainage areas, watercourses, steep banks or slopes;
- N/A Any easements or statutory Rights-of-Way;
- Existing and proposed signs, including locations, dimensions, proposed construction material and color scheme. Mark 'N/A' if no sign variance is proposed;
- Elevation Plan; and,
- N/A A Form P, if the proposed development will be Phased. If not Phased, mark 'N/A'.

ADDITIONAL INFORMATION

If the space provided below for each section is not sufficient, please attach additional information using a Microsoft Word, Microsoft Excel, Text or a separate PDF document.

SECTION 5: DESCRIBE THE CURRENT USE(S) OF THE LAND AND STRUCTURES ON THE PROPERTY.

The current use of the property is a motel business. The existing building consists of 23 guest rooms in two stories.

SECTION 6: DESCRIBE THE PROPOSED USES OF THE LAND AND BUILDINGS, AND SHOW ON YOUR SITE PLAN, THE LOCATION OF ANY PROPOSED BUILDINGS OR STRUCTURES.

The Proposed development is a fully rental residential & commercial building consists of 81 residential units with about 67% market rental and 33% affordable rentals plus, retail spaces and a childcare facility. The residential units include one bedroom, two bedroom and three bedroom units. The proposed development offers designated parking spots for shared car uses and electrical vehicle chargers. The proposed development also offers sidewalk, bike route and road improvements in front of the building and along Gibsons Way & Farnham Rd.

SECTION 7: DESCRIBE THE PROPOSED VARIANCES TO THE BYLAW REQUIREMENTS THAT ARE NEEDED FOR THE PROPOSED DEVELOPMENT OF THE PROPERTY. ON YOUR SITE PLAN, SHOW THE EXISTING BYLAW REQUIREMENT AND YOUR PROPOSED VARIANCE WITH ACCURATE METRIC DIMENSIONS.

We are requesting to add about three more levels to the total allowable height. In order to keep the future traffic volume lower, the proposed development offers less number of off-street parking spots and incorporates alternative transportation ways such as shared car, improving the closest bus stop and providing share bicycles. We also offer to improve the part of road and sidewalk in front of the building along Farnham Rd. and to create on-street parking spots. More information can be found in provide traffic study.

SECTION 8: DESCRIBE THE REASONS FOR THE PROPOSED VARIANCE AND WHY THE CURRENT BYLAW REQUIREMENT CANNOT BE MET IN THE PROPOSED DEVELOPMENT.

The development is a full rental building with 33% of the units as CMHC affordable rental. Because of that the development needs to incorporate more units and generate more revenue in order to be financially feasible. This requirement can be only satisfied by having more floors than what is allowed under the current OCP. However the proposed total height would be align with the height of proposed development located at 826 Gibsons Way.

SECTION 9: DESCRIBE HOW THE PROPERTY AND THE SURROUNDING LAND MAY BE AFFECTED BY THE PROPOSED VARIANCE, SHOW ANY AFFECTED FEATURES ON YOUR SITE PLAN, AND PROPOSE HOW YOU PLAN TO MITIGATE

The possible effects of traffic volume and shadow as the results of the requested variance have been studied. The effect of extra traffic volume has been mitigated by proposing less off-street parking spots and incorporating alternative solutions in the design, such as shared car parking spots, encouraging the use of public transportation and bicycle. No off-street parking spots has been proposed as the result of the requested variance.

Regarding shadow, based on the results of the shadow study most of the affected areas are covered by the streets. Moreover all the adjacent properties are commercial zoned properties so future developments can be expected for them. However in order to mitigate this effect the proposed development includes a green buffer set back at the west site and significant set backs in front and back of the building.

SECTION 10: DESCRIBE ANY CONSULTAION YOU HAVE UNDERTAKEN WITH YOUR NEIGHBOURS AND STRATA CORPORATION (IF APPLICABLE)

The proposed full rental concept of the building has been communicated with two local real estate companies and it was asked them to give their opinion. Both are in support of the concept consedeing the fact that there is rental shortage in the area.

SECTION 11: APPLICATION COMPLETION

(INITIAL EACH OF THE FOLLOWING)

- I have completed all sections of this application form.
- I have included detailed site plans and elevation drawings as required in section 4 of this application form.
- I have included the additional documentation and reports required in Section 4 of this application form.
- I have included recent State of Title Certificate (not more than 30 days old).
- N/A I have included copies of all covenants registered against the title.
- All owners listed on the title have signed the application.
- I have verified as to whether my property falls within a Development Permit Area.
- I have included the correct fee (contact the Town of Gibsons Planning Department or refer to the Rates Fees and Charges Bylaw for correct fees).

Please note: your application will not be considered complete and cannot be processed unless it contains all of the information above. Please also review all relevant bylaws including the Official Community Plan (Bylaw 985 and associated amendments), the Zoning Bylaw, and the Development Procedures and Fees Bylaw.

SECTION 12: OWNER'S CONSENT AND AUTHORIZATION

To process the application the signature of all registered owners is required. For additional owners, including Strata Corporations, attach a separate sheet.

In order to assist the Town of Gibsons in the review and evaluation of my application, by signing below, I authorize the Planner(s) assigned to this application to enter into the land at reasonable times, after making reasonable efforts to arrange a schedule a convenient time for such a visit, to inspect the land. I acknowledge a right, if a convenient time can be scheduled, to accompany the Planner on the site visit.

By signing below, I authorize the Applicant named in Section 3 of this application to represent this application.

Owner One, Full Name

Owner Two, Full Name

Authorization Signature

Authorization Signature

10/9/2022

Date

Date