

3-Storey 36-Unit Apartment Proposal Summary

**715 Corlett Road
Gibsons, BC V0N 1V9**

Character: General Design Guidelines

We believe that the proposed building meets the general design guidelines with a welcoming, well-defined, and landscaped entrance from School Rd. A generous sculptural hardscaped staircase and ramp at the southwest corner ensure that the site is accessible and inviting, while also providing the broader community with creative seating options. The stairs open up to a public plaza that faces the fully glazed south-facing entry that features a bold graphic street number.

The building uses materials that mimic the colour and rhythm of natural wood planks to give a familiar yet elegant and contemporary look to the varied facade. The roof line is broken up into a series of pitches that recall the small-town character of Gibsons. The third level of the building is capped with dark corrugated steel that emphasizes the roofline, while also unifying the varied massing below and giving the building a unique character and sense of place.

Building Scale and Massing

With 36 units proposed, our building is well below the guideline's maximum of 60 units. Defined by the roof pitches above, the massing is horizontally broken up into 4 clusters that are each 2-units wide. This means that each unit is defined by half of a gable roof, similar to a traditional duplex. In addition to increasing structural and economical feasibility, this strategy makes each unit individually distinguishable from the exterior, which increases the pride and ownership residents will feel towards their units, and by extension, their community.

Articulated downspouts that run down from the valleys of the roofline define the various two-apartment clusters, breaking up the facade into the scale of the single-detached homes in the surrounding neighbourhood. The building uses stepping walls, inset balconies, and a repeating pitched roof with articulated peaks and valleys to reduce the overall impact of the building massing. To reduce the feeling of height from either end of the proposed building, the 3rd level is stepped back, creating premier deck space on the South side and generous amenity space for all building residents on the North side.

Building Wall Design

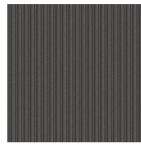
Guidelines request that the building reflect aspects of Gibsons' semi-rural coastal setting by using natural and typical local wall materials to achieve a balance between visual interest and complexity without overpowering the surroundings.

The proposed exterior building materials include wood-grained metal siding and corrugated metal siding for visual interest. The wood-grained metal siding clads the lower two levels of the building, creating a warm, welcoming atmosphere. Each level of wood-grained siding is separated by a shadow reveal, ensuring that each level is distinguishable. Above, the corrugated metal siding brings a subtle contemporary flair to the building while still respectfully continuing the vertical rhythm of the wood below. The silver aluminum fascia is durable and further emphasizes the dramatic roofline.

PRIMARY MATERIAL FINISHES



WOOD GRAINED METAL SIDING, TYP.
BIRCHWOOD COLOUR BY LONGBOARD



CORRUGATED METAL SIDING, TYP.
GUNMETAL COLOUR BY FORMASTEEL



CHARCOAL COLOUR VINYL
WINDOW FRAMES



SILVER ALUMINUM FINISH
FASCIA AND DOWNSPOUT

DETAIL FINISHES

Roof Design

The roof was a major influence on the overall aesthetic of the building and a driving force for the overall design. Many of the design moves deliberately emphasize the roofline. Since the site is sloped, the roofscape will be visible from the lots above. As such, much care was taken to ensure the roofline looks good from all angles, including from above.

A series of gabled roofs wrap the entire facade. To acknowledge the unique shape of the site and ensure the language of the roofscape is legible from the street, the gables are 'sliced' parallel to School Rd. This ensures that the roof is the lowest at the Southeast corner of the site to maximize the views toward Gibsons Landing, the water and the mountains beyond for all cars, pedestrians and lots above. The pitched roofline can be made out from all street views and mediates with the local building forms, using a neutral corrugated roofing material.

The design of the roof also takes into account the history and development patterns of Gibsons. Gibsons Landing, or Lower Gibsons, is making a concerted effort to preserve and enhance its small-town semi-rural coastal heritage. Meanwhile, Upper Gibsons is much more commercial, modern and contemporary. Being halfway up School Rd, our proposed building falls right between these two zones. Through the peaks and valleys of our roof design, we mediate the different characteristics of each neighbourhood:

- When looking up from Gibson's landing, the building preserves the heritage small-town character by presenting 4 single family residential-scale gable ends;
- When looking down from Upper Gibsons - due to the gable slice fronting School Rd - the Southmost gable end is cut, lending to a much more contemporary reading of the roofscape.

Integration with Surrounding Areas

The 3 storey proposed building is bordered by a three-storey apartment building directly to the east and is across from single-family detached homes. The proposed building reflects the scale of the surrounding buildings as per the guideline.

Additionally, the roof line is varied, pitched, and stepped-back walls again reduce the apparent massing at the front facade, and give a wide, respectful step-back toward the townhomes to the back of the site. The pitched roofline fully integrates with the surrounding residential neighbourhood and the small-town character of Gibsons. The end units are reduced to two stories to respect the single-family homes to the South and existing townhouses to the North. Additionally, the stepback minimizes the feeling of the building's mass and ensures that the sky is still readily visible from the sidewalk. Pedestrian circulation surrounds the building on all sides. The front and side pathways include large areas for landscaping that accommodate pedestrian circulation through the site. The building is built slightly into the slope (while still avoiding excessively high retaining walls), maximizing ocean views and exposure to natural light, while also stepping back from neighbouring buildings so as not to overshadow. Finally, the garage is set well back from the street and recessed behind landscaping for a seamless pedestrian experience.

Sense of Place: Development Identity

Creating a sense of "place" in a multi-unit housing project is important. To meet this, many strategies were employed, such as smaller common areas including pathways, deliberate street orientation, street-level landscaping, and recessed parking that allows the pedestrian realm to be the focal point. Furthermore, the roofscape blends classic and contemporary and is designed to be iconic and memorable without overpowering its surroundings. This adds to Gibsons' unique sense of place and gives the development a distinctive identity.

The proposed building is oriented toward the street with street-level landscaping and a prominent pedestrian entrance. Unique stepped seating with integrated planters welcomes visitors to the site. Pathways run along both the East and West property lines for egress and pedestrian access to the townhouses and apartments to the North of the site.

Amenity Space: Private Areas

Amenity spaces and private areas contribute significantly to the quality of life in multi-unit developments, where private yard areas are not readily available. Guidelines request balconies to be half-enclosed for privacy and weather protection. Further, amenity spaces should be meaningful and appropriate, supporting indoor or outdoor recreation areas, landscape features such as benches, gardens or plazas, children's play areas, social meeting rooms, or specific recreation features such as tennis, swimming or walking trails.

The development proposes several outdoor amenity spaces: the front amenity space is 120 m² (1300 ft²) and features generous stepped seating with integrated planters, an inviting outdoor bike storage area protected by a vined trellis and a sculptural play element. Along the East and West borders of the site, there is designated space for grasses, softscaping and trees - similar to a walk through a traditional single detached family neighbourhood. Private outdoor spaces for units on the ground floor are partially enclosed with shrubs and a low fence for privacy. Every unit on the upper two floors features a partially enclosed balcony ranging from 1.5 - 2.5m (5-8 ft) in depth. Lastly, there is a generous 90 m² (965 ft²) rooftop outdoor amenity space on the third level at the rear (North end) of the building. This amenity space acts as a buffer zone between the proposed 3-storey apartment building and the existing townhouses, while also giving building residents an exciting communal area to gather and socialize. The change in grade also provides privacy from the neighbouring lot upslope.

Landscaping

A professional landscape plan and elements of landscaping such as trees along street frontages, native or hardy landscaping, and a defined entrance are requested in the guidelines. The development proposes a wide variety of species along the frontage and perimeter, including maple trees, douglas firs, pin oaks, Japanese stewartias, Japanese white pines and dogwoods. The selected plants are a mixture of coniferous, deciduous and exotic species to ensure visual appeal and effective landscaping throughout the seasons. Clusters of vegetation separate private deck spaces from the semi-public perimeter pathways. Low clusters of vegetation at the front of the site help define space and the building entrance. All public and semi-public areas are landscaped, including entrance driveways and the entire perimeter of the structure at grade.

Fencing

Fencing along the direct street edge is not proposed. Low fencing combined with planting gives ground-level units privacy along the East and West sides of the building.

Parking Areas and Vehicle Access

Parking and driveways are designed to minimize the impact on surrounding uses, the pedestrian character of the street, and the internal appearance of the development. To eliminate the need for an excessively long access ramp, underground parking access is situated at the Southeast corner, the lowest point of the site. Above, a landscaped edge delicately cantilevers over the parking access to maximize the pedestrian realm without mitigating access visibility for cars trying to access the parkade. To maximize security and minimize the visual impact of parking stalls, visitor parking is provided within the underground parking garage with easy access to the lobby space. The loading bay uses the same driveway access ramp as the parkade, further minimizing pedestrian interruption.

Signage and Lighting

Signage and lighting are integrated with both the landscaping and the building itself. Light spill and a 'cluttered image' is avoided through the use of indirect lighting. Appeal by Simes is used throughout. From the manufacturer:

“Appeal is an outdoor wall luminaire with indirect light all around the body. A special clip-on system allows the front cover to be fixed in a central or offset position, thus choosing the preferred light distribution. The LED source is shielded by an anti-UV polycarbonate diffuser. The total absence of glare and visual comfort is guaranteed by the front cover that characterizes its minimal aesthetic.”

The proposal meets the signage and lighting design guidelines by keeping lighting and signage simple and materially consistent, and concealing light fixtures of the building within architectural reveals in the facade.

Central Recycling Area

The proposed development proposes a centrally designated enclosed garbage and recycling area at the South end of the parkade. The garbage and recycling room is located close to the core and is easily accessible from both the interior and exterior, allowing residents maximum ease of access without compromising ease of access from the exterior for garbage and recycling removal.