



# REPORT

**TO:** Council

**MEETING DATE:** January 17, 2023

**FROM:** Kirsten Rawkins  
Planner I

**FILE NO:** 3220-Gibsons Way-682

**SUBJECT:** Form and Character Development Permit DP-2022-08 for revised mixed-use commercial/ residential development at 682 Gibsons Way

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## RECOMMENDATIONS

**THAT the form and character development permit DP-2022-08 be issued subject to the following conditions:**

- 1) changes to the landscape/site plan by the Landscape Architect to be provided and approved by staff, within 6 months of the date of this resolution, addressing the following:
    - a) wheelchair accessible parking spaces located in the front parking area to serve commercial business use;
    - b) adjustment as required to accommodate 6m fire access
    - c) changes to tree plan as needed to meet requirements of the tree preservation bylaw
    - d) as-built location of fence on Crucil Road frontage to be incorporated
    - e) changes to placement of landscape islands to ensure no more than 10 parking stalls in a row without a landscaping break
  - 2) change white stucco siding selection to address concern of light glare;
  - 3) Provision of a landscape cost estimate completed by the Landscape Architect.
- 

## BACKGROUND/ PURPOSE

The Town has received a Development Permit application for the form and character of a three-storey mixed-use commercial and residential building at 682 Gibsons Way.

A previous and similar Development Permit application for the project (DP-2020-26) was considered and conditionally approved by Council in September of 2021, but as the permit issuance was approved on condition of approval of a Development Variance Permit (DVP-2021-08) to reduce the setback on Gibsons Way from 3.0 m to 0.0 m, which was subsequently rejected, neither permit was issued.

The applicant has since revised the design of the building to meet the setback requirement under the C6 zone, and requests Council's renewed approval of the planned form and character under Development Permit Area No. 3.

This report provides Council with:

- 1) revised development plans (Attachments A, B and C)
  - 2) a review of the building form and character in relation Development Permit Area No. 3 (DPA3) guidelines (Attachment D)
  - 3) a summary of the zoning review
  - 4) agency referral comments, and
  - 5) analysis of the revised plan in relation to prior feedback and direction from the Advisory Design Panel and from Council.

If the development permit is approved, the applicant may apply for a Building Permit for the new building.

## DISCUSSION

## Site

The proposed development is on a portion of the property with civic address 682 Gibsons Way, located east of Crucil Road on the north side of Gibsons Way, as shown in Figure 1



*Figure 1 - Location of proposed development; property outlined in blue.*

The property has an existing two-storey mixed use building, which is sited diagonally across the northwest portion of the lot, and which will be retained. An expansive parking lot at the front of the property on Gibsons Way serves businesses on the ground floor of the building, including a Thai restaurant, take-out pizza restaurant, hair studio, laundromat, and non-profit office (Salvation Army). The second storey, meeting grade at the rear of the building is comprised of residential apartments. The apartments are served by parking at the northwest side of the building and accessed from Crucil Road.

Figure 2 provides an aerial view of the site, with the approximate location of the proposed building indicated by the yellow hatched outline.



Figure 2 - Aerial view of site (2021 Ortho); approximate proposed building location shown with dashed, yellow outline.

Figure 3, below, is a view of the site and proposed building location as seen from the south side of Gibsons Way.



Figure 3 - Existing building and site as seen from Gibsons Way (June 2022)

### Proposed Development

Making use of the excess parking area at the southeast portion of the lot at 682 Gibsons Way, the application proposes a compact, triangularly-shaped mixed-use building with a frontage on Gibsons Way, as shown below in Figure 4. As in the original design, the proposal includes a commercial unit at grade. Five (5) residential apartment units are proposed on each of the second and third storeys, for a total of ten (10) residential apartments, with parking beneath the building at grade and sharing the existing access from Gibsons Way, shown in Figure 3.

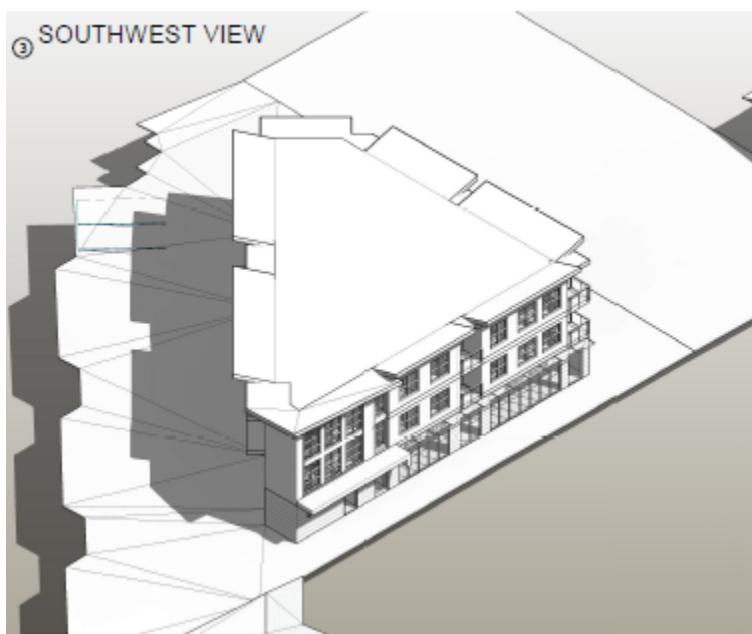


Figure 4 -aerial building massing view; Gibsons Way access

The previously considered application had requested a variance to allow siting of portions of the building facade within the 3-metre property line setback on Gibsons Way. The current proposal is updated to conform with the setback provisions of the bylaw and therefore no variance is required.

The revised design therefore has a smaller footprint and reduced floor areas in each of the commercial and residential units. The single commercial retail unit proposed at the ground floor is reduced from 160 m<sup>2</sup> (1722 ft<sup>2</sup>) as previously proposed to 144 m<sup>2</sup> (1550 ft<sup>2</sup>). The floor areas of the ten (10) residential apartments range from 55 m<sup>2</sup> to 89 m<sup>2</sup> (590-960 ft<sup>2</sup>).

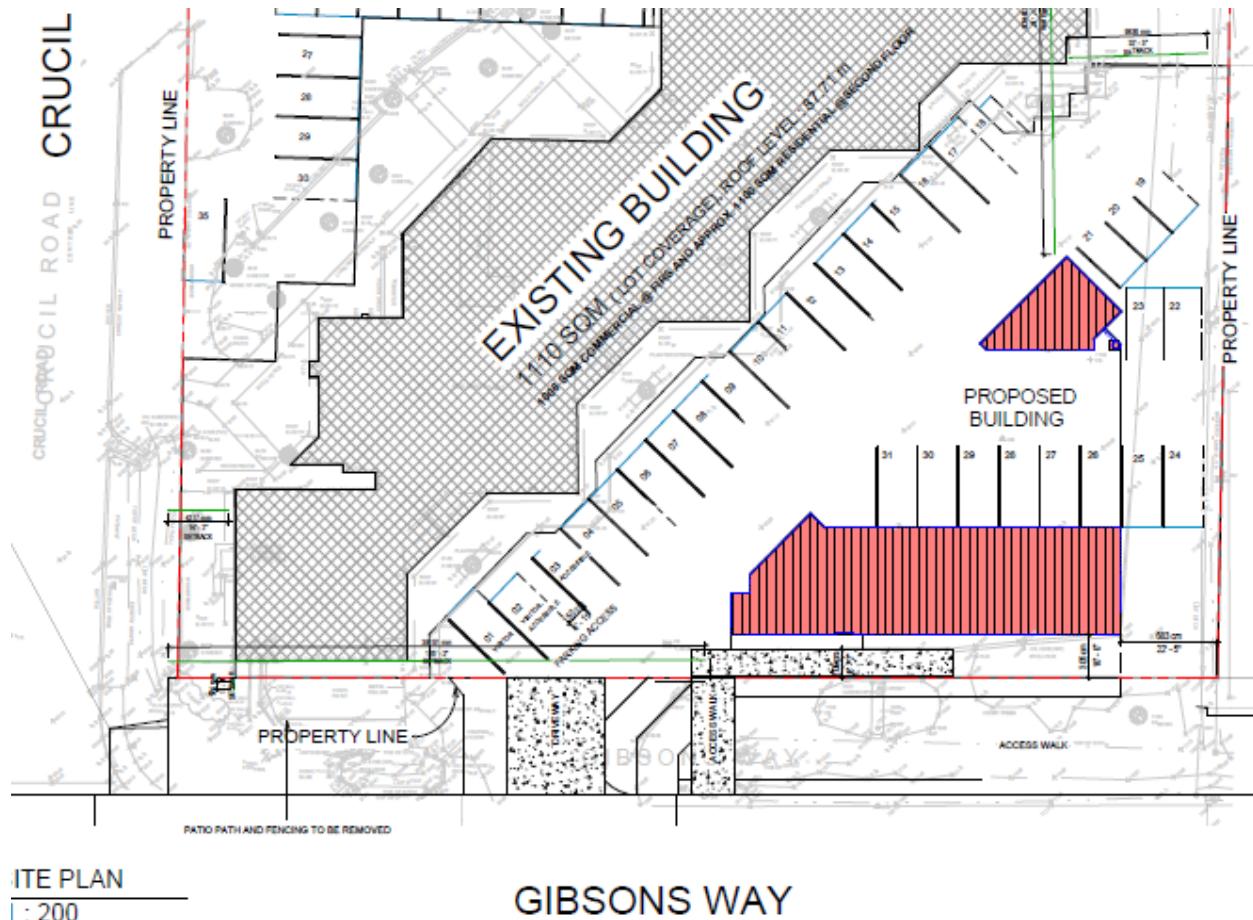


Figure 5 - excerpt of site plan

As shown in the typical upper storey floor plan in Figure 6, three of the apartments on each floor have views to the south and east and two (2) apartments on each floor are oriented to the interior of the site.

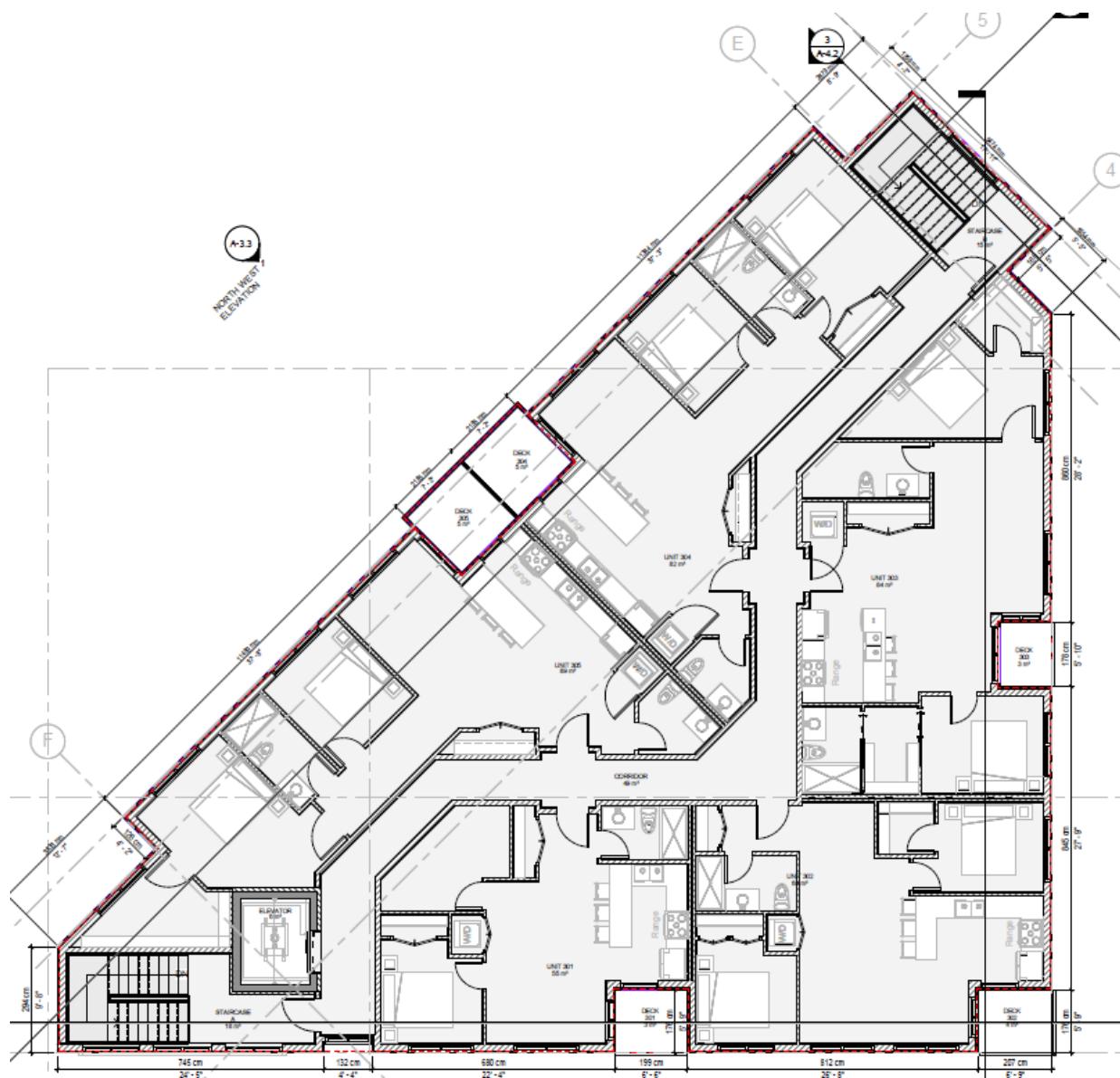
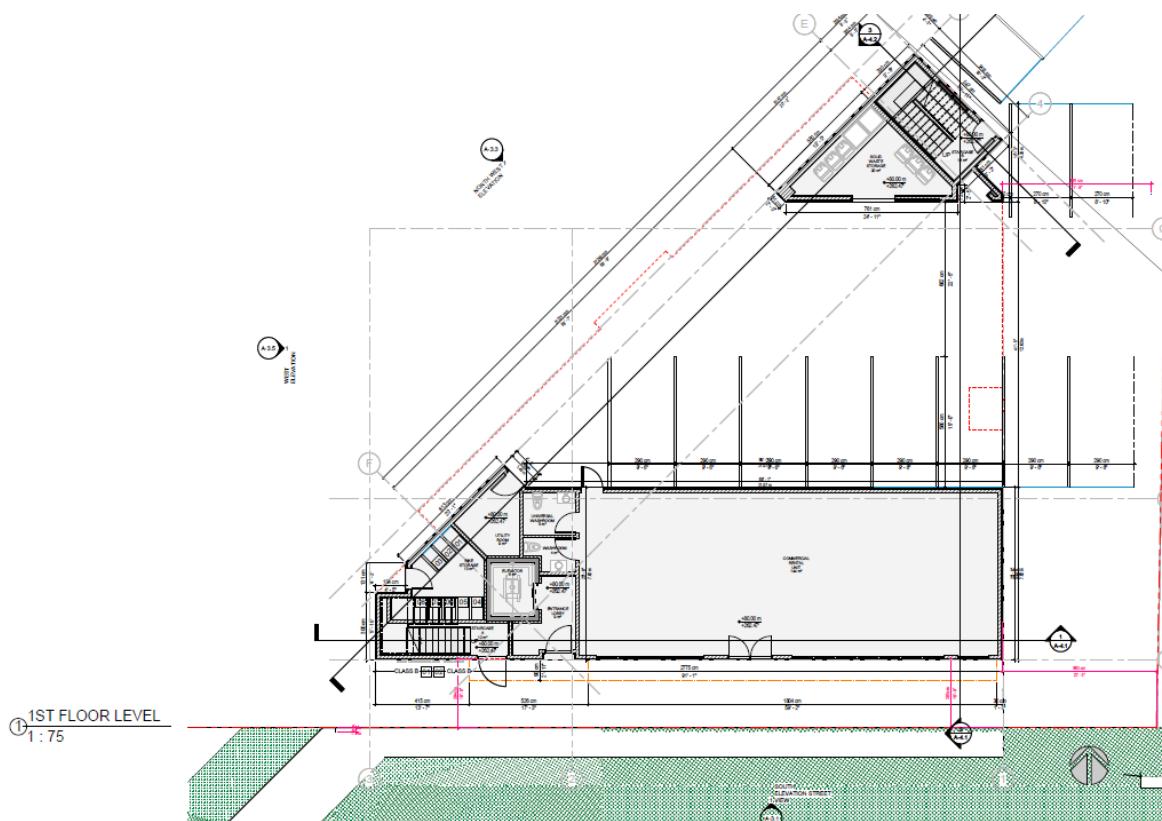


Figure 6 - Floor Plan (3rd floor); 2nd floor plan is similar.

Parking is located behind and beneath the building. The primary entrances for both the commercial unit and apartments are on the Gibsons Way frontage. Secondary entrances to the apartments are provided in conjunction with the staircases at the north and west corners of the building and a secondary entrance to the commercial space is provided from the parking area beneath the building, at the rear of the unit.



*Figure 7 - Ground Floor plan*

Significant landscape and frontage improvements are proposed for the site, including better definition of the intersection at Crucil Road and Gibsons Way, reconfiguration of the parking lot at the rear of the existing building to improve landscape screening and better integrate the parking with the development, and frontage improvements on Crucil Road, to be required and confirmed through the servicing agreement at the time of Building Permit.



*Figure 8 - view of rear parking area from Crucil Road access.*

Figure 7, above, shows the site and rear parking area from Crucil Road prior to current landscape construction work.

The proposed onsite landscaping includes both new plantings and updates to current plantings on the site to buffer and enhance the building and parking areas, especially as experienced from the street, with a range of deciduous and coniferous trees, shrubs and perennial ground covers. Staff notes that the extensive plantings proposed in the site frontage outside of the property boundary, while providing significant enhancement to the street frontage, are not subject to the development permit and are subject to review by Infrastructure Services staff as part of the offsite servicing agreement.

Development plans are enclosed as Attachment A and landscape plans including planting schedules are enclosed as Attachment B, and a supplementary plan showing detail changes to address prior Town requirements is enclosed as Attachment C. As recommended by staff, Development Permit approval will be subject to provision and approval of updates to the plans by the Landscape Architect.

### **Changes from previous design proposal**

Figure 6 shows a rendering of the building proposed in 2021. Figure 7 shows the same Gibsons Way frontage in the current proposal, with a smaller, conforming building footprint and encroaching façade and awning features reduced.



*Figure 9 - Previous, conditionally approved proposal requiring setback variance*



*Figure 10 - current proposal, no setback encroachment*

## Zoning

The subject property is zoned Special Commercial 6 (C-6). This zone is site-specific and intended to support a wide range of commercial uses, including apartment use combined with commercial use, much like the Upper Gibsons Commercial C1 zone, though unlike the C1 Commercial Zone, it also supports assembly use for places of worship.

As shown in the zoning summary in Table 1, the proposed development conforms to all requirements of the zone.

*Table 1- Zoning Review Summary*

<b>Regulation</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Met</b>
Permitted Uses	<i>commercial uses; apartment use with apartment use permitted above ground floor.</i>	1 commercial unit, 10 apartments above commercial	Y
Front lot line setback (Crucil Rd)	3 m	38 m	Y
South exterior side lot line (Gibsons Way)	3.0 m as across from residential use/ 2.0 eaves	3.04 m/ 2.09 eaves	Y
North interior side lot line	1.5 m	8.1 m (existing)	Y
Rear lot line (East)	6.0 m	6.8 m	Y
Maximum Lot Coverage	80%	>80% *permeable pavers required as per A-1.2	Y
Maximum Building Height	10.5 m	10 m	Y
Minimum apartment size	55 m <sup>2</sup>	55 – 89 m <sup>2</sup>	Y
<b>Parking</b>			
Standard spaces	Commercial: 1 per 45 m <sup>2</sup> = 26 Apartment: 1.5 per unit x 23 = 35 Total = 61	61	Y
Visitor parking	15% of required apartment spaces = 4	5	Y
Accessible parking space	1 (included in total)	1+	Y
Loading Spaces	1	1 NE side of existing building	Y
Bicycle Parking	Class 1 (secured):13 Class 2 (short term):2	Cl. 1: 13/ Cl. 2: 2, conveniently located	Y

### **Form and Character Development Permit Area No. 3**

The subject property is within Development Permit Area No. 3 (DPA 3) – Upper Gibsons Commercial Area and therefore requires a Development Permit authorizing the Form and Character of the proposal in relation to the design guidelines of DPA3.

Staff has reviewed the development plans with respect to the form and character guidelines for DPA 3. Staff's review and comments are enclosed with this report as Attachment D.

Based on this review, staff finds that the revised proposal substantially addresses the form and character guidelines for development in the Upper Gibsons Commercial Area, with 27 of 32 guidelines well reflected in the form and character of the proposed building and landscape design.

To address the few guidelines found not to be sufficiently met, staff recommends the following changes:

- 1) While building lighting is located under awnings, limiting skyward glare, staff notes that the lighting will reflect outward from the white stucco siding specified for the south and east sides of the building, causing light spill and glare to neighbouring properties and users of Gibsons Way. Staff suggest choosing a wall colour in a less stark tone or otherwise addressing the issue of brightly reflecting light.
- 2) To meet the guideline that no more than 10 parking stalls in a row be allowed without a landscaping break, staff recommends that a planter be retained as per the original landscape plan, separating the long row of parking stalls between the two buildings on the site.

Staff finds that additional guidelines that are not met, including plantings between the sidewalks and building and stepping back of upper stories may not be practically met in the constrained context of the building site, and that alternative design solutions sufficiently address the intent of the regulations.

## COMMUNICATION

### Referrals

Per Town Procedures, the DP application was referred to the following organizations and departments. The comments received are listed in Table 4 and have been shared with the applicant.

*Table 2- Referral Comments*

Skwxwú7mesh Úxwumixw (Squamish Nation)	<p>Skwxwú7mesh Úxwumixw recommends having some archaeological monitoring conducted on a precautionary basis, due to the location of the proposed building.</p> <p><i>Staff notes that Referral comments were shared with the applicant for information. Municipalities do not have authority to require archeological investigation as a condition of a development permit or building permit unless the site is a known archaeological site; the developer and property owner are required to observe protocols for found objects during the construction process.</i></p>
Gibsons and District Volunteer Fire Department (GDVFD)	<p>The Gibsons Fire Department approves the application with the following notes regarding Building Code fire safety requirements to be reviewed in relation to the Building Permit:</p> <ol style="list-style-type: none"> <li>1. Fire hydrants are installed in accordance with BCBC 3.2.5.15.</li> </ol>

	<p>2. Standpipe Systems are installed in accordance with BCBC 3.2.5.8.</p> <p>3. Automatic Sprinkler Systems are installed in accordance with BCBC 3.2.5.12.</p> <p>4. Road design is in accordance with B.C.B.C. 3.2.5.6.</p> <p>5. Access Routes and Access Route locations are in accordance with BCBC 3.2.5.4. and 3.2.5.5.</p> <p>6. Fire Alarm system to be installed in accordance with BCBC 3.2.4.1.</p> <p>7. Annunciators to be installed in accordance with BCBC 3.2.4.9.</p>
Infrastructure Services Department	<ul style="list-style-type: none"> <li>- Sanitary right-of-way three meters width along the East property line to be registered.</li> <li>- Water meter and back-flow preventer should be installed at property line.</li> <li>- Water meter needs to be updated to current Town standard.</li> <li>- Two existing water services should be combined into one service.</li> <li>- DCCs for increases in floor area will be required.</li> <li>- Prowse latecomers fees will be required.</li> <li>- Frontage works to be required.</li> <li>- Streetlights and street trees on Gibsons Way blvd are required.</li> <li>- Crucil to be brought to Type 1 Local Road Standard.</li> <li>- Driveway access width is to be no wider than 6m</li> <li>- Water services off Crucil should be decommissioned</li> <li>- Catch basins to be installed on Crucil as required.</li> <li>- No Trees to be planted within 3 m Sanitary ROW</li> <li>- Conditional approval (for sidewalk access) providing that no additional culvert is required to facilitate the sidewalk.</li> </ul>
Building Department	No concerns with 2021 application; no new comments received.

### Advisory Design Panel

The original development plans were shared with the Advisory Design Panel at its meeting held August 25<sup>th</sup>, 2021 for review of the quality of the proposed design. The panel supported issuance of the Development Permit and variance with the following recommended changes:

1. *provision of a lighting plan specifying full cut-off and low glare fixtures;*
2. *the loading bay be accessed from the interior of the site;*
3. *fewer trees and more space for growth along east property line;*
4. *improvement of large blank wall facing parking area with green wall or other improvement;*

In response to the recommendations, the applicant made the following changes to the design proposal:

1. Full cut-off lighting was added to the renderings in the development plan
2. Moved the loading bay to the east side of the existing building on the site, to be accessed from the existing driveway on Gibsons Way.

3. Plantings on the east property line were updated to reflect referral comments with no new trees planted the 3m ROW; tree removal and plantings are reviewed in accordance with the Tree preservation bylaw at the time of Building Permit.
4. The “large blank wall” was reduced as a result of reducing the building footprint, though Council may choose to recommend such an improvement if it finds the Development Permit guideline is not adequately met.

Staff considers the revised proposal to be similar to the 2021 proposal and therefore has not referred the application back to the ADP for further comments.

### **Notification**

Per the Development Procedures Bylaw, a sign has been installed on the property frontages notifying the public of the Development Permit application and where to find more information.

### **POLICY / PLAN IMPLICATIONS**

#### **Strategic Plan Implications**

The development proposal aligns with the following Core Objectives in Council's Strategic Plan:

##### *Plan for Sustainable Growth*

- *We will plan for the future in a manner that reflects our finite resources*

The proposal provides infill density making more efficient use of land and existing infrastructure.

- *We will preserve our green spaces*

By developing within an already disturbed site, housing and commercial space are provided without impact to remaining greenspaces.

##### *Advocate for and Facilitate a Range of Housing Types*

- We will actively work toward increasing the supply and range of safe, secure, and attainable affordable housing options

The proposal will provide ten single and two-bedroom rental apartments, meeting the highest need housing types as identified in the *Sunshine Coast Affordable Housing Needs Assessment*.

#### **Financial Plan Implications**

Financial implications for the Town include additional Development Cost Charges to be collected at time of Building Permit, frontage and servicing upgrades to be provided at the cost of the applicant, and increased assessment value-based taxes and utility fees. No cost implications anticipated for the town as a result of the development approval.

## NEXT STEPS

Recommendations of the Committee will be forwarded to Council for a decision on the Development Permit. A draft Development Permit is enclosed as Attachment E.

Once the development permit is issued, the applicant will be able to apply for a Building Permit for the new building, subject to any conditions of the permit.

## RECOMMENDATIONS/ ALTERNATIVE OPTIONS

Based on its review of the design in relation to the DPA3 design guidelines and referral comments, staff recommends approval of the permit with minor changes as listed in the recommendations on Page 1 of the report.

**Option1:** Issue permit with minor changes as recommended on Page 1; or

**Option 2:** Require redesign to better meet DPA3 guidelines.

## ATTACHMENTS

- A. Architectural Plans
- B. PMG Landscape Plan (subject to update)
- C. Nov 2022 landscape plan updates to reflect required changes
- D. Staff review of Form and Character Guidelines
- E. Draft Permit



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Kirsten Rawkins  
Planner 1



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Lesley-Anne Staats, RPP, MCIP  
Director of Planning and Development Services

## CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I have reviewed the report and support the recommendation(s).

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Rebecca Anderson,  
Acting Chief Administrative Officer



# 682 GIBSONS WAY

## GIBSONS

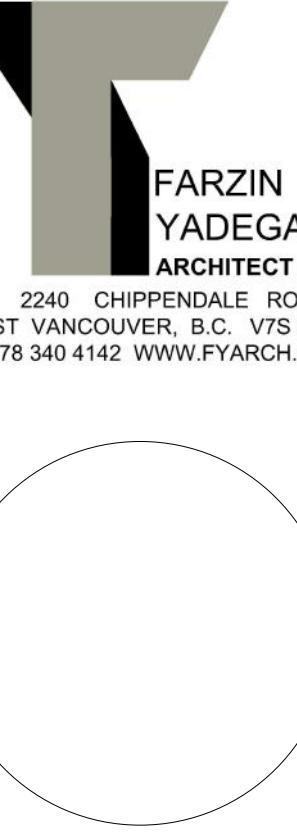
ARCHITECTURAL DEVELOPMENT PERMIT SET

682 GIBSONS WAY PARKING REQUIREMENT- (zone C-6)				
	Items	Units / Area	Ratio	REQUIRED
RESIDENTIAL	Existing Apartments (Including Visitor Parkings)	13	1.5 per dwelling unit	19.50
	Proposed Apartments (Including Visitor Parkings)	<b>10</b>	1.5 per dwelling unit	15.00
				30
COMMERCIAL	Existing Retail	1007.9	1 per 45m <sup>2</sup>	22.40
	Proposed Retail	<b>160.0</b>	1 per 45m <sup>2</sup>	3.56
	Loading Space Parking	-	(2.5x9 m)	1.00
	Total Parking including loading Bay			60.45
				<b>61</b>
				required (rounded up)      provided

Area Schedule (FAR included, proposed)		
Name	Area	Level
COMMERCIAL RENTAL UNIT	144 m <sup>2</sup>	1ST FLOOR LEVEL
UNIT 201	55 m <sup>2</sup>	2ND FLOOR LEVEL
UNIT 202	68 m <sup>2</sup>	2ND FLOOR LEVEL
UNIT 203	84 m <sup>2</sup>	2ND FLOOR LEVEL
UNIT 204	82 m <sup>2</sup>	2ND FLOOR LEVEL
UNIT 205	89 m <sup>2</sup>	2ND FLOOR LEVEL
UNIT 301	55 m <sup>2</sup>	3RD FLOOR LEVEL
UNIT 302	68 m <sup>2</sup>	3RD FLOOR LEVEL
UNIT 303	84 m <sup>2</sup>	3RD FLOOR LEVEL
UNIT 304	82 m <sup>2</sup>	3RD FLOOR LEVEL
UNIT 305	89 m <sup>2</sup>	3RD FLOOR LEVEL
Grand total: 11		900 m <sup>2</sup>

RESIDENTIAL BIKE STORAGE REQUIREMENT							
	NO OF UNITS	RATIO	REQUIRED	PROVIDED	PERMITTED MAX HOR 33%	PROVIDED HOR	PROVIDED VER
CLASS A	<b>10</b>	1.25	13	13	4	11	2
CLASS B	<b>10</b>	0.2	2	2	0	0	0

OCTOBER 2021



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# OCTOBER 2021

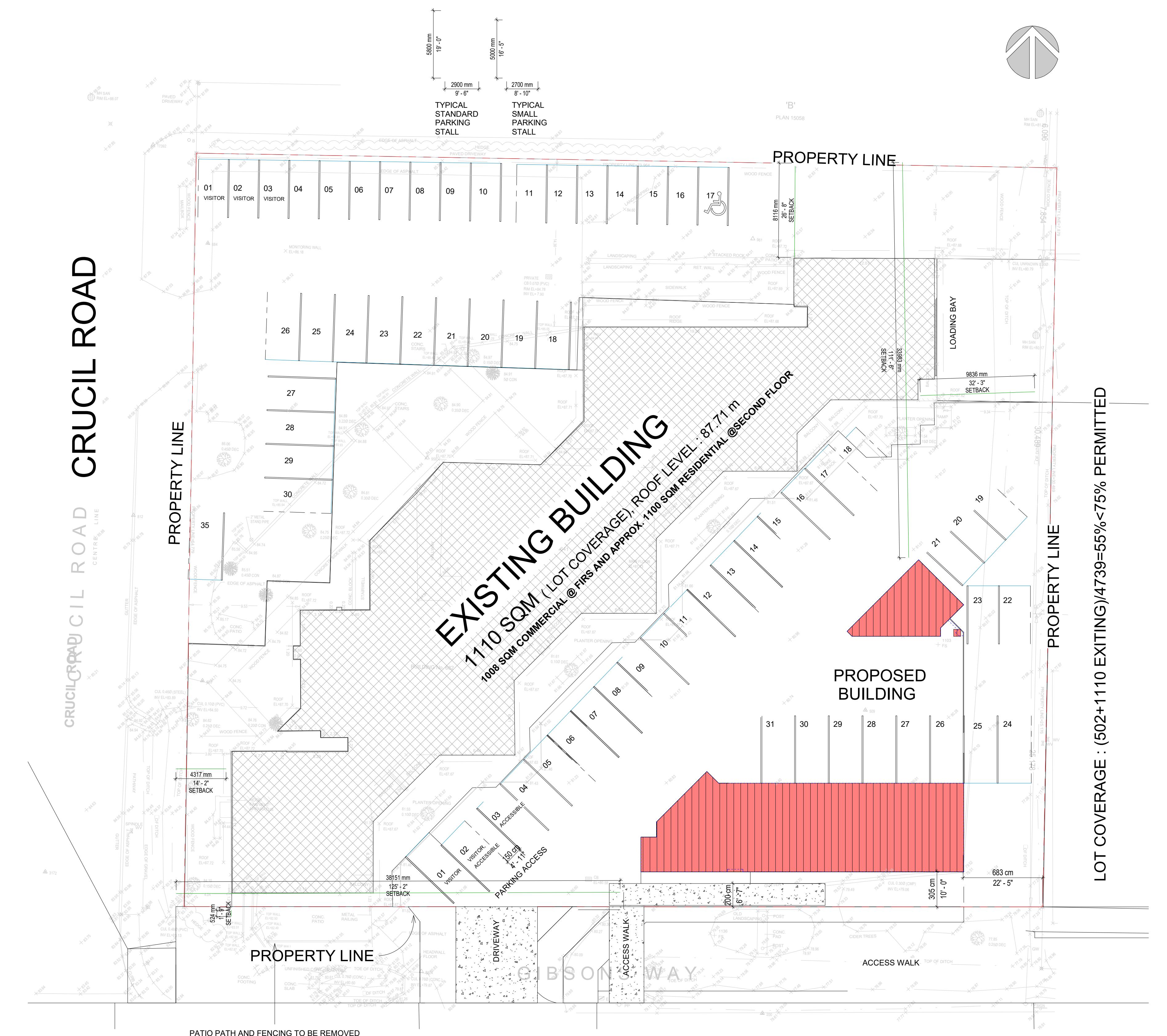
SITE PLAN

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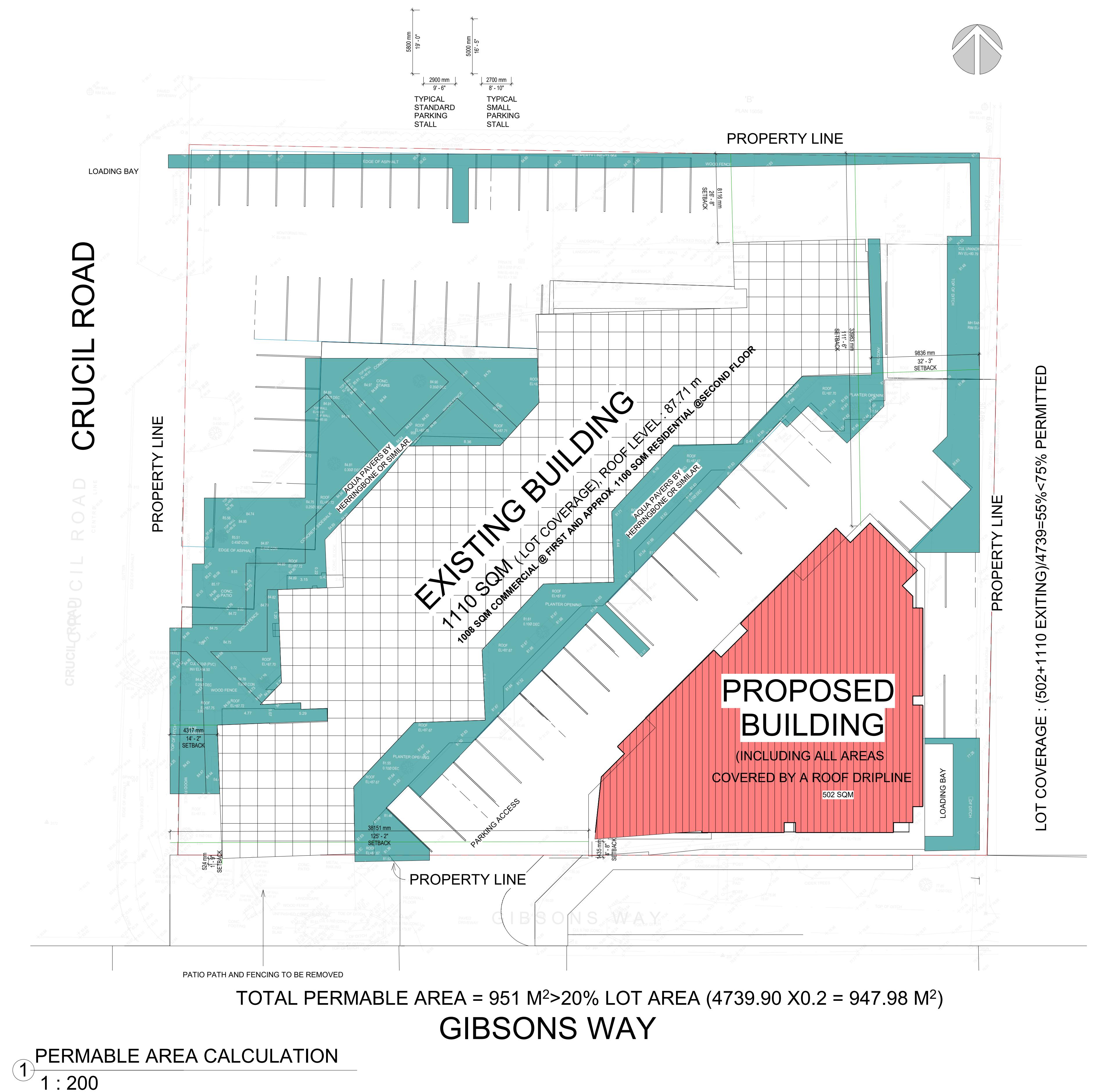
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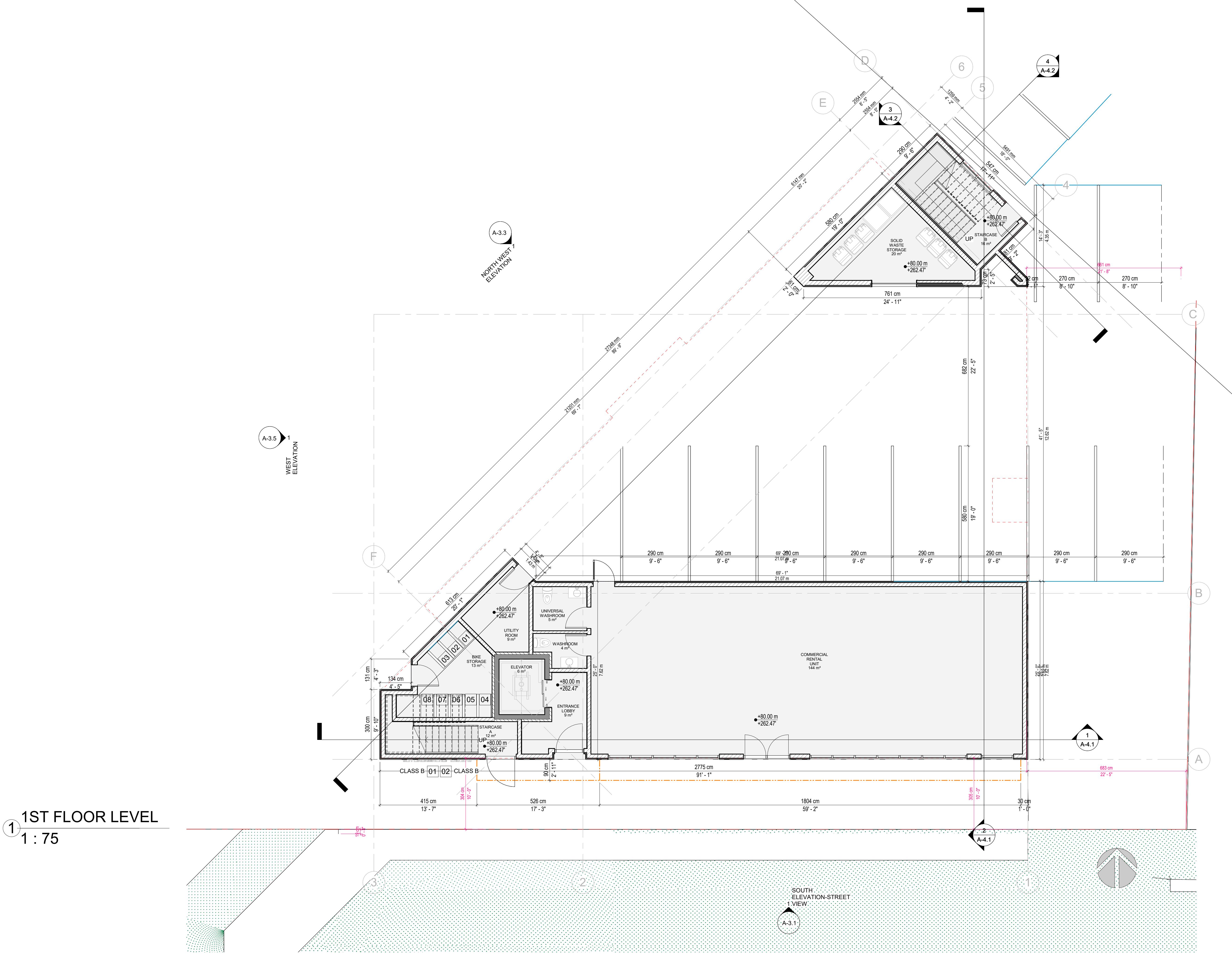
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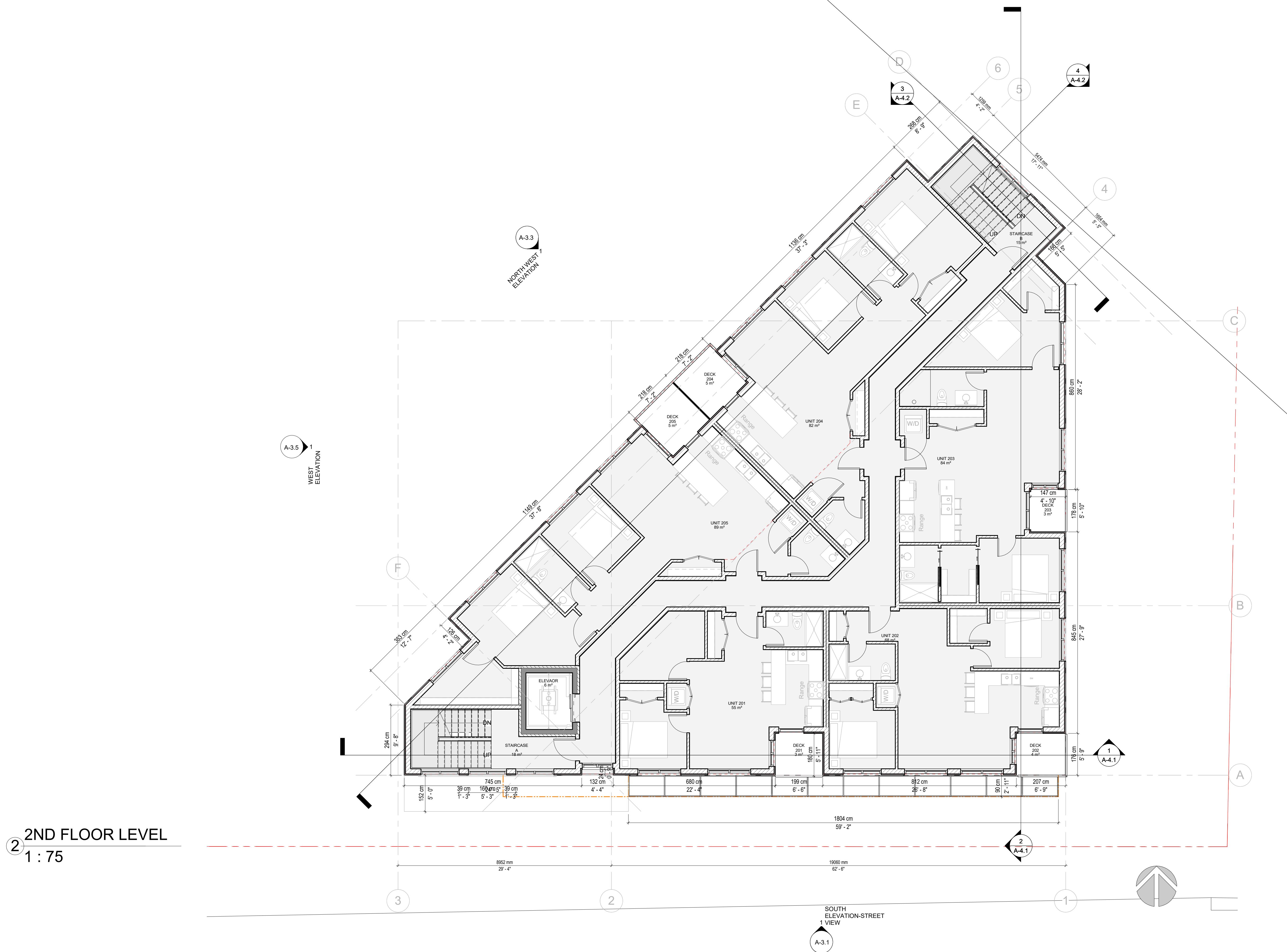


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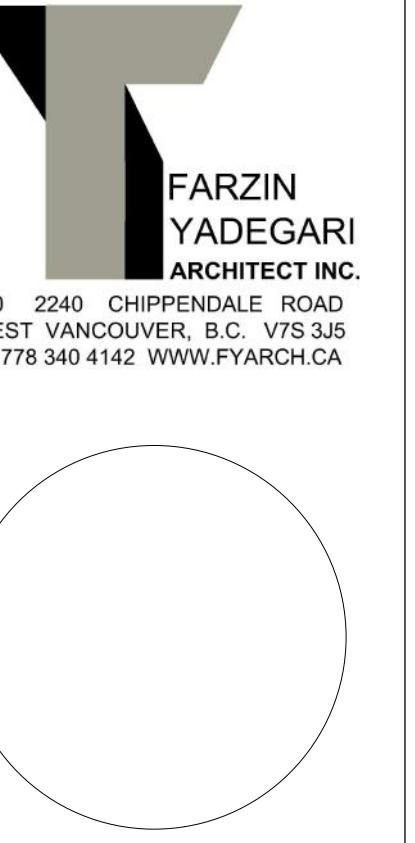


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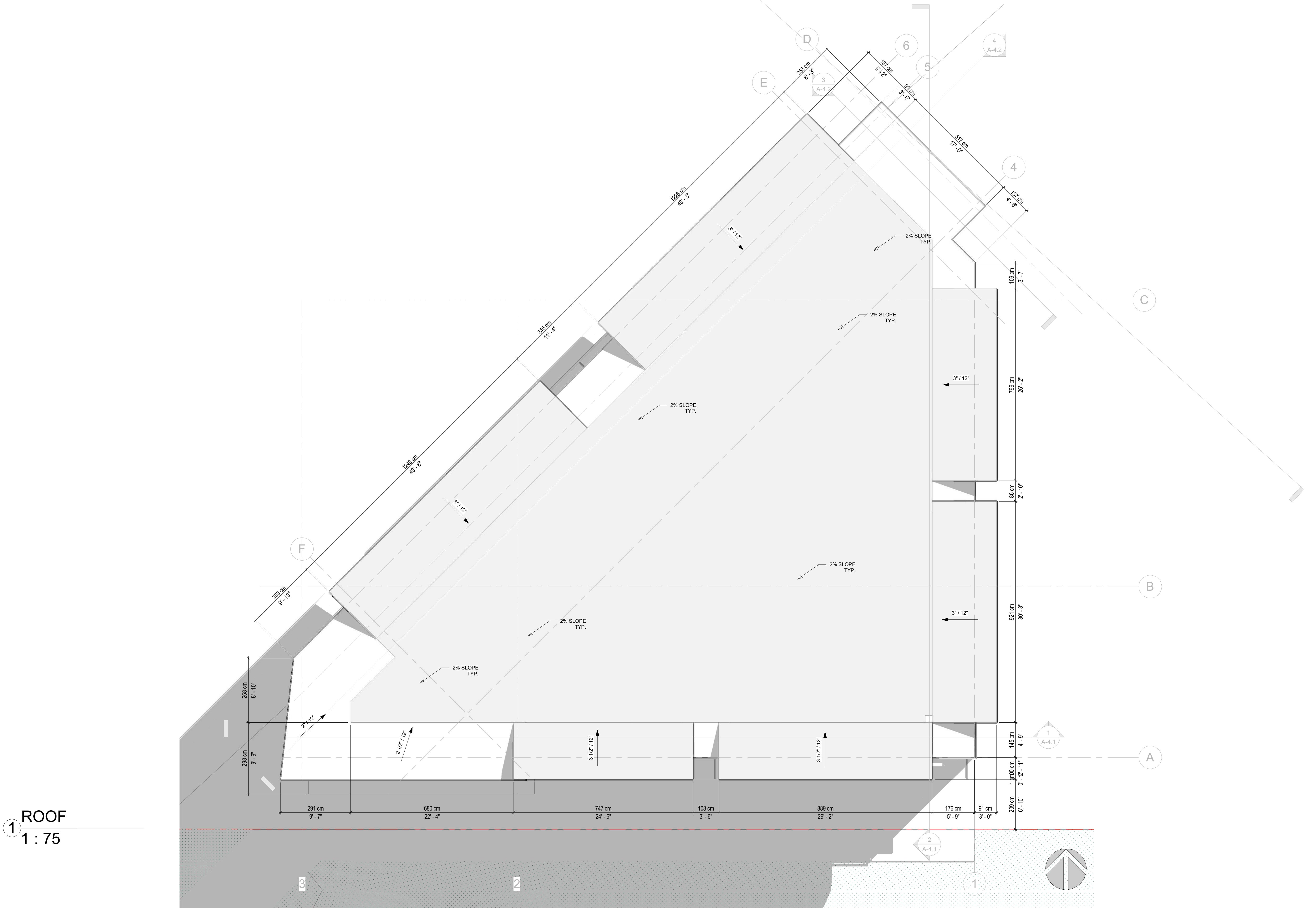
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# SECOND LOOR PLAN

SET NO:

## A-2.2





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BOOE PLAN

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## **1 SOUTH ELEVATION-STREET VIEW**

1 : 75



EX

E>



EX



EX-



EX-9

## EXTERIOR FINISHES MATERIAL LIST

- EX1- VINYL BLACK WINDOWS**
  - EX2- CLEAR GLASS RAILING (TEMPERED GLASS)**
  - EX3- WHITE STUCCO**
  - EX4- CEDAR FASCIA**
  - EX5- METAL FLASHING- SLATE GREY**
  - EX6- IXL BRICK -URBAN BLEND**
  - EX7- ALUMINIUM STORE FRONT**
  - EX8- TREATED WOOD FASCIA- GRAY SLATE**
  - EX9- GRAY STUCCO - COLOR BM STEEL WOOL**
  - EX10- WOODTONE LAP SIDING- MOUNTAIN CEDAR**
  - EX11- BLACK STUCCO**

RAWN BY:  
F.Y. A-A & S.A.

HECKED BY:

F.Y.

CALE: 1 : 75  
DATE: OCTOBER 2021

**TITLE: SOUTH ELEVATION-STREET VIEW**

**SHEET NO:**

### A-3.1

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## **EAST ELEVATION**

1 : 75



EX

EX



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EX



EX



EX-1

## EXTERIOR FINISHES MATERIAL LIST

- EX1- VINYL BLACK WINDOWS**
  - EX2- CLEAR GLASS RAILING (TEMPERED GLASS)**
  - EX3- WHITE STUCCO**
  - EX4- CEDAR FASCIA**
  - EX5- METAL FLASHING- SLATE GREY**
  - EX6- IXL BRICK -URBAN BLEND**
  - EX7- ALUMINIUM STORE FRONT**
  - EX8- TREATED WOOD FASCIA- GRAY SLATE**
  - EX9- GRAY STUCCO - COLOR BM STEEL WOOL**
  - EX10- WOODTONE LAP SIDING- MOUNTAIN CEDAR**
  - EX11- BLACK STUCCO**

**SHEET NO:**

## A-3.2

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# WEST ELEVATION



EX

EX



6



EX

## **EXTERIOR FINISHES MATERIAL LIST**

- EX1- VINYL BLACK WINDOWS**
  - EX2- CLEAR GLASS RAILING (TEMPERED GLASS)**
  - EX3- WHITE STUCCO**
  - EX4- CEDAR FASCIA**
  - EX5- METAL FLASHING- SLATE GREY**
  - EX6- IXL BRICK -URBAN BLEND**
  - EX7- ALUMINIUM STORE FRONT**
  - EX8- TREATED WOOD FASCIA- GRAY SLATE**
  - EX9- GRAY STUCCO - COLOR BM STEEL WOOL**
  - EX10- WOODTONE LAP SIDING- MOUNTAIN CEDAR**
  - EX11- BLACK STUCCO**

DRAWN BY:  
F.Y. A-A & S.A.

CHECKED BY: **EY**

SCALE:

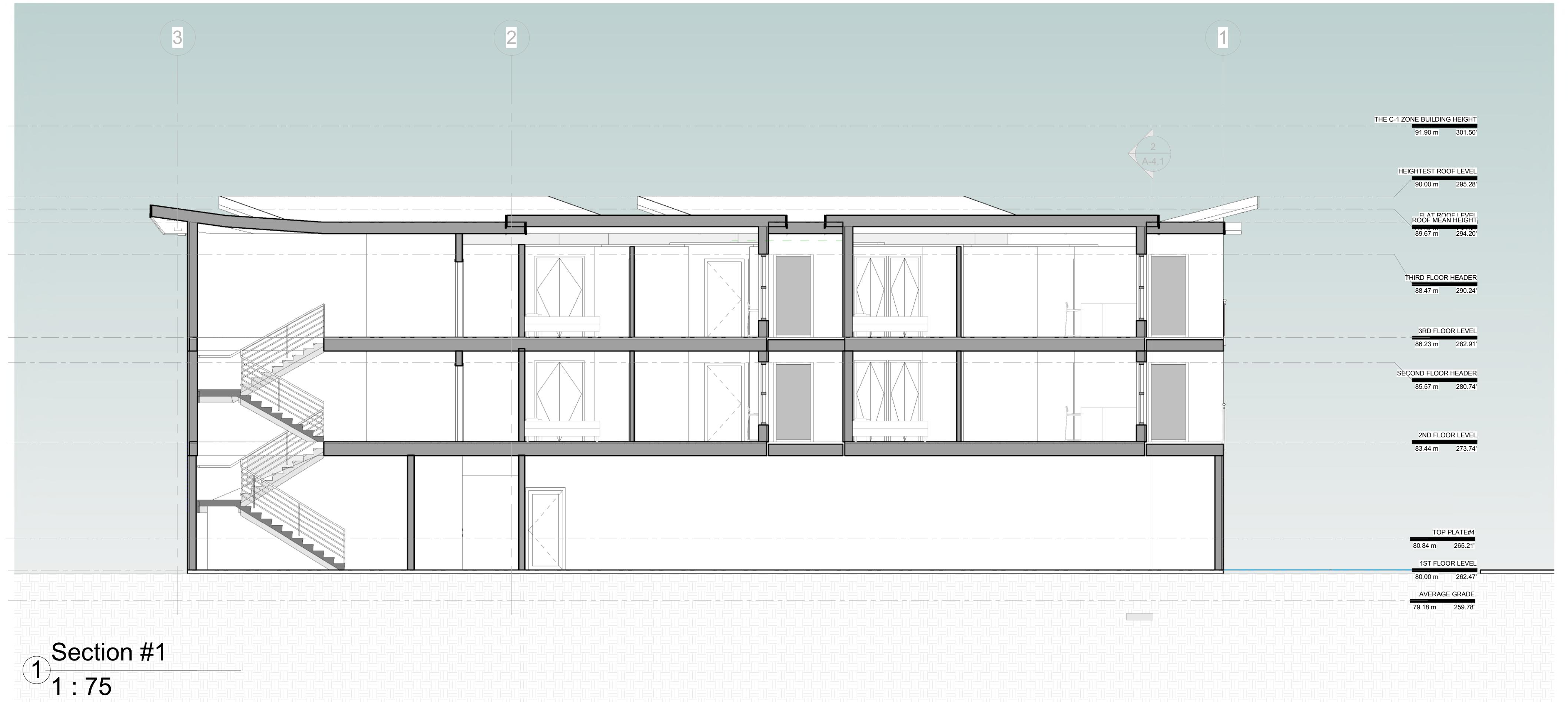
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OCTOBER 2021

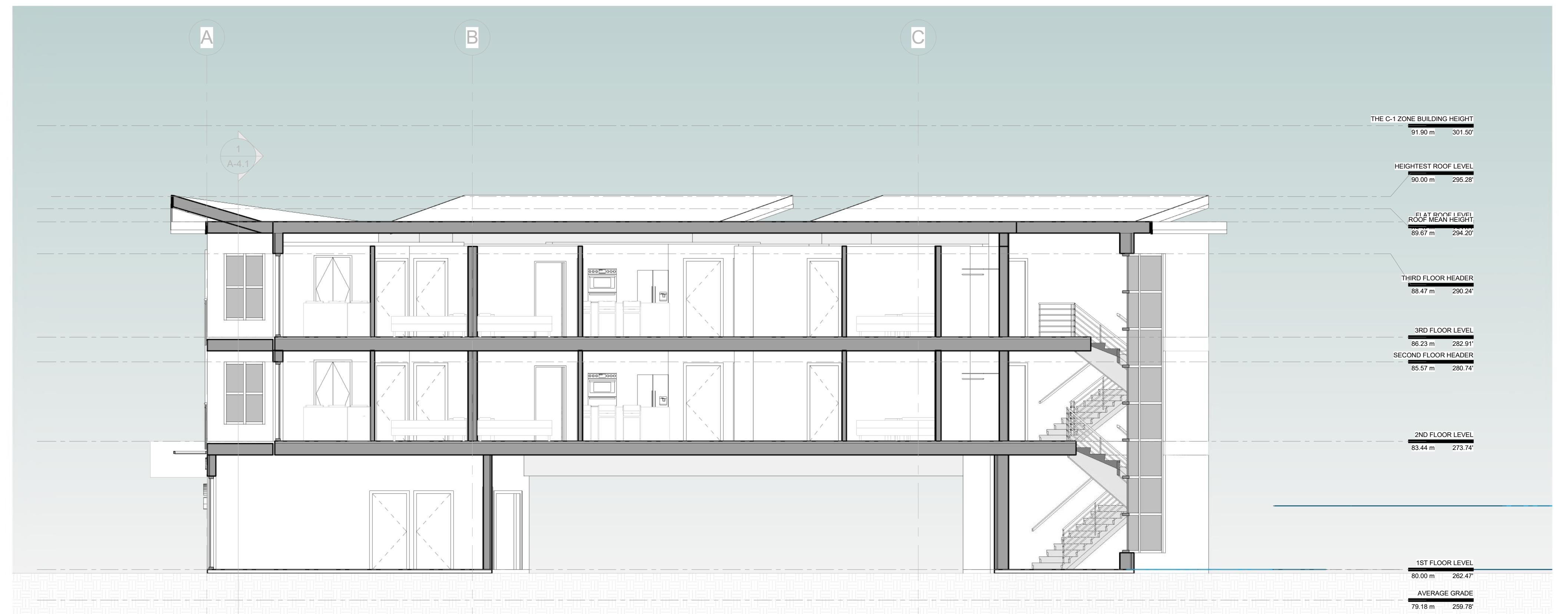
## WEST ELEVATION

**SHEET NO:**

A-3.5



# Section #1



# Section #2

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JECT:  
**682  
GIBSONS  
WAY**

DRAWN BY:  
**F.Y. A-A & S.A.**

CHECKED BY: **F Y**

AL E:

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ATE:  
**OCTOBER 2021**

# SECTION 1 & 2

**HEET NO:**

A-4.1



# Section #3



# Section #4

**PROJECT:  
682  
GIBSONS  
WAY**

DRAWN BY:  
F Y A-A & SA

CHECKED BY: **EY**

SCALE:

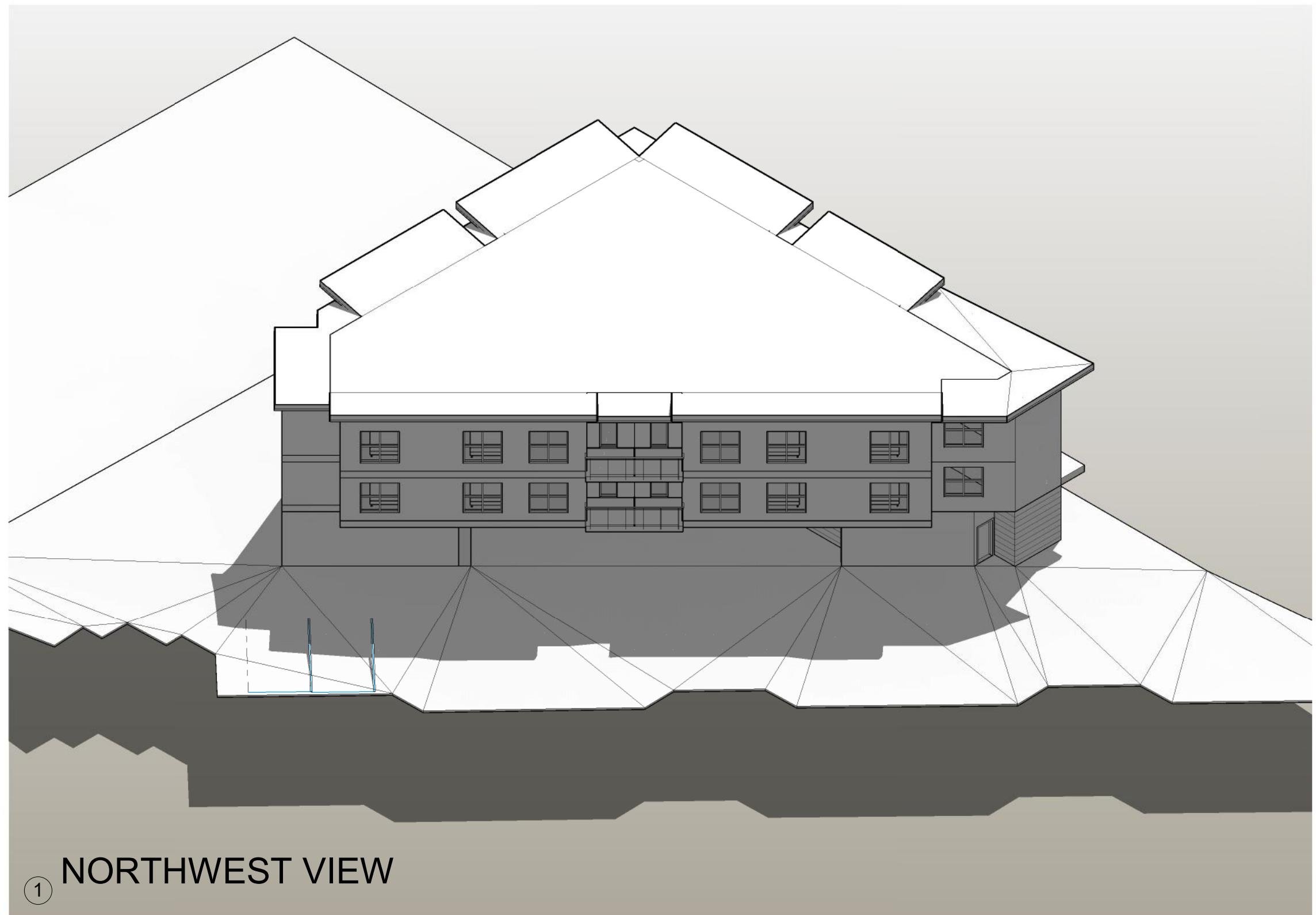
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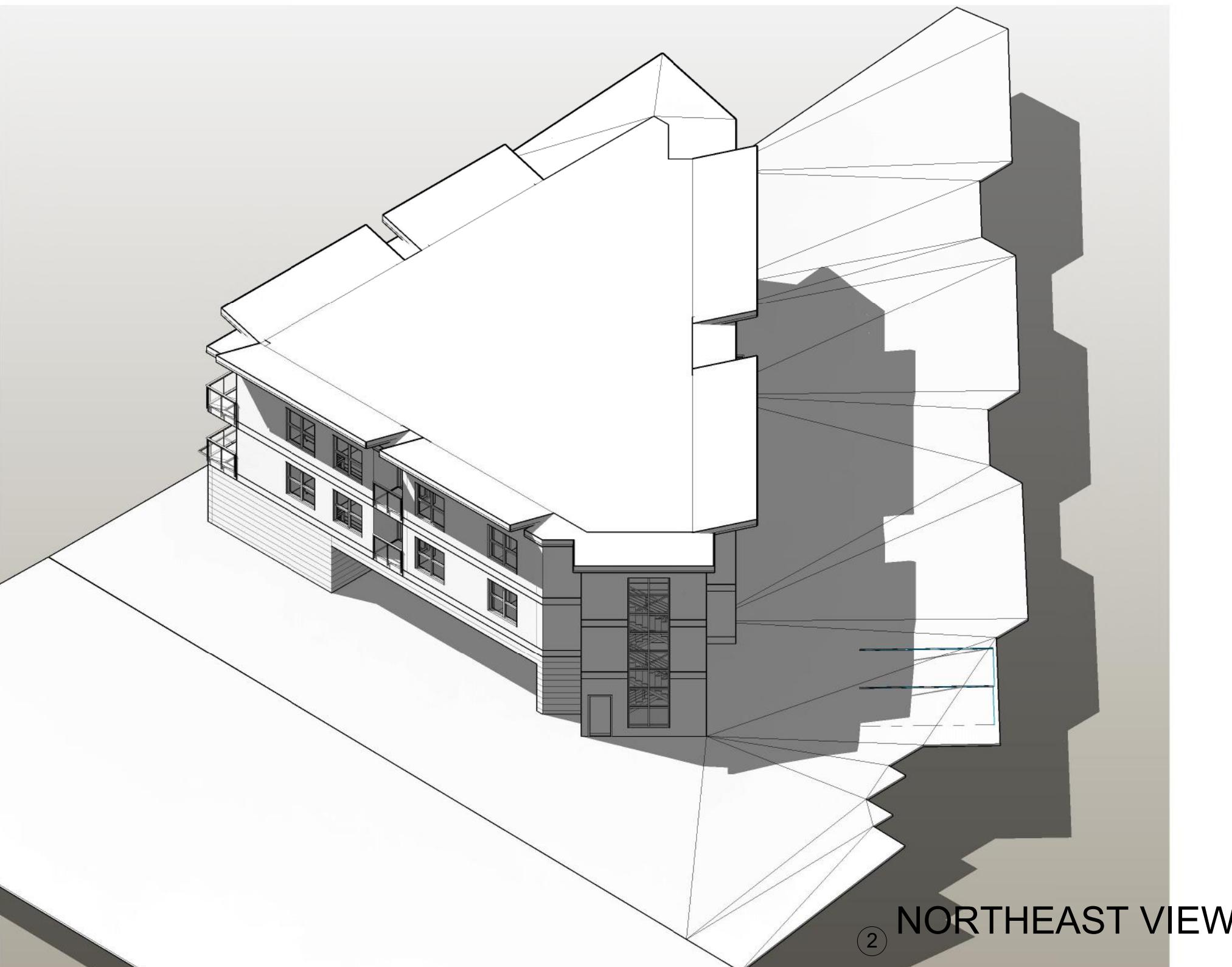
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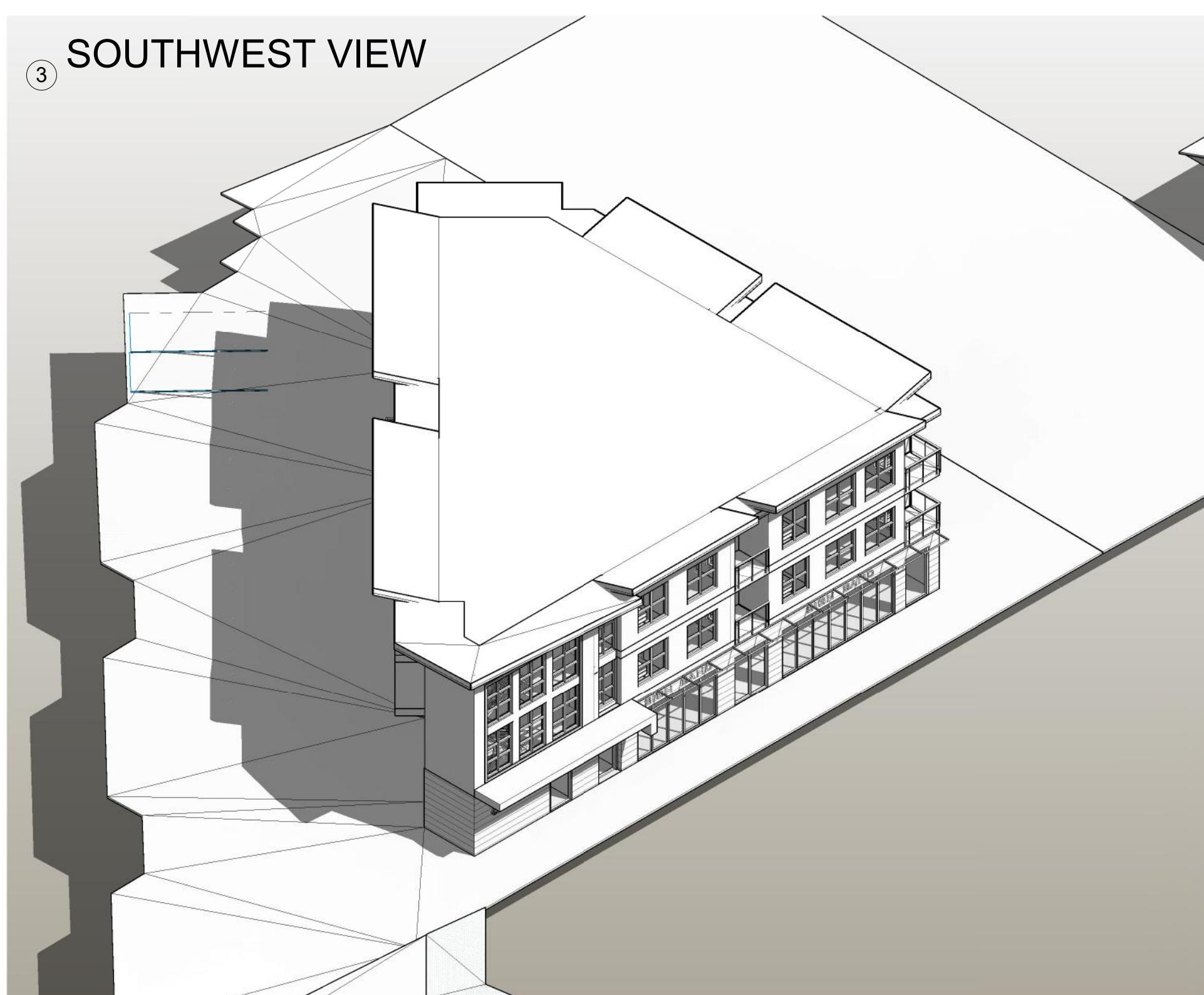
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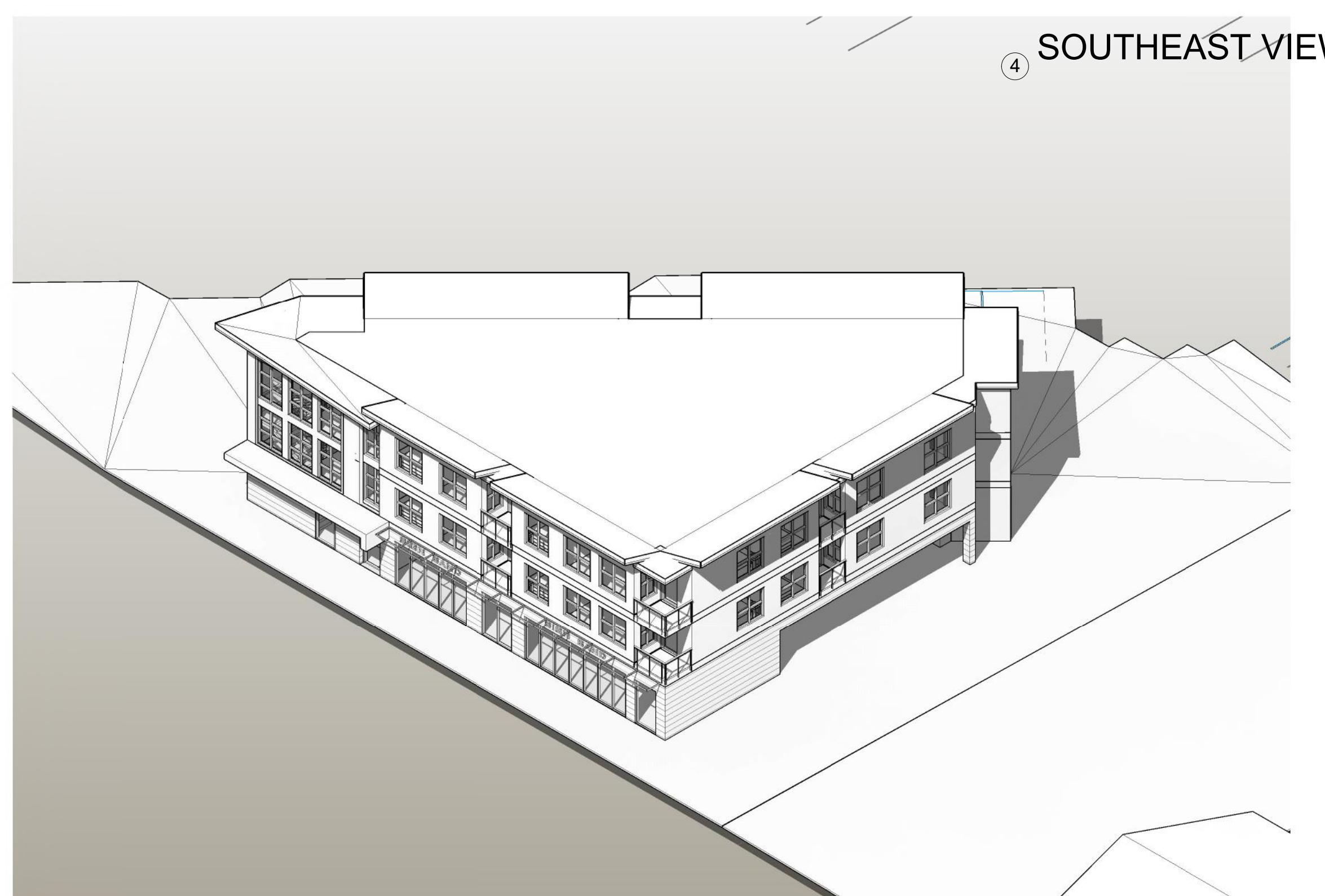
## ① NORTHWEST VIEW



# NORTHEAST VIEW



**(3) SOUTHWEST VIEW**



## ④ SOUTHEAST VIEW

**PROJECT:  
682  
GIBSONS  
WAY**

DRAWN BY:  
F Y A-A & SA

CHECKED BY:

#### **SCALE**

DATE:  
**OCTOBER 2021**

# OCTOBER 2021

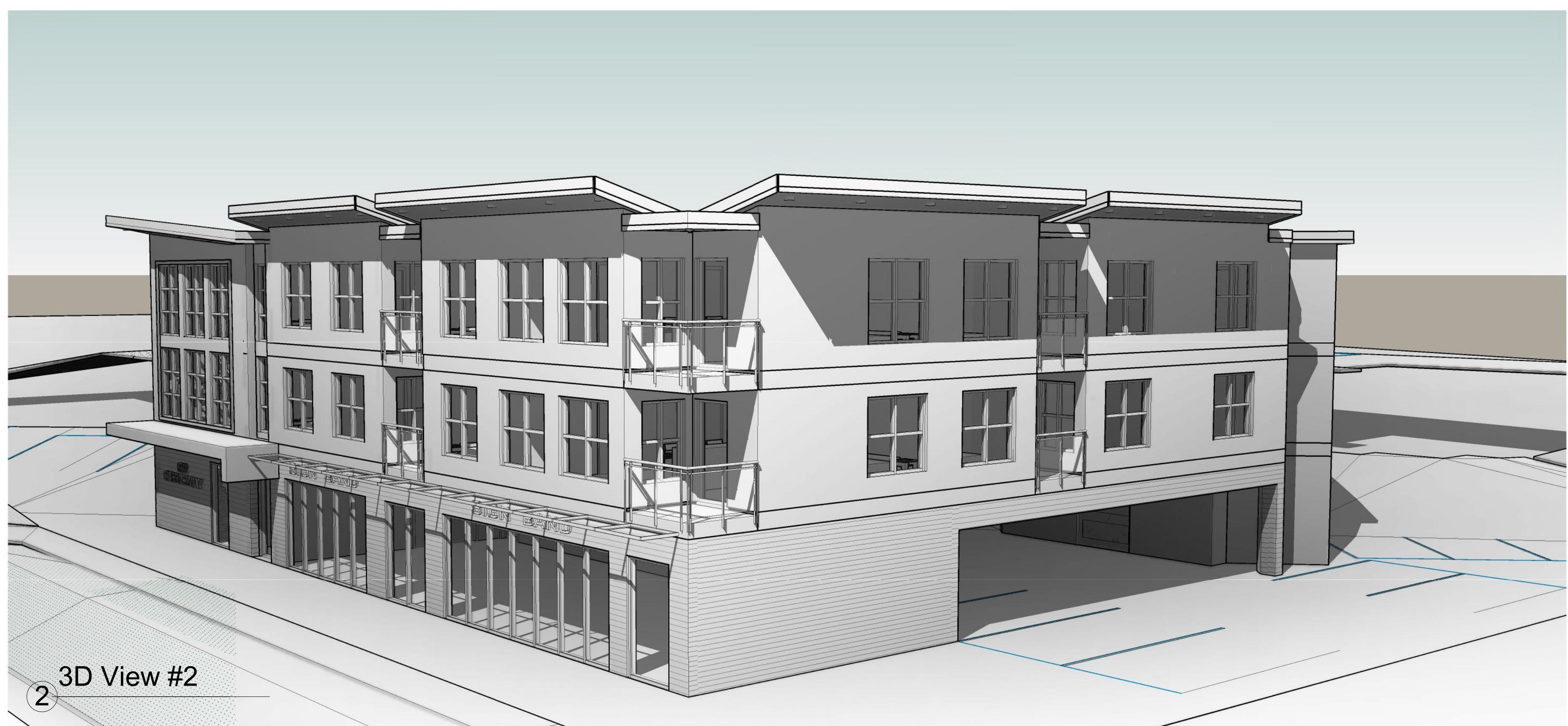
# AXONOMETRIC

For more information about the study, please contact Dr. Michael J. Hwang at (319) 356-4000 or email at [mhwang@uiowa.edu](mailto:mhwang@uiowa.edu).

**SHEET NO:**

A-5.1

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**PROJECT:  
682  
GIBSONS  
WAY**

DRAWN BY:  
F.Y. A-A & S.A.

CHECKED BY:

F.I.

**DATE:  
OCTOBER 2021**

TITLE:  
**PERSPECTIVE**  
1

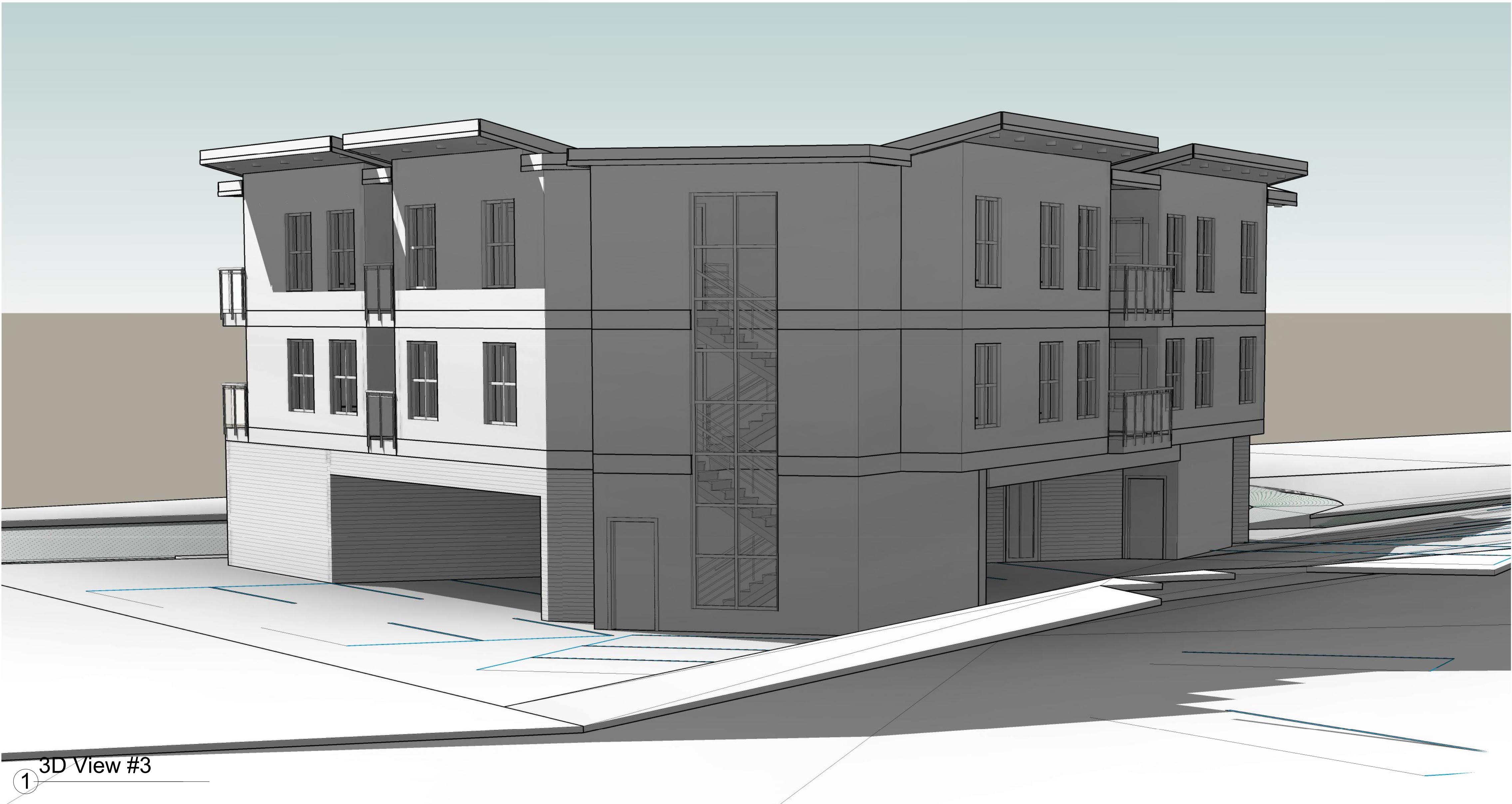
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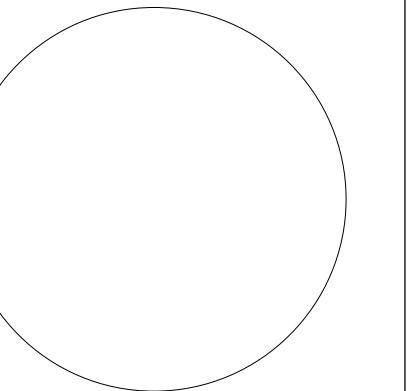
A-6.1



		FARZIN YADEGARI ARCHITECT INC.
100 2440 CHIPPENDALE ROAD WEST VANCOUVER, B.C. V7S 3J5 T 778 340 4142 WWW.FYARCH.CA		
No. _____ Date _____		
<p>PROJECT: <b>682 GIBSONS WAY</b></p> <p>DRAWN BY: <b>F.Y. A-A &amp; S.A.</b></p> <p>CHECKED BY: <b>F.Y.</b></p> <p>SCALE:</p> <p>DATE: <b>OCTOBER 2021</b></p> <p>TITLE: <b>PERSPECTIVE 2</b></p> <p>SHEET NO:</p>		
<b>A-6.2</b>		

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No.	Date
	
<b>PROJECT:</b> 682 GIBSONS WAY	
<b>DRAWN BY:</b> F.Y. A-A & S.A.	
<b>CHECKED BY:</b> Checker	
<b>SCALE:</b>	
<b>DATE:</b> OCTOBER 2021	
<b>TITLE:</b> PERSPECTIVE 3	
<b>SHEET NO.:</b> A-6.3	



**PROJECT:  
682  
GIBSONS  
WAY**

DRAWN BY:  
F.Y. A-A & S.A.

CHECKED BY:  
Checker

#### SCALE:

**DATE:**  
**OCTOBER 2021**

**TITLE:**

# RENDERING

For more information about the study, please contact Dr. Michael J. Hwang at (310) 206-6500 or via email at [mhwang@ucla.edu](mailto:mhwang@ucla.edu).

SHEET NO:

A-7.1



**PROJECT:  
682  
GIBSONS  
WAY**

DRAWN BY:  
F.Y. A-A & S.A.

CHECKED BY:

F.I.

**DATE:**  
**OCTOBER 2021**

**TITLE:**

# RENDERING

For more information about the study, please contact Dr. Michael J. Hwang at (310) 794-3000 or via email at [mhwang@ucla.edu](mailto:mhwang@ucla.edu).

**SHEET NO:**

TREE SCHEDULE			PMG PROJECT NUMBER: 20-101	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
7	CORNUS KOUA X NUTTALLII 'STARLIGHT'	STARLIGHT DOGWOOD	5CM CAL. 1.2M STD: B&B	
4	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	6CM CAL. 2M STD: B&B	
4	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PINAK	6CM CAL. 1.2M STD: B&B	
12	PSEUDOTSUGA MENZIESII	Douglas Fir	2.5M HT: B&B	



36" MADISON PLANTERS BY NORTHWEST LANDSCAPE SUPPLY



MAGLIN BENCH - MLB870 IPE, METAL TO BE BLACK



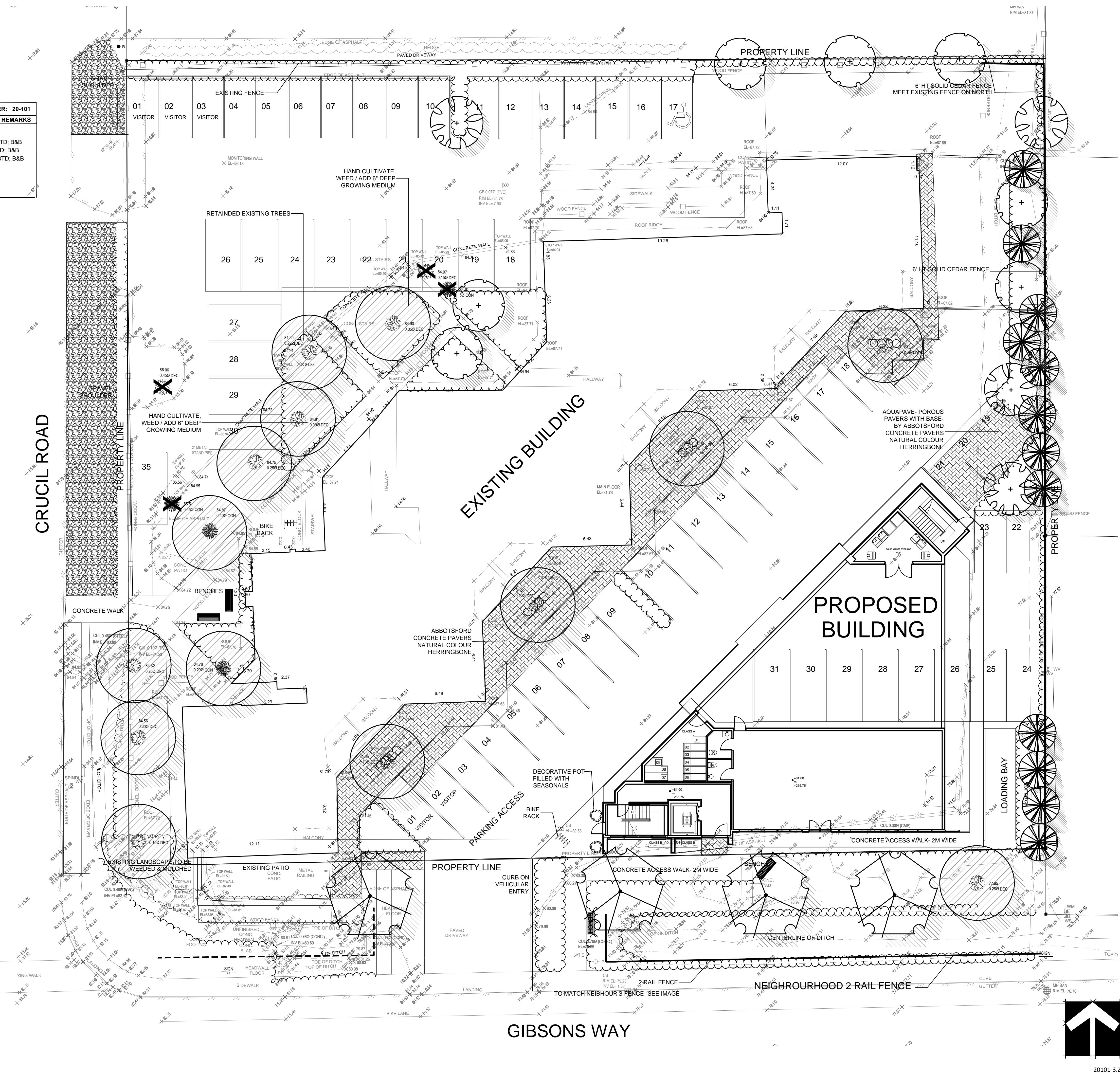
CORA BIKE RACK W3606- 4 BIKE BIKE RACKS- COLOUR BLACK



QUERCUS PALUSTRIS 'GREEN PILLAR'



LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'

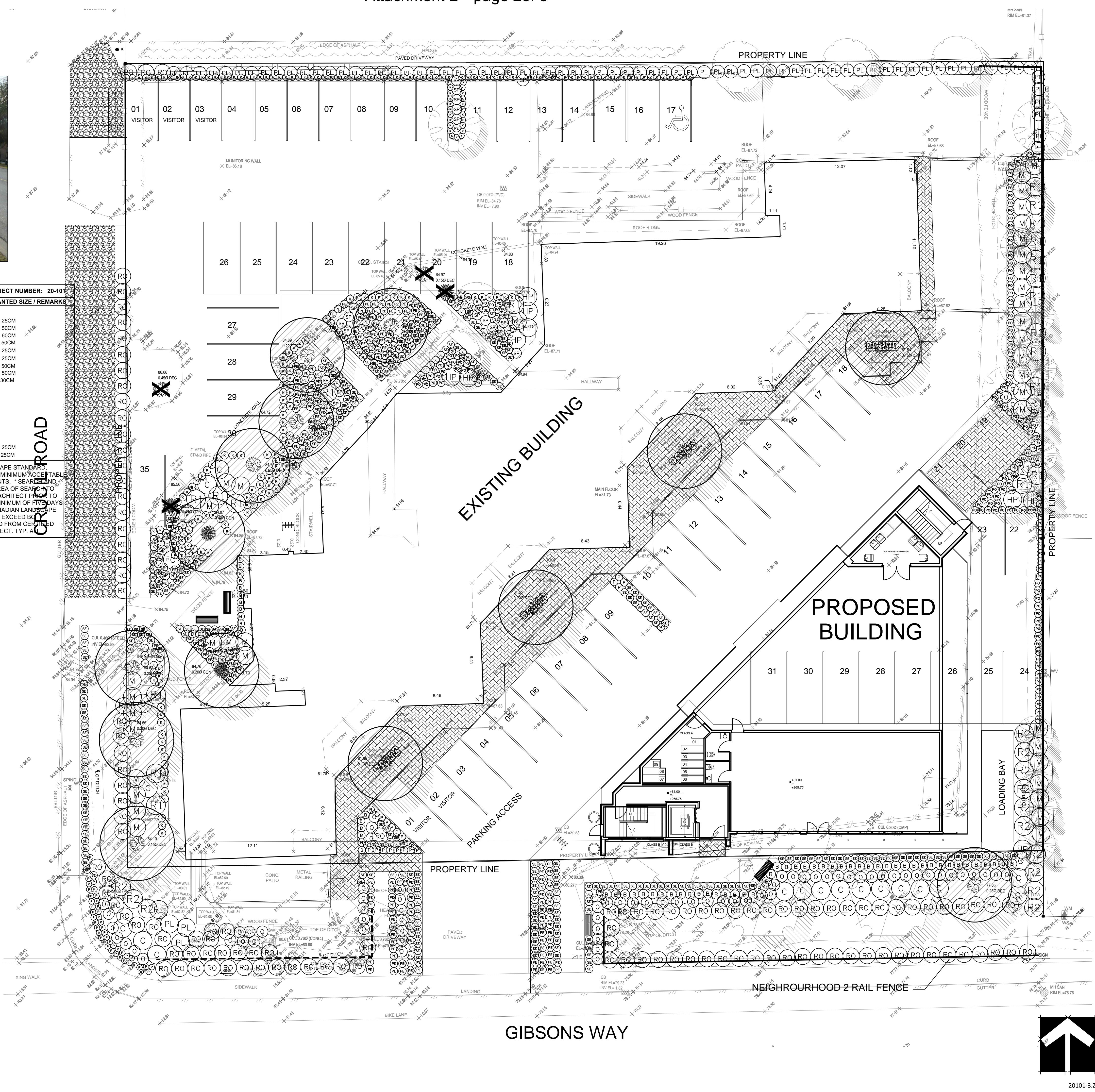




NEIGHBOURHOOD 2 RAIL FENCE

SHRUB SCHEDULE			PMG PROJECT NUMBER: 20-101	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB	72	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
	21	CEANOHTHUS THYSIFOLIUS 'VICTORIA'	CALIFORNIA LILAC	#3 POT; 50CM
	9	HYDRANGEA PANICULATA 'LITTLE LIME'	DWARF LIMELIGHT HYDRANGEA	#3 POT; 50CM
	78	MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT; 25CM
	39	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#2 POT; 25CM
	13	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#2 POT; 25CM
	23	RHODODENDRON 'ANAH KRUSCHKE'	RHODODENDRON; BLUE	#3 POT; 50CM
	23	RHODODENDRON 'COTTON CANDY'	RHODODENDRON; LIGHT PINK	#3 POT; 50CM
	28	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#1 POT; 30CM
GRASS	98	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT
	204	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
PERENNIAL	353	SEDUM 'AUTUMN JOY'	STONECROP	#1 POT
	146	POLYSTICHUM SETIFERUM	ALASKAN FERN	#1 POT; 25CM
	249	ARCTOPHYLLUM UVA URSI	KINNICKINICK	#1 POT; 25CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CLNA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINED MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEE LANDSCAPE ARCHITECT FOR PLANT MATERIAL AVAILABILITY AND APPROVAL FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEPARATION TO INCLUDE ALL PLANT MATERIAL PROVIDED BY LANDSCAPE ARCHITECT FROM SOURCE OF SUPPLY. \* ALL PLANT MATERIAL MUST BE PROVIDED BY LANDSCAPE ARCHITECT. \* MAKE ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FORTY DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT. TYP. A



PROJECT:  
**MIXED USE  
INFILL  
DEVELOPMENT**

682 GIBSONS WAY  
GIBSONS, BC

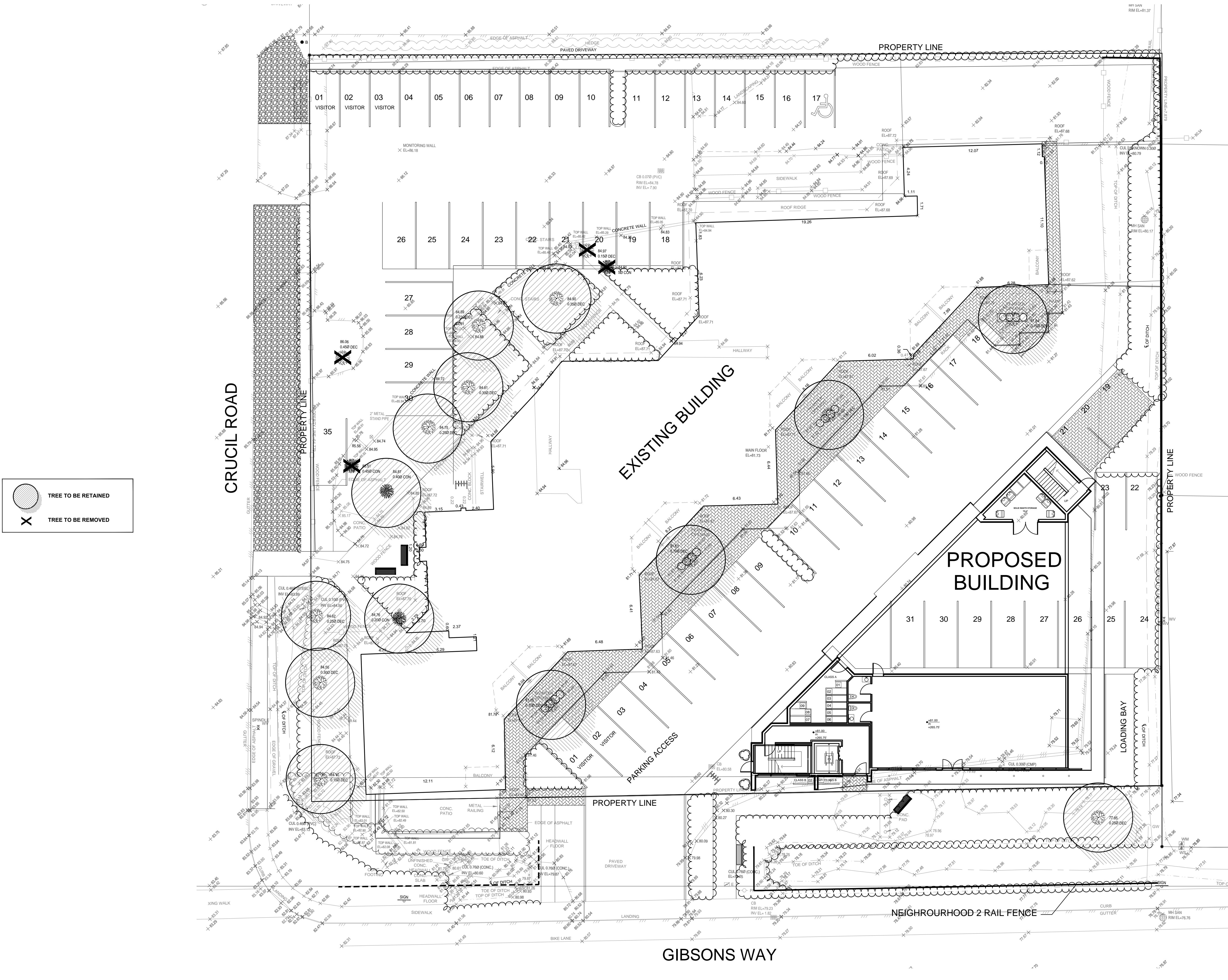
DRAWING TITLE:  
**SHRUB  
PLAN**

DATE: 20.AUG.26 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: JR  
DESIGN: JR  
CHKD: PC

**L2**

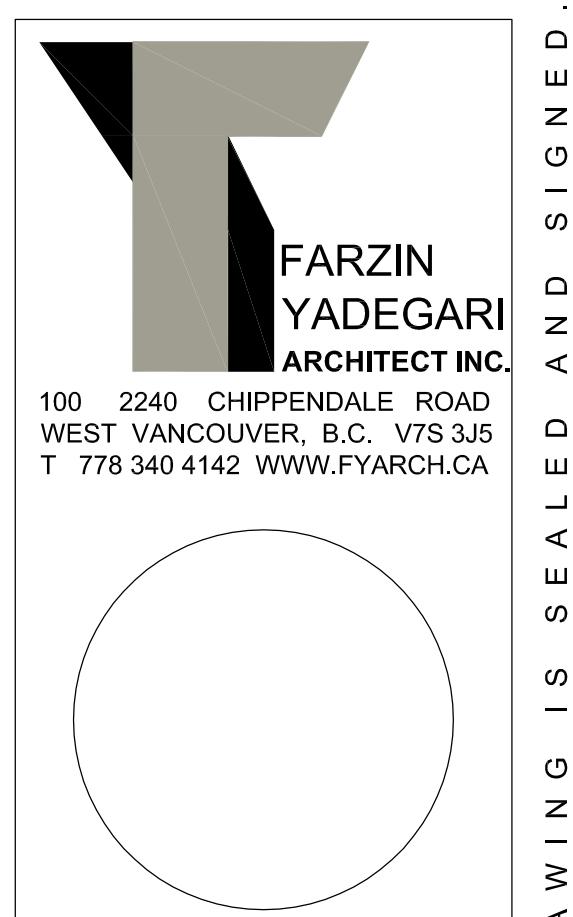
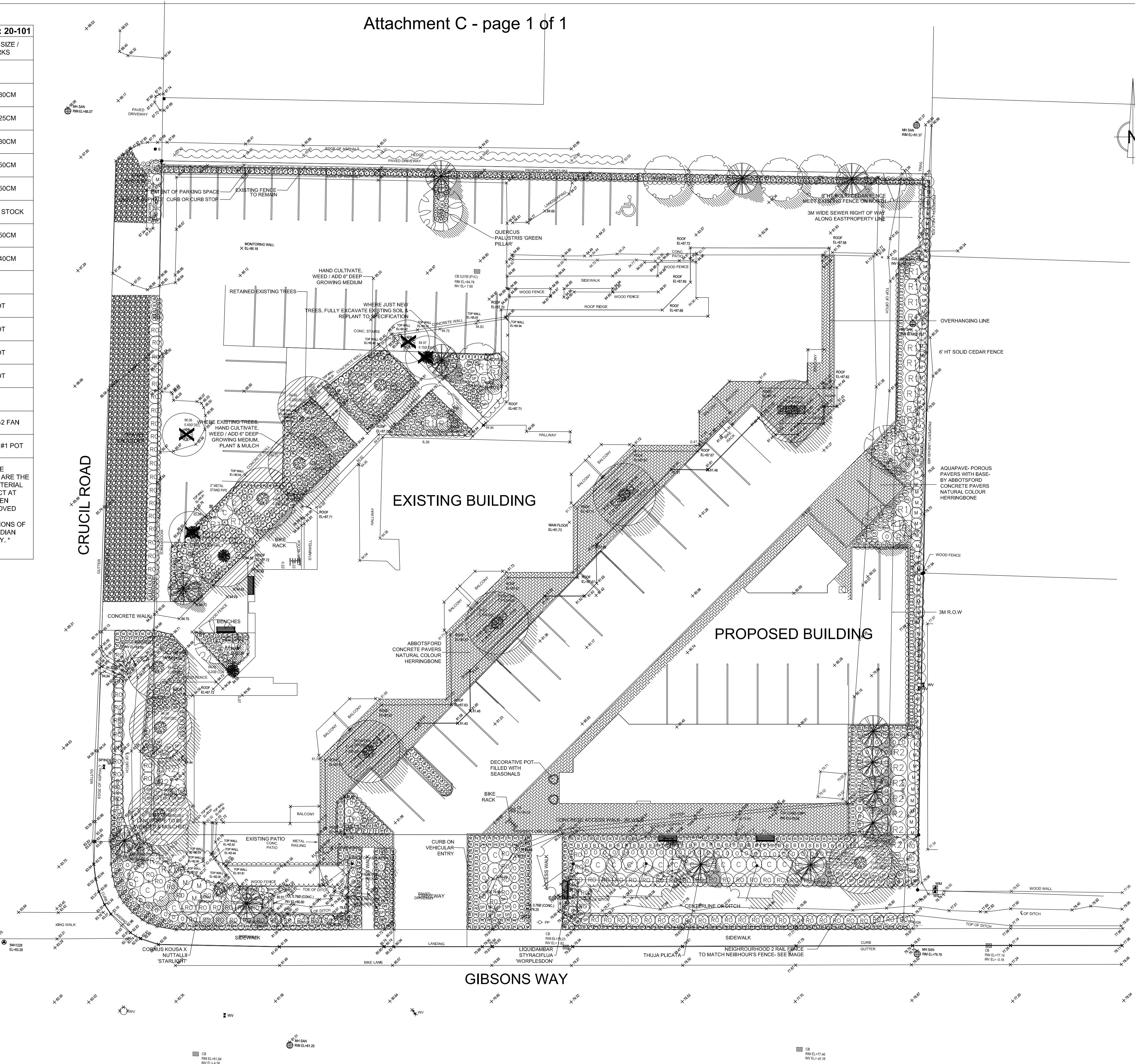
OF 3

PMG PROJECT NUMBER: 20-101



# Attachment C - page 1 of 1

SHRUB SCHEDULE				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>SHRUB</b>				
(A1)	8	ABELIA xEDWARD GOUCHER'	PINK ABELIA	#2 POT; 30CM
(B)	144	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
(HP)	57	HYDRANGEA PANICULATA 'BIG BEN'	BIG BEN HYDRANGEA	#3 POT; 80CM
(IC)	121	ILEX CRENATA 'GREEN THUMB'	HOLLY; COMPACT	#3 POT; 50CM
(O)	168	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
(R2)	36	RHODODENDRON 'ANAH KRUSCHE'	RHODODENDRON; BLUE	#5 POT; US STOCK
(R1)	24	RHODODENDRON 'COTTON CANDY'	RHODODENDRON; LIGHT PINK	#3 POT; 50CM
(SP)	94	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
<b>GRASS</b>				
(HS)	224	HELIOTRICHON SEMPERVIRENS'	BLUE OAT GRASS	#1 POT
(I)	318	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
(P)	206	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT
(PE)	279	PENNISETUM ORIENTALE'	ORIENTAL FOUNTAIN GRASS	#1 POT
<b>PERENNIAL</b>				
(D)	113	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY; YELLOW	#1 POT; 1-2 FAN
(L)	119	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	15CM POT; #1 POT
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWERMAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANYSUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.				



100 2240 CHIPPENDALE ROAD  
WEST VANCOUVER, B.C. V7S 3J5  
T 778 340 4142 WWW.FYARCH.CA

REVISION:

ISSUES:

PROJECT:

682 GIBONS WAY, GIBSONS

DRAWN BY:

CAD FILE:

SCALE: 1=100

DATE: NOV. 2022

TITLE:

LANDSCAPING

DRAWING NO.

L-1.1

## Staff Review of the proposed development at 682 Gibsons Way per applicable DPA3 Form and Character Guidelines

DPA 3 Guidelines	Staff Comments	Met?
<b><i>General Form and Character of Development</i></b>		
<i>To create a high quality, visually appealing development with a safe, comfortable pedestrian environment, the following guidelines shall apply:</i>		
<i>Innovative building design and configuration which introduces variety and detail to the buildings.</i>	<ul style="list-style-type: none"> <li>• Design form unique and suited to shape of the site</li> <li>• massing modulated vertically and horizontally</li> <li>• variety in finishing materials</li> <li>• detail in glazing, and awning</li> </ul> <p>Staff recommendation: re-addition of the beam awning support as in the prior design would enhance variety and detail</p>	Y
<i>Siting of buildings near the front of a parcel with the building's front face and main access facing the street</i>	The building and primary entrance are located at the front of the parcel, improving the street relationship.	Y
<i>Parking at the rear or side of buildings rather than the front.</i>	Parking at rear and under building; loading screened by building.	Y
<i>Significant landscaping adjacent to public roadways and integrated within the site, use of both architectural and landscape features to provide a "gateway" or distinct entrance.</i>	<p><u>Note: DP relates to onsite landscape only</u></p> <ul style="list-style-type: none"> <li>• small planters included adjacent and within the parking areas at the front of the existing building, and oriented to the site entrance.</li> <li>• Buffer planting strips proposed along the north and east property boundaries.</li> <li>• Larger plantings of shrubs and trees at east and west corner of the Gibsons Way frontage and west of driveway entrance.</li> <li>• Understorey and some additional trees and shrubs are added to improve existing garden areas at the rear of the apartment units.</li> </ul> <p>Extensive offsite plantings proposed on Gibsons Way and Crucil Road frontages are subject to offsite servicing agreement.</p>	Y

DPA 3 Guidelines	Staff Comments	Met?
<i>The form and character should support and enhance the small town character.</i>	The small scale of the building clustered on the site with the existing building along with design details such as traditional window grids and broken massing support and enhance small town character.	Y
<i>West Coast design features should be included in the design.</i>	The building incorporates wood-look siding combined with glass and pitched roof details – design features that staff finds lend to west coast character.	Y*
<i>The use of natural colours is encouraged, and the use of a variety of complementary colours as accents is also encouraged to promote visual interest.</i>	A large portion of the upper two storey frontages are white stucco, paired with cedar-look Woodstone lap siding, ‘urban blend’ (dark grey/brown) brick on the lower storey frontage and interior side wall, with black and grey accents and warm wood-look soffit finishing.  Staff notes that white stucco may require significant maintenance to maintain clean appearance and may reflect light harshly to neighbours.	Y*
<i>Design lighting to minimize light spill, glare and sky glow by using non-glare full cutoff fixtures.</i>	Building lighting is located under awnings, limiting skyward glare. However, pot lights under awning likely to reflect outward off of white siding on the south and east sides of the building causing glare and light spill.	N

### ***Building Form, Scale and Massing***

*To encourage varied building forms and to avoid creation of a commercial strip image, the following guidelines respecting massing and scale shall apply:*

<i>Varied building forms will be encouraged. Long, single story buildings should incorporate elements that add vertical definition such as sloped roofs or façade treatments such as facia or awnings.</i>	The building façade is articulated with variations in depth and with vertical variation of roofline and awnings at the first storey.	Y
<i>Large areas of blank wall are not acceptable on a face with a pedestrian or residential area orientation.</i>	Facades are broken up with glazing and architectural details on the Gibsons Way frontage. Some larger wall areas at the rear of the building are softened with proposed landscape planters at grade at the west side of the building.	Y

DPA 3 Guidelines	Staff Comments	Met?
<i>Wall lines should be off-set and modulated along the building elevation to create visual interest along the building section</i>	Wall lines are off-set and modulated vertically and horizontally.	Y
<i>Pitching and stepping down of rooflines should be incorporated to vary height in the roofscapes of buildings.</i>	Rooflines are pitched and articulated, providing interest and variation to the roofline.	Y
<i>Where commercial development incorporates a residential or multi-unit use on upper floors, a graded transition in the building height is desired to ensure adjacent properties are not faced with a massive wall.</i>	Upper Stories not stepped back. Awnings at first storey level contribute to comfortable pedestrian scale at grade	N
<b>Siting of Building and Structures</b>		
<i>To reduce the impact of the large parking areas associated with commercial areas, and to reduce the apparent width of Gibsons Way, the following guidelines respecting siting of buildings shall apply:</i>		
<i>Buildings should be sited with the entrance to the buildings facing the street (Gibsons Way, North Road or the access road) to encourage creation of an interest and access for pedestrians. Buildings on corner sites should have façade interest facing both streets.</i>	The building is located on and visually oriented to the Gibsons Way frontage. An existing and steeply sloped ditch with riparian area protections prevent direct pedestrian access to the commercial space from the street, through a front door is accessed via a parallel on-site sidewalk from the main driveway.	Y
<i>Parking should occur at the rear or side of buildings rather than the front and shall be buffered from view by significant landscape islands.</i>	Parking is provided at the rear of and beneath the building. New tree and shrub planting at the site entrance and adjacent the existing building buffer existing commercial parking on the site. Offsite frontage improvement and new landscape island and renovation of existing gardens at north side of the existing building will better buffer residential parking from Crucil Road.	Y
<i>Natural landscape which includes significant tree stands should be retained and incorporated into site development plans when feasible.</i>	No existing natural areas.	N/A

<b>Residential/ Commercial Buffers</b>		
<i>Effective transitions between commercial areas and adjacent residential properties can be achieved by:</i>		
<i>Fencing, combined with a broad area of landscape plantings (tree, shrubs).</i>	Wood fencing at the north, east and west property lines, combined with a tree, shrub and hedge plantings buffer neighbouring residential properties.	Y
<i>Dense shrubbery or hedges capable of impeding travel through to adjacent properties, and which is not visually transparent to adjacent properties.</i>		
<i>Creating a transition zone to complement the scale of the development, but not be less than 2.0 metres in width.</i>	Transition between the building and neighbouring property to east provided by a 6m building setback as well as low shrub plantings, a cedar fence and 5 trees at front and rear sides of the building, including 4 Douglas fir and two pin oaks.	Y
<i>Careful positioning of lighting, parking and access points to minimize impacts on adjacent properties.</i>	Access and parking are internal to the site, minimizing neighbour impacts.	Y
	Lighting design considers glare, but paired with white siding, may negatively impact neighbours with glare.	N
<b>Pedestrian Environment</b>		
<i>The transition from Gibsons Way edge to the building or parking edge should attempt to reduce the apparent width of Gibsons Way, encourage a “pedestrian friendly” environment and create a “green area” to reduce impacts of traffic. This can be achieved by application of the following guidelines:</i>		
<i>Buildings and structures should be pedestrian oriented at the ground level. This can be achieved by:</i> <ul style="list-style-type: none"> <li>• <i>an emphasis on the fenestration (the arrangement and positioning of windows)</i></li> <li>• <i>inclusion of weather protection along outside pedestrian routes through the use of awnings, arcades and canopies</i></li> <li>• <i>weather protection must be integral with the building form, and the materials and colors used should be consistent with the façade</i></li> </ul>	The Gibsons Way building frontage incorporates large windows. Sidewalks and weather protection via roof overhangs and a projected awning at the first storey level are provided at the front of the building. Pedestrian shelter of an awning at the rear of the building is prevented by the need for 6m fire access.	Y
<i>A minimum 3.0 metre planted edge between the sidewalk and the building or parking edge should be established (see illustration below).</i>	The plan relies on frontage and island plantings to buffer the building. No plantings are proposed between the sidewalks and new building.	N

<i>Providing pedestrian amenities within the 3.0 metre transition zone between the sidewalk and the building or parking edge such as benches, shelters, alcoves, seating, walls, trellises and arbors and pathways to the adjacent businesses.</i>	A sidewalk connection from street to the building front entrance is proposed. A previously proposed bench in the frontage was removed at the request of the infrastructure department to have no structures installed on public land. Frontage design details are to be reviewed at time of building permit.	Y
<b>Landscaping</b>		
<i>A detailed professional landscaping plan shall be provided.</i>	Detailed landscape plan provided.	Y
<i>Emphasis on major road edges is required through a combination of "street trees" and lower plantings.</i>	Mixed tree and shrub plantings are proposed in 3 plantings onsite fronting Gibsons Way, and at the interior and north edge of the site on Crucil road. The only onsite landscape buffer to the parking area on crucil road is a proposed fence.  Significant landscaping with trees and shrubs is proposed on and off-site on the Crucil and Gibsons Way frontages as shown in the Shrub planting plan, though offsite works are not subject to the DP and are to be reviewed at building permit. *Staff reminds the Committee and Council to therefore consider only plantings located within the property line in respect of the DPA3 Development Permit.	Y*
<i>Native plant materials are preferred and shall include a mix of coniferous and deciduous species.</i>	A variety of native and non-native trees and shrubs are proposed. Proposed shrubs are a mix of deciduous and broadleaf evergreen species. Proposed trees include a mix of deciduous dogwood, sweetgum and pin oak and coniferous Douglas fir.	Y
<b>Parking</b>		
<i>Parking should not visually dominate a development. Parking areas should be integrated into developments by such means as incorporating significant landscaping, coordination of outdoor elements and linking of buildings with parking by distinctively paved walkways.</i>	The proposed new building will reduce the dominance of parking on the property.	Y
<i>Parking lots should be paved and shall include landscaped areas within the lot. No more than 10 parking stalls in a row should be allowed without a landscaping break.</i>	Parking is paved.	Y

	Landscape islands are provided ensuring there are no more than 10 parking stalls in a row at rear of building though a recent landscape plan update removed the parking island separating spaces to max 10 in the front lot.	N
<i>Low, dense screening of street fronting stalls is required. This can be achieved through the use of landscape materials, or a combination of landscape features such as arbors or trellises which run the length of the parking area.</i>	Parking stalls are located at the interior of the site, not fronting the street.	Y
<i>Support service facilities and structures such as loading bays, refuse containers, storage areas, and utility services should be located and screened with walls, fencing, hedging, planting, other screening materials or a combination of these materials to minimize visibility from public areas.</i>	Loading bay at rear of new building and screened by building and landscaping. Garbage and recycling storage is enclosed beneath the building adjacent underground parking.	Y
<b>Signage</b>		
<i>All signs should be architecturally coordinated with the overall design of buildings and landscaping and may require modification of corporate or franchise design elements</i>	Proposed signage is minimal and located cleanly within a single band at ground floor level	Y
<i>Multi-unit buildings are encouraged to have an attractive, simple, single entry sign rather than multi-tenant signs which create a cluttered appearance.</i>	Only a single new commercial unit proposed. Coordinated and minimal sign bands proposed in case the unit is split through a future building permit.	Y
<i>Freestanding signs should be restricted to a maximum height of 4.5 metres above grade.</i>	No new freestanding sign proposed; new signage to require a sign permit if proposed after DP approval. Existing freestanding sign encroaches on Town land.	N/A
<i>Freestanding signs should reflect a West Coast character by using elements of wood and / or stone.</i>	No sign proposed.	N/A



# DEVELOPMENT PERMIT

FILE NO: DP- 2022-08

TO: **Masoud Nasari**

ADDRESS: **300-2240 Chippendale Avenue  
West Vancouver, B.C. V7S 3J5**  
(Permittee)

- 1) This Development Permit is issued subject to compliance with all of the Bylaws of the Town of Gibsons applicable thereto, except those specifically varied or supplemented by this Permit.
- 2) The Development Permit applies to those "lands" within the Town of Gibsons described below:

**Parcel Identifier:** **007-757-255**

**Legal Description:** **LOT 86, EXCEPT PART IN PLAN 15058, BLOCK 7  
DISTRICT LOT 688 PLAN 14641**

**Civic Address:** **682 Gibsons Way, Gibsons, B.C.**

- 3) The lands are within Development Permit Area No.3 for form and character.
- 4) The "lands" described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit which shall form a part thereof.
- 5) The building form and character is required to conform to the following plans:
  - Development Plans, titled: *682 Gibsons Way Architectural Development Permit Set*, by Farzin Yadegari Architect Inc., dated October 2021
  - Landscape Plans titled: *Landscape Plan – Mixed Use Infill Development 682 Gibsons Way, Gibsons BC (Sheets L1, L2 and L3)*, by PMG Landscape Architecture and dated **May 31, 2021**. (subject to revision)
- 6) This Development Permit applies to the form and character on the site. For details shown in off-site areas the plans may be subject to change following the provisions of a Servicing Agreement.
- 7) This permit does not exempt the application from addressing requirements of the Town of Gibsons Tree Preservation Bylaw.
- 8) Minor changes to the aforesaid drawings that do not affect the intent of this Development Permit or the general appearance of the buildings and character of the development may be permitted, subject to the approval of the Director of Planning.
- 9) If the Permittee does not commence the development permitted by this Permit within twenty four months of the date of this Permit, this Permit shall lapse.
- 10) This Permit is NOT a Building Permit.

Development Permit 2022-08

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- 11) As a condition of issuance of the Building Permit, Council requires that the Permittee provide security for the value of \$ **XX,XXX** to ensure that the on-site landscaping component of the development is carried out in accordance with the terms and conditions set out in this permit.
- (a) The condition of the posting of the security is that, should the Permittee fail to carry out the development hereby authorized according to the terms and conditions of this Development Permit within the time provided, the Town may carry out the development or any part of it by its servants, agents or contractors and deduct from the security all costs of so doing, it being understood that the surplus, if any, shall be paid over to the Permittee.
  - (b) If on the other hand, the Permittee carries out the landscaping component of the development permitted by this Development Permit within the time set out herein, the security shall be returned to the Permittee.
  - (c) Prior to issuance of a Building Permit, the Permittee is to file with the Town an irrevocable Letter of Credit or Certified Cheque as security for the installation of hard and soft landscaping in accordance with approved plans, such Letter of Credit to be submitted to the Town at the time of the Building Permit application.
  - (d) The Permittee shall complete the landscaping works required by this permit within six (6) months of issuance of the Building Permit.
  - (e) If the landscaping is not approved within this six (6) month period, the Town has the option of continuing to renew the security until the required landscaping is completed or has the option of drawing the security and using the funds to complete the required landscaping. In such a case, the Town or its agents have the irrevocable right to enter into the property to undertake the required landscaping for which the security was submitted.
  - (f) Upon completion of the landscaping, a holdback of 10% of the original security, plus any deficiencies, will be retained for a 1-year period, to be returned upon written final approval from the Landscape Architect.

The following standards for landscaping are set:

- (i) All landscaping works and planters and planting materials shall be provided in accordance with the landscaping as specified on the Site Plan and Landscaping Plan which forms part of this Permit.
- (ii) All planting materials that have not survived within one year of planting shall be replaced at the expense of the Permittee.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS THE **XX DAY OF <month>, 2023.**

ISSUED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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Silas White, Mayor

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Rebecca Anderson, Corporate Officer