

**Property Location:** 826 Gibsons Way  
**Application Number(s):** DP-2022-14 and DVP-2022-05  
**Date of Referral:** 20-Jul-22

Referrals sent	Comments Received
<p><i>S k w x wú7mesh Úxwumix (Squamish Nation)</i></p>	<p><i>Our Climate Action Managers recommend implementation of climate resilient standards (for example: HEPA smoke filters, passive cooling, and increased stormwater drainage capacity) and to ensure the design of the building incorporates future climate impacts (increased temperatures, increased fire risk/smoke, increased rainfall and wind, changes to external flood risks). We also recommend buildings be designed to net zero carbon emissions (considering clean power/heat, building envelope, renewables, embodied carbon) and the highest sustainability standards (including considerations for water conservation, stormwater management, waste management, transportation, environmental conservation, food security). We recommend using a chance find management plan that can be accessed here: <a href="https://www.squamishconnect.com/attachments/3455/download">https://www.squamishconnect.com/attachments/3455/download</a></i></p>
<p>Gibsons and District Volunteer Fire Department (GDVFD)</p>	<ol style="list-style-type: none"> <li>1. Fire hydrants are installed in accordance with BCBC 3.2.5.15.</li> <li>2. A water supply in accordance with BCBC 3.2.5.7.</li> <li>3. Standpipe Systems are installed in accordance with BCBC 3.2.5.8.</li> <li>4. Automatic Sprinkler Systems are installed in accordance with BCBC 3.2.5.12.</li> <li>5. Road design is in accordance with BCBC 3.2.5.6.</li> <li>6. Access Routes and Access Route locations are in accordance with BCBC 3.2.5.4. and 3.2.5.5.</li> <li>7. Fire Alarm system to be installed in accordance with BCBC 3.2.4.1.</li> <li>8. Annunciators to be installed in accordance with BCBC 3.2.4.9.</li> <li>9. Roof access design in accordance with BCBC 3.2.5.3.</li> <li>10. A key lock tube is located at or near the front entrance.</li> <li>11. A complete fire safety plan in done and located in a fire safety plan box at the entrance.</li> </ol>
<p>Vancouver Coastal Health</p>	
<p>Ministry of Transportation and Infrastructure (MOTI)</p>	

<p>Infrastructure Services Department</p>	<p>1. The <i>DEVELOPMENT PERMIT &amp; VARIANCE REQUEST</i> document states the following in the sustainability section:</p> <ul style="list-style-type: none"> <li>• Storm water management – ADD TEXT HERE. (I would like to see this submitted for comment)</li> </ul> <p>2. They are proposing to remove all of the perimeter trees according to these plans. I would like to see them all retained as a buffer from the neighbouring properties, and to fulfill their sustainability commitment of:</p> <ul style="list-style-type: none"> <li>• Reduce urban heat island effect - through landscaping and light coloured finishes</li> </ul> <p>3. A consideration regarding the shading study is that the proposed removal of the perimeter trees will negatively affect cooling and shading benefits in the summer.</p> <p>4. I would encourage the landscaper to steer away from Maples as street trees as we are trying to increase species diversity in the Town (we have a lot of them already)</p>
<p>Building Department</p>	