



DEVELOPMENT PERMIT

NO. **DP-2021-25**

TO: **Rafael Santa Ana**

ADDRESS:



(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: 010-636-056

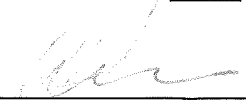
Legal Description: LOT 11 OF LOT 1 BLOCK 7 DISTRICT LOT 688 PLAN 7392

Civic Address: 672 North Road, Gibsons, BC, VON 1V9

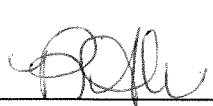
- 3) The lands are within Upper Gibsons Commercial Development Permit Area No. 3 for form and character.
- 4) The "lands" described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit which shall form a part thereof.
- 5) The building form and character is required to conform to the following plans:
 - Project Summary titled: Driftwood Gibsons Project Summary, by RSAAW and dated October, 2021
 - Architectural Drawings for Driftwood Gibsons, 672 North Road by Rafael Santa Ana Architecture Workshop Inc, dated July 2018 and revised 2021-11-10.
 - Landscape Plans by Heather Davidson Design titled Driftwood Gibsons, dated 2018-09-17 and revised 2022-02-17
 - Renderings provided for Council Review December 7, 2021 and labelled *Attachment D*.
- 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) 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. This includes a minor change approved on
- 8) 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.

- 9) This Permit is NOT a Building Permit.
- 10) As a condition of the issuance of the Building Permit, Council requires that the Permittee provide security for the value of \$ **100,000** 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.
 - (g) 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 **R2021-430** PASSED BY COUNCIL THIS 7TH DAY OF DECEMBER, 2021. ISSUED THIS 26TH DAY OF APRIL 2022.



Bill Beamish, Mayor



Rebecca Anderson, Corporate Officer

driftwood gibsons

PROJECT SUMMARY

Date: October 2021

Overview: General Design

Driftwood Gibsons is a mixed-use project with commercial at grade level and proposed 14 residential units on the upper levels. The development is located next door to the Heritage Playhouse, at the intersection of North Road and Gibsons Way – the gateway between Lower and Upper Gibsons, with walking access to both.

While having only one circulation corridor, the residential units are spread onto three levels, taking advantage of the nature of the sloped terrain. Five of the suites are single level, while the remaining seven have a walk-up or walk-down condition. All residential units are designed to have views to the south – providing ocean and marina views to residents and maximizing a sense of connection to the heart of Gibsons' heritage waterfront.

Driftwood Gibsons' unique contemporary design distinguishes the project from surrounding buildings, while still respecting the surrounding context through use of colour and materials. The materiality and expression of the building evokes the natural landscape of the Sunshine Coast, using the spirit and colours of natural driftwood on the cladding, and playing with the tones of natural wood when the volume of the building is carved to allow for outdoor rooms. With hues similar to those found on the local beaches, Driftwood Gibsons carries a palette that promotes subtle colours and textures all directed to enhancing the residential component, while allowing for the pragmatism of glass to evidence the commercial space below.

Sustainability

Driftwood Gibsons has been conceived as an environmentally and socially responsible building. The developer and architect believe strongly in future-proofing all developments and minimizing the impact of development on the environment by designing efficient spaces that encourage major changes in the way we live, reducing energy use and reconfiguring community living by encouraging efficient typologies. The developer wishes to push this even further, achieving PassiveHaus standards, and if possible, certification, and making Driftwood Gibsons an example of an economically feasible sustainable development. From the construction materials chosen to the landscaping elements used, every care will be taken to minimize this project's impact on the beautiful ecosystem of the Sunshine Coast.

Building Scale and Massing

Designed as a modest development, the bulk of the Driftwood Gibsons building does not occupy the entire site's footprint, but rather allows for ample landscaping, a commercial unit plaza, and parking around the building, reducing the feeling of mass covering the site. We have reduced the density that the site will allow to the bare minimum while still working with the parking implications required. What this means is that rather than maximizing unit density with a three-storey 30-unit building and two underground levels of parking, we've decided to approach a less aggressive scheme where we don't impact the landscape with excavation and we reduce the massing impact on site.

The public's street experience from the west is that of only two units and the entry, as it minimizes the elevation to that of a duplex. All residential programming (i.e., elevator, lobby, stair core) is oriented toward the street, while commercial manifests completely on the south side of the building, facing the Heritage Playhouse. We are seeking opportunities of interactions between the Playhouse and the commercial unit.

The sense of the building's mass is also mitigated by the use of glazing at grade level – allowing light to penetrate through the building, promoting a sense of permeability and north/south connection. The suspended design of the residential levels makes the building seem to hover, thus further breaking up the sense of the massing. In addition, the building adapts to the sloping site forming two clusters at different grades throughout three levels to separate the building into two volumes.

Building Wall Design

The prevailing exterior design for the upper volume will be weathered cedar-like wood siding in a randomized pattern, while every incision (i.e., balcony, returns, fragmentation of the massing) takes on the colours of a fresh cut on a found piece of weathered timber.

Glazing is chosen for the grade level to enhance a sense of permeability, not a “wall”, providing an attractive contrast with the upper levels clad in natural coloured wood siding, reflecting the coastal setting of Gibsons.

Additional visual interest will be provided by breaking up the massing with the introduction of subtle earth and sea colours on window frames and railings; colours inspired by local fibre arts and marine wildlife.

Roof Design

The roof system is vaulted at the interior, providing a sense of space and lightness. The exterior of the roof will be a metal standing seam system in a pitched roof design that plays on the rural barn-like typologies of the area. The roof line is broken mid-building as the building follows the east-west slope, broken into two configurations that offer a reversed pitch. The east volume maximizes exposure to the south, while the west volume minimizes its pitched roof to the south, thus serving as a shield to itself and to the east volume.

The essential roof design plays on First Nations longhouse volumes, while striving to follow PassivHaus construction that demands the eradication of unnecessary roof line complications that result in efficiency loss. The location of the roof ridge lines is carefully chosen to minimize shadow impact and volumetric legibility at streetscape.

Galvanized metal standing seam or inverted standing seam will be targeted for roof cladding, with the target of seamless gutters to minimize the intervals of downspouts.

Integration with Surrounding Areas

Driftwood Gibsons is designed to complement the immediate surrounding streetscape. Care has been taken to ensure the building does not have a negative impact on views or shadows cast on adjacent properties. The building is sited towards the south of the lot to allow for more space between the current single-family property to the north.

The inclusion of a commercial unit at grade and welcoming landscaping close to the sidewalk will ensure pedestrian circulation is encouraged and may enhance the attractiveness of the neighbouring amenities such as the Heritage Playhouse and St. Bartholomew’s Church.

Retaining walls will be terraced to reflect the sloping site where applicable and will not exceed 4ft in height.

The development is oriented with all residential units having views to the south, allowing residents to have a visual connection with the heart of Gibsons marina.

Sense of Place: Development Identity

A welcoming, well-defined entry is provided, with a lit building name sign facing the street, contributing to the residents’ sense of belonging to place.

Street level landscaping provides some privacy within the development and parking stalls are recessed away from the street to ensure the pedestrian entry is favoured.

Amenity Space: Private Areas

Each residential unit will feature a minimum of one generous balcony with southern views. Each balcony is semi-enclosed to provide a feel of an outdoor room – giving privacy, security, and shelter from the elements. The design ensures that no two balconies are adjacent to further ensure resident privacy.

Site amenity areas are included in the landscape plan, and include benches, garden walkways, and a potential children’s play area.

Amenity Space: Fitness Centre and Co-working Space

The building will offer residents a fitness centre and a shared workspace, enhancing the health and wellbeing of residents and encouraging a vibrant remote work culture.

Landscaping

Street level landscaping will include private meditative seating areas, group seating areas and varied walking pathways around the site. The inclusion of a driftwood-themed play area is being considered to provide a healthy and attractive place for families to enjoy recreation.

Trees will be planted along the street edge of the site to provide a boulevard feel and extensive landscaping using both evergreen and deciduous will provide visual interest and a healthy environment throughout the seasons.

The south of the property will be split into an upper plaza primarily serving the commercial unit, and a lower plaza serving the residents. In addition to the change in grade, the commercial patio will be separated from the residential gardens by attractive privacy screens and other landscaping elements. The inclusion of irrigation via stormwater infiltration throughout the landscaping is being studied. Also proposed is a permeability between the Driftwood Gibsons site and the neighbouring Heritage Hall, via the use of walkways and lighting.

The landscape plan also includes earth berms in conjunction with low retaining walls and vegetation facing the street to work with natural contours, minimizing excavation and shielding from vehicle noise and visual pollution.

Fencing

Street facing fencing is not envisaged at this time as intelligent landscaping should provide the required privacy and interest. Fencing is proposed surrounding the parking area, as well as the lower patio. The fence at the lower patio is proposed as a powder coated aluminum fence with cedar inlay, and will provide screening and a sense of enclosure to the residents using the lower patio. The fence surrounding the parking area is proposed at 6' ht., dark grey metal frame with vertical metal pickets, and will provide a measure of security while remaining visually permeable.

Parking Areas and Vehicle Access

Parking is provided at grade, with some stalls being located under the partial cover of the east portion of the building overhang. Visitor stalls will be located close to the entrance and clearly marked. Parking will be screened from neighbouring properties through landscaping and by the volumetric nature of the building's footprint.

Signage and Lighting

Building signage will be provided at or below eye level facing the street to enhance the project identity and to give residents a sense of belonging. All other signage shall be modest in size and designed with an elegant yet quiet pride, so as not to present a cluttered look.

Building lighting will all be down-focused and will be used to provide a welcoming entrance, providing safety and security without causing undue light-spill. Parking and landscape lighting will be night-sky friendly and low voltage, complying with prescriptive ASHRAE guidelines, exceeding industry standards.

Central Recycling Area

A well-lit, ventilated garbage and recycling room is provided, within easy reach of each unit. The room is designed with washable surfaces with hose bib on site and is designed to be wildlife safe and easily serviceable to third party waste management services.

Stormwater Management and Drainage

While this project is not within the Upper Gibsons Neighbourhood Plan, we nevertheless aim at servicing stormwater management passively, by gravity-fed connections to the south, using the new infrastructure that the Town of Gibsons has implemented, via an RoW or similar through the Heritage Playhouse site. For drainage we shall connect through the north-east corner with the existing infrastructure. We will try to bring all watershed run-off runoff from roofs to irrigation systems where possible.



DWG

Driftwood Gibsons

No.	Date	Issue Notes
A	18-8-30	issued for review
B	18-9-18	Develop. Permit
C	21-11-02	issued for review
D	21-11-10	DP Revision 1

Project Data

Civic Address
672 North Road
Gibsons BC V0N 1V9

Legal Description
LOT 11 OF LOT 1 BLOCK 7
PLAN VAP7392 DISTRICT LOT 688

PID
No. 010-636-056

Zoning
Upper Gibsons Commercial
District 1 - C-1

Utilities
Water, sewer and storm sewer at North Road

Site Coverage
allowed 80%
proposed 53%

Building Setbacks
rear lot line = 6.00m

Building Height
allowed = 12m from natural average grade
proposed =13.46 m to ridge, complies with
part II - 201 definitions - (building height) and
is within the additional 1460 mm clearance

Notes:
• Architectural set prints correct scale when
sheet size is 22" x 34"
• All dimensions are in mm except where
indicated

Code Analysis

Bylaw
Zoning Bylaw #1065, 2007

Code Edition
BCBC 2018

Zone
Upper Gibsons Commercial District 1 (C-1)

Land Use
Medium Density Residential

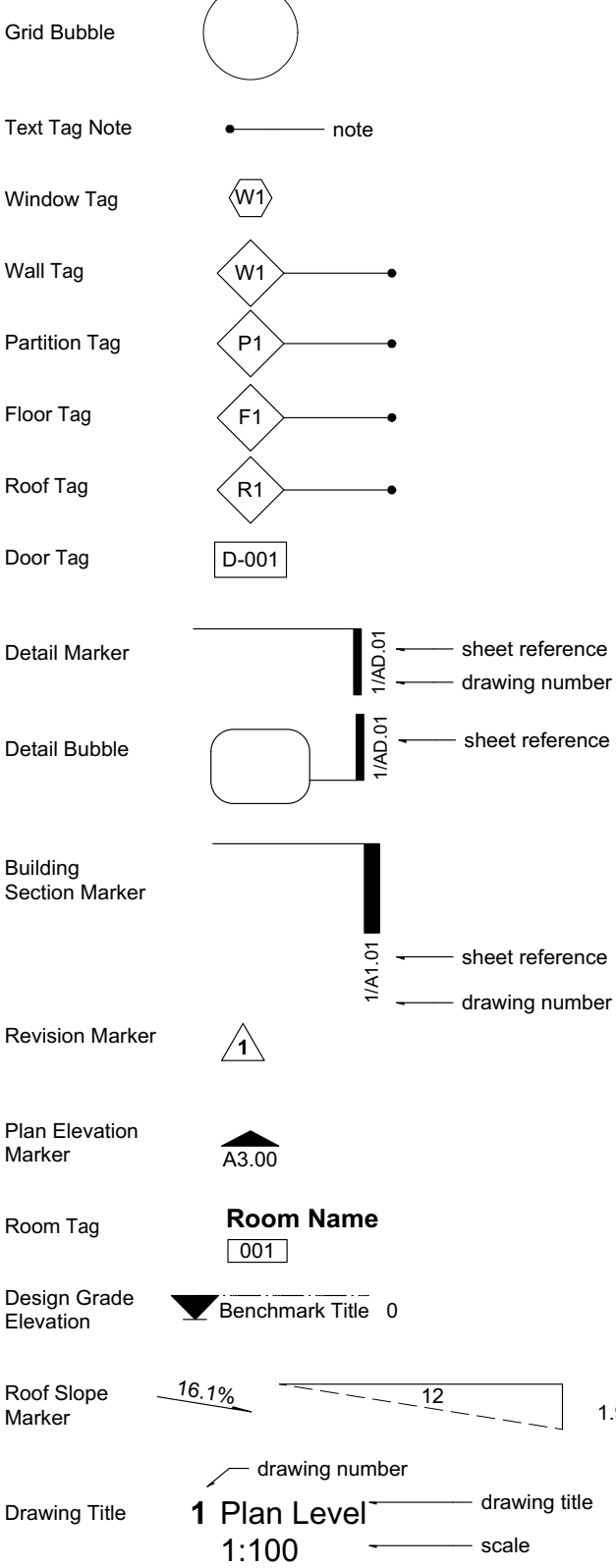
Neighborhood
Creekside/ Hillcrest

Site Area
Total site area= 1,863.77 sqm
Site dimensions= ± 63.4m x 28.8 m

Lot Coverage Area
Proposed lot coverage = 983.33 sqm (53%)

Net Density
Proposed total gross floor area = 1,485.86 sqm
Dwelling units = 14

Architectural Symbols



Drawing List

Architectural

A0 General
A0.00 Cover + Data
A0.01 Site Context
A0.02 Site Plan
A0.03 Site Coverage Overlay

A1 Plans
A1.01 Ground Level Plan
A1.02 Level 1 Plan
A1.03 Level 2 Plan
A1.04 Level 3 Plan
A1.05 Roof Plan

A2 Sections
A2.01 Section AA' + Section BB'
A2.02 Section CC'

A3 Elevations
A3.01 North Elevation
A3.02 South Elevation
A3.03 West Elevation + East Elevation

A9 Material Board
A9.01 Material Board
A9.02 Material Board

Survey

J8018_T18035C.dwg site survey

Landscape

L1.1 Landscape Site Plan

Civil

Servicing Key Plan

No.	Date	Appr	Revision Notes
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RSAAW
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Driftwood Gibsons
672 North Road

scale NTS	drawn by BD/LDC
date 11 July 2018	reviewed by RSA
project code DWG	status DP



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Contractor
TBC

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Geotechnical
Geopacific
Marian Letavay
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Vancouver BC V6P 6P2

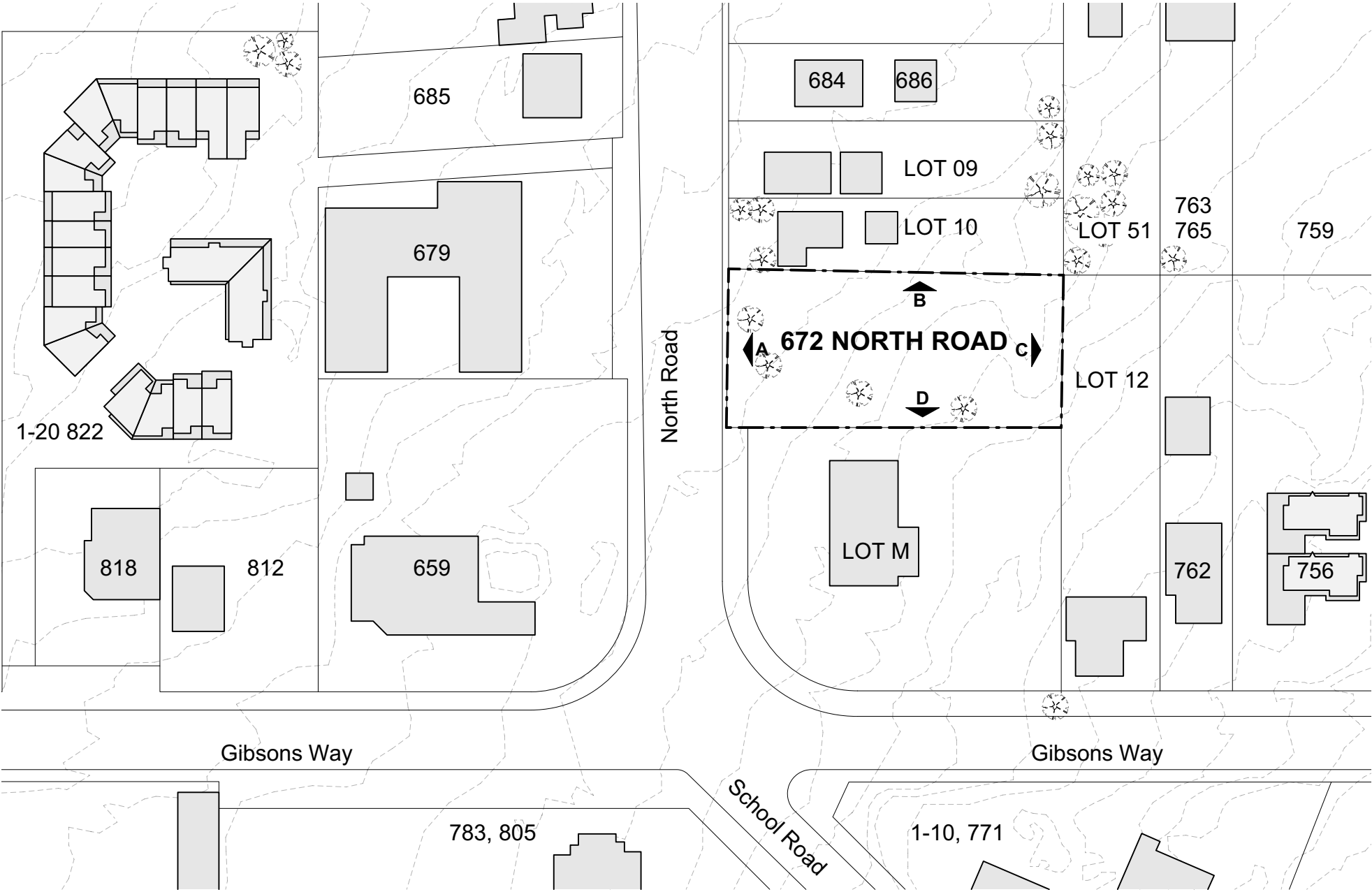
letavay@geopacific.ca
604.439.0922
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Surveyor
Hobbs, Winter & MacDonald
BC Land Surveyors
Mike Vail
113-828 Harbourside Dr
North Vancouver BC V7P 3R9

mike@hmse.ca
604.986.1371
www.hwmsurveys.com

Cover + Data

A0.00



1 Context Plan
1:1000



A View of context to the West of site



C View of context to the East of site



D View of context to the South of site



B View of context to the North of site

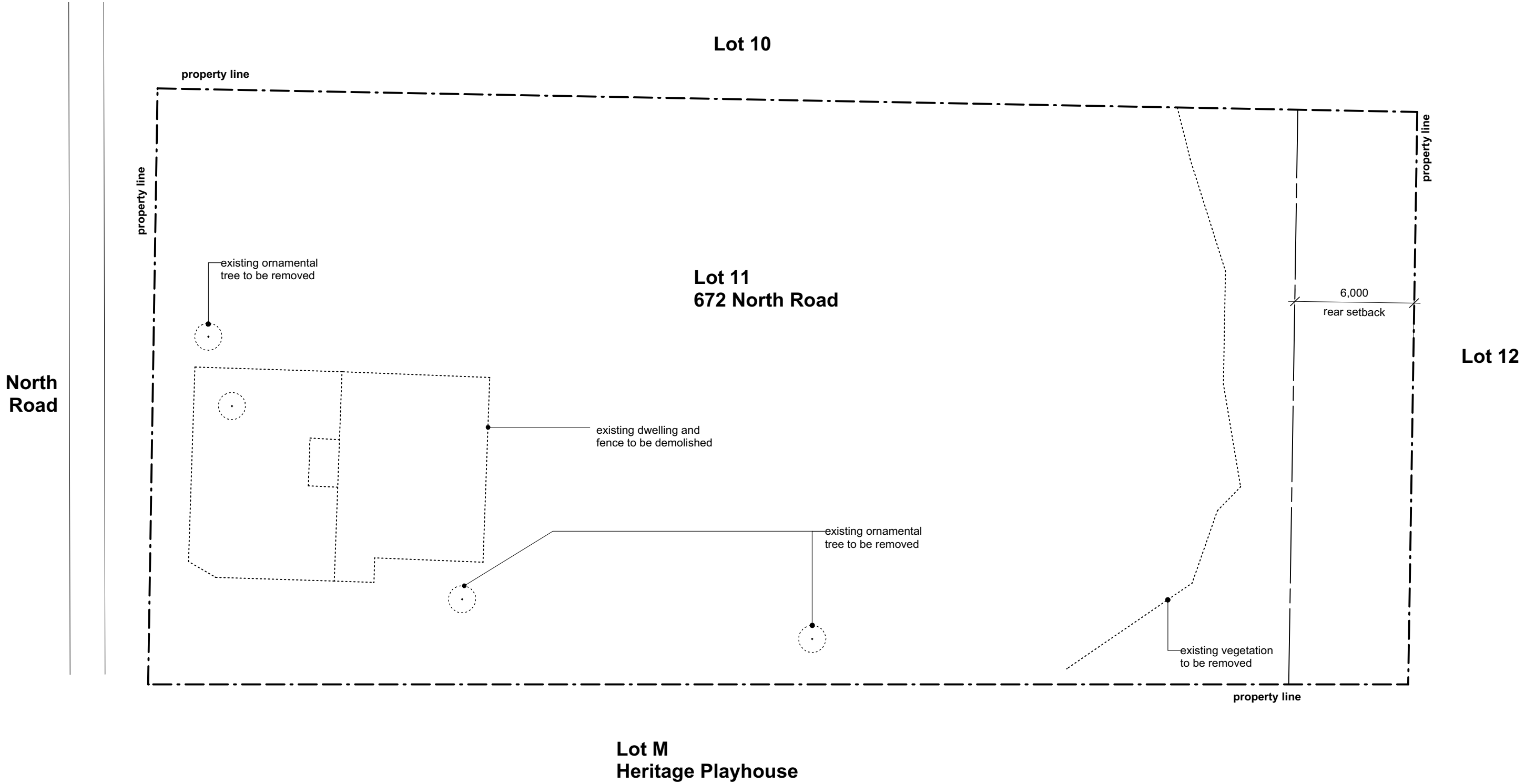


D View of context to the South of site

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2 Existing Aerial View
NTS



3 Existing Site Plan
1:200

No.	Date	Appr	Revision Notes
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Driftwood Gibsons
672 North Road

scale as noted	drawn by BD/LDC
date 11 July 2018	reviewed by RSA
project code DWG	status DP



- 1 roof standing seam
- 2 parking/ vehicle circulation
- 3 landscape (refer to L1.01)
- 4 new relocated sidewalk
- 5 existing sidewalk
- 6 uncovered patio

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Driftwood Gibsons
672 North Road

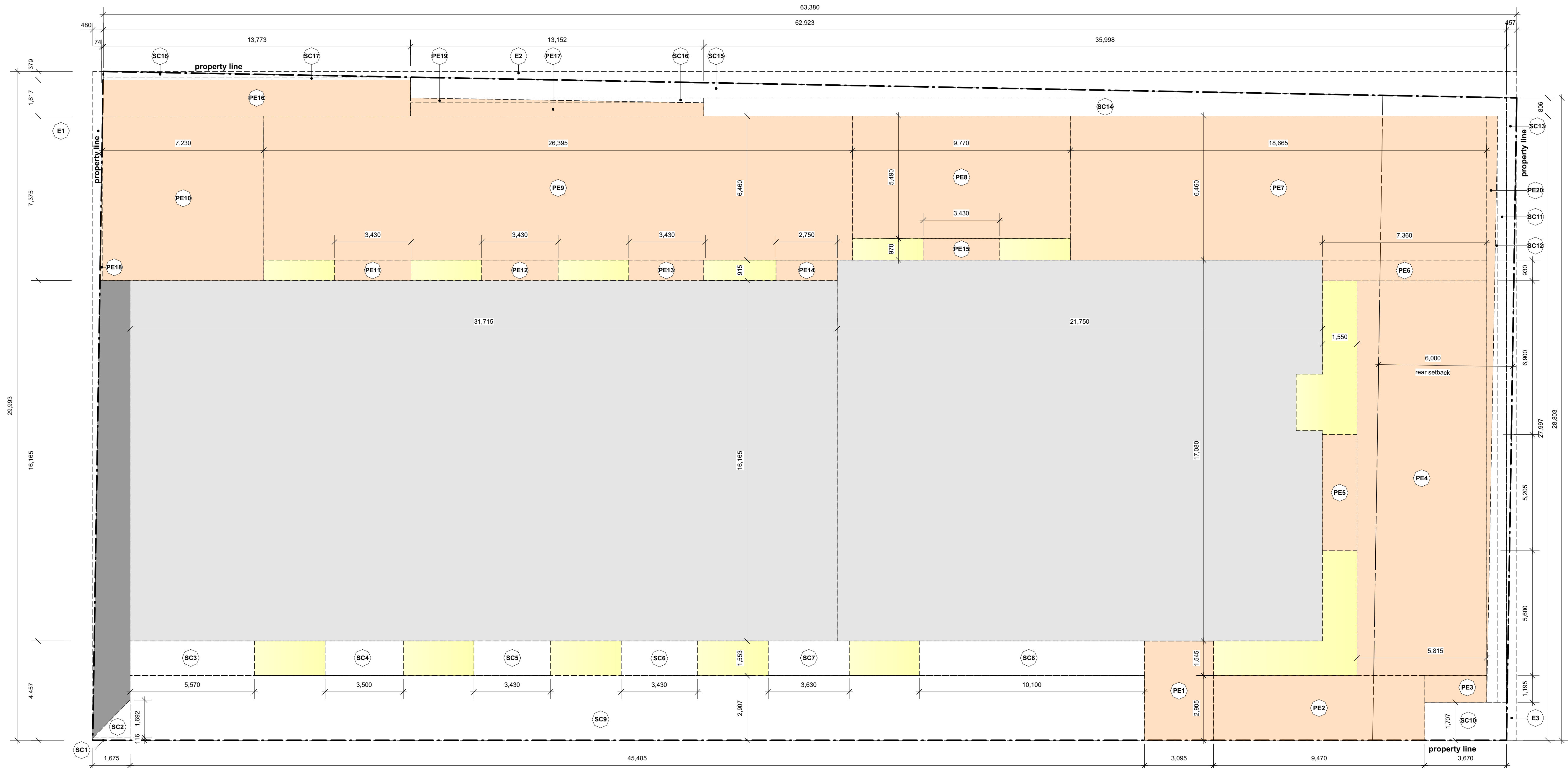
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date 11 July 2018	reviewed by RSA
project code DWG	status DP

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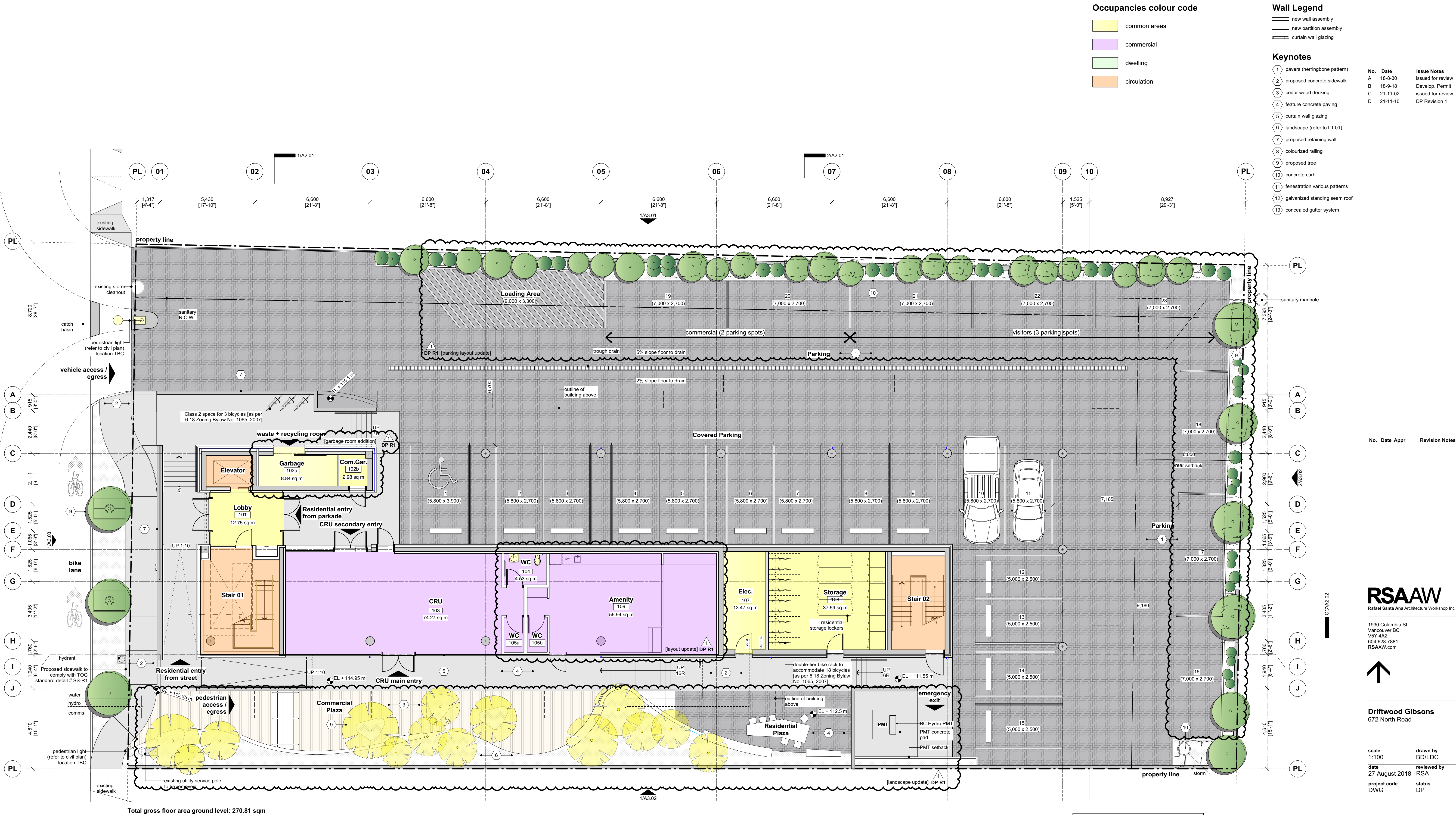
- Refer to ground plan level for parking info
- For existing site plan refer to page A0.01

Site Plan

A0.02



A0.03



No. Date Appr Revision Notes

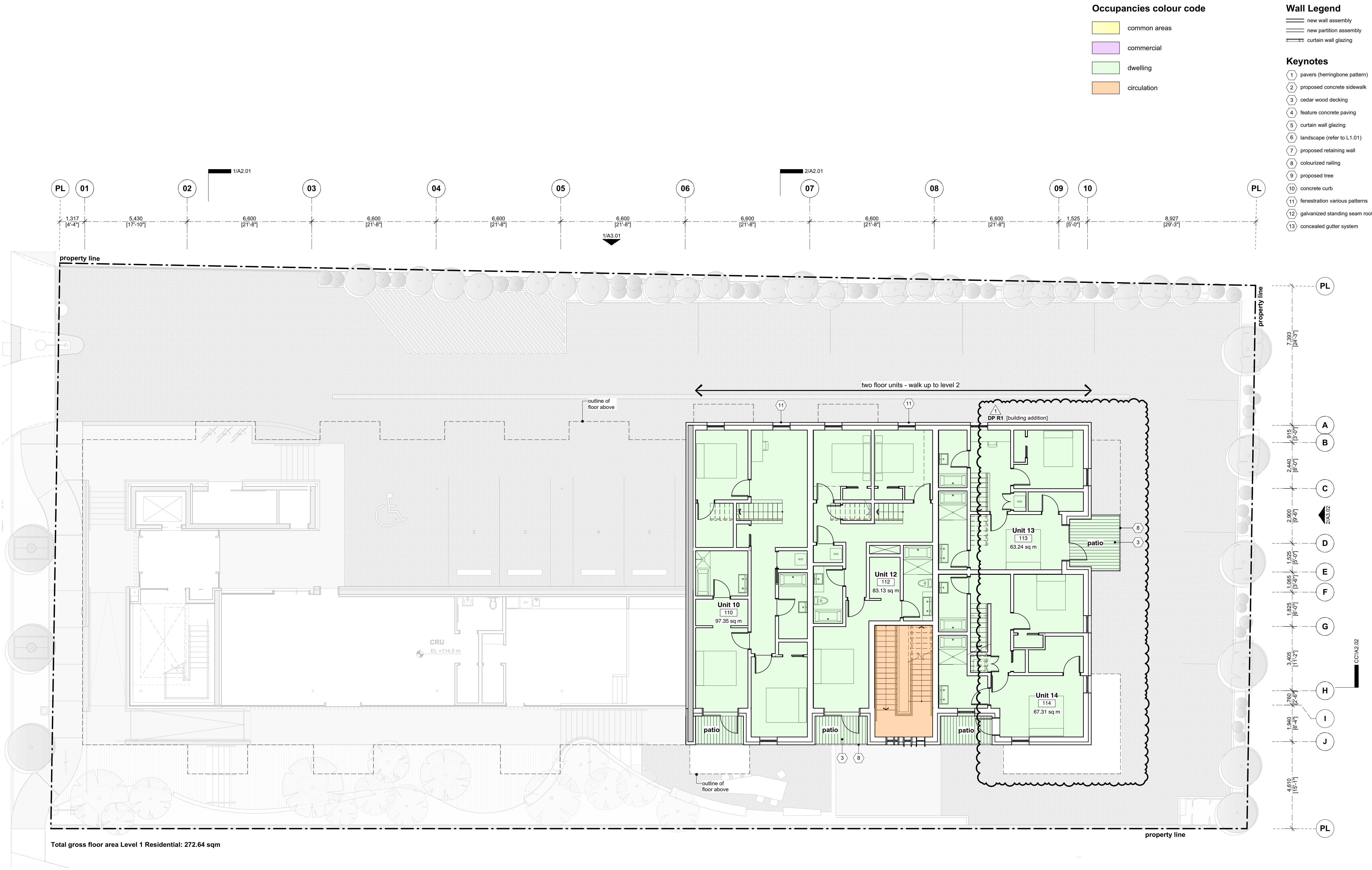
RSAAW
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Driftwood Gibbons
672 North Road

scale 1:100 drawn by BD/LDC
date 27 August 2018 reviewed by RSA
project code DWG status DP

Ground Level Plan

A1.01



Note:

- All exterior light to be located at over hangs and oriented downward to landscape following night-sky friendly design guideline

DP R1 (building layout revised to accommodate 14 apartment units)

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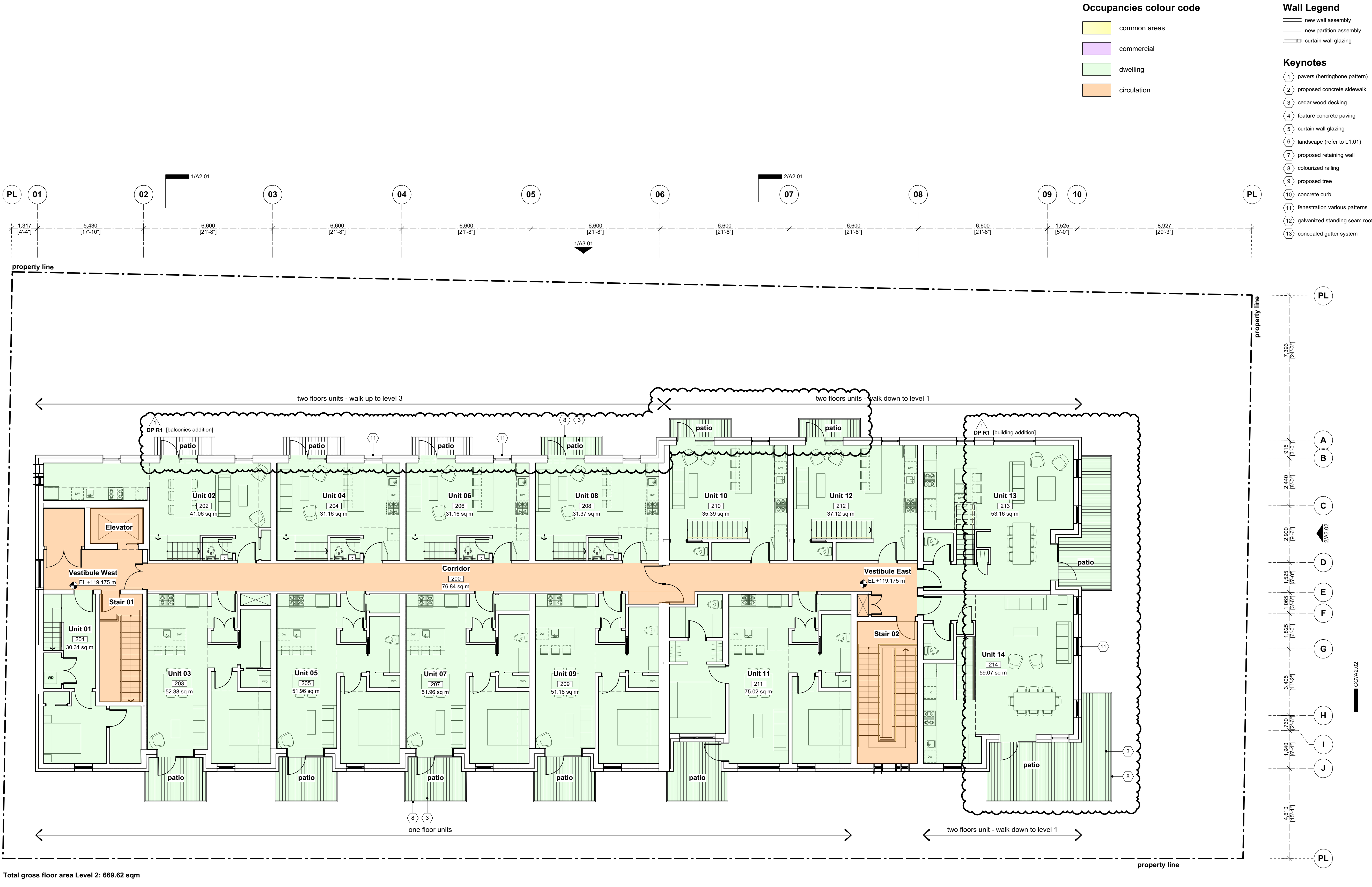
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Driftwood Gibsons
672 North Road

scale 1:100	drawn by BD/LDC/LL
date 17 August 2018	reviewed by RSA
project code DWG	status DP

Level 1 Plan

A1.02



Total gross floor area Level 2: 669.62 sqm

Note:

- All exterior light to be located at over hangs and oriented downward to landscape following night-sky friendly design guideline

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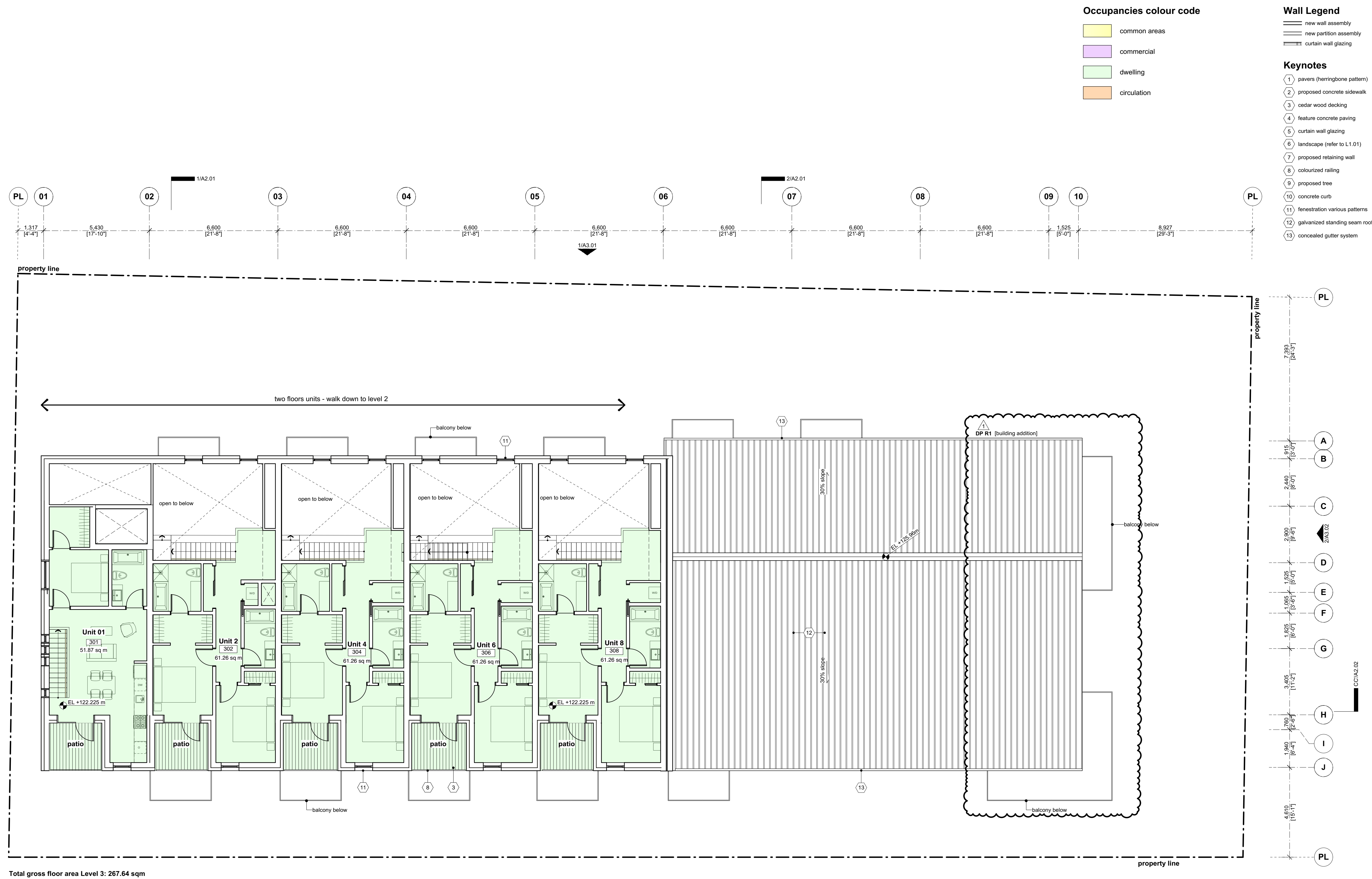
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Driftwood Gibbons
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Level 2 Plan

A1.03



Note:

- All exterior light to be located at over hangs and oriented downward to landscape following night-sky friendly design guideline

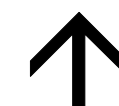
 [building layout revised to accommodate 14 apartment units]

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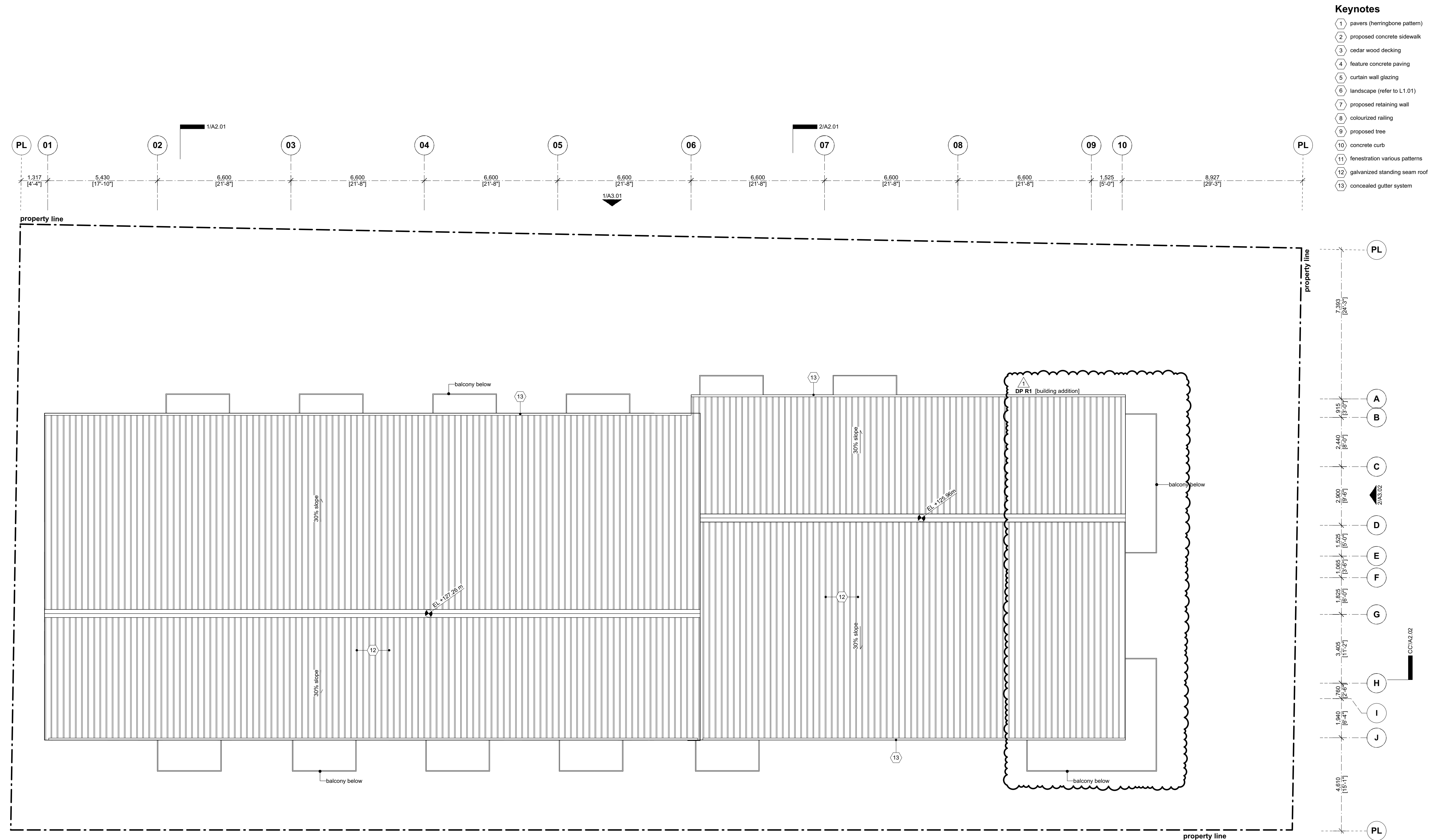



Driftwood Gibsons
672 North Road

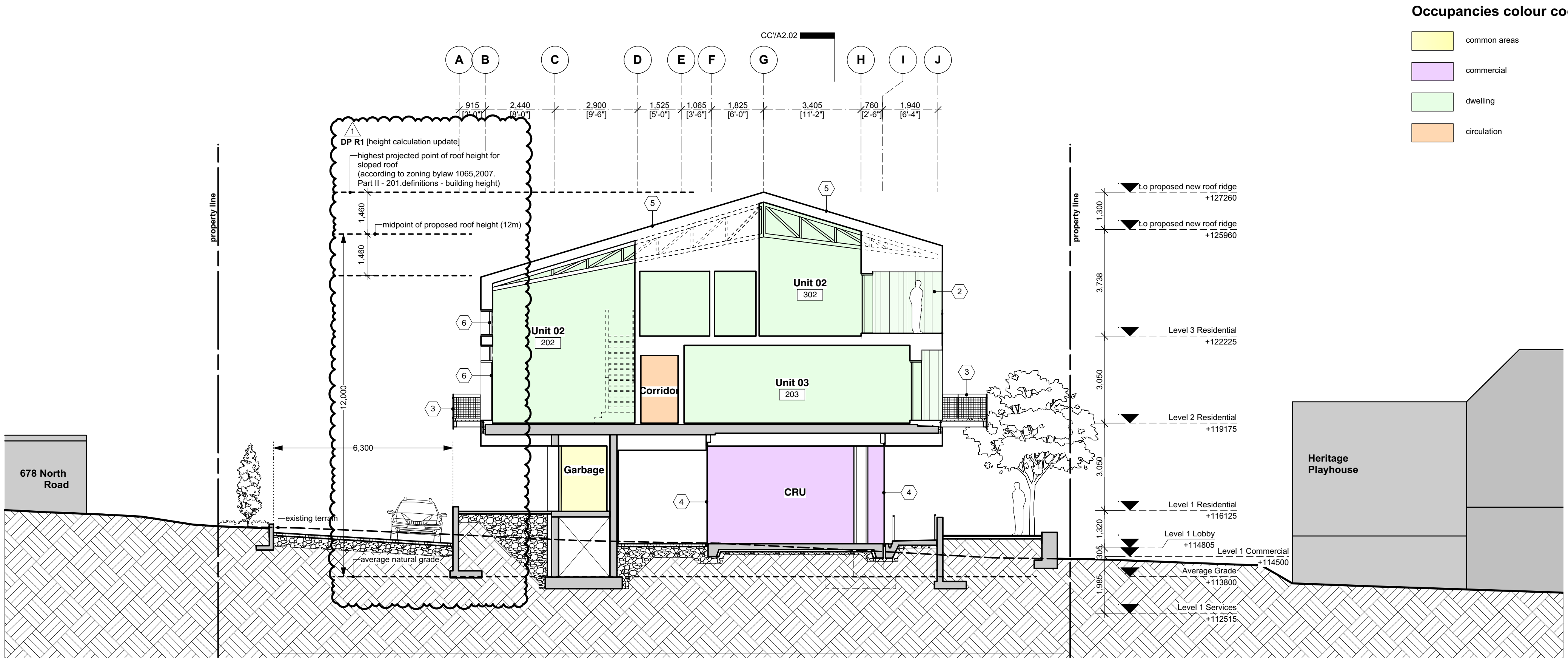
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date 17 August 2018	reviewed by RSA
project code DWG	status DP

Level 3 Plan

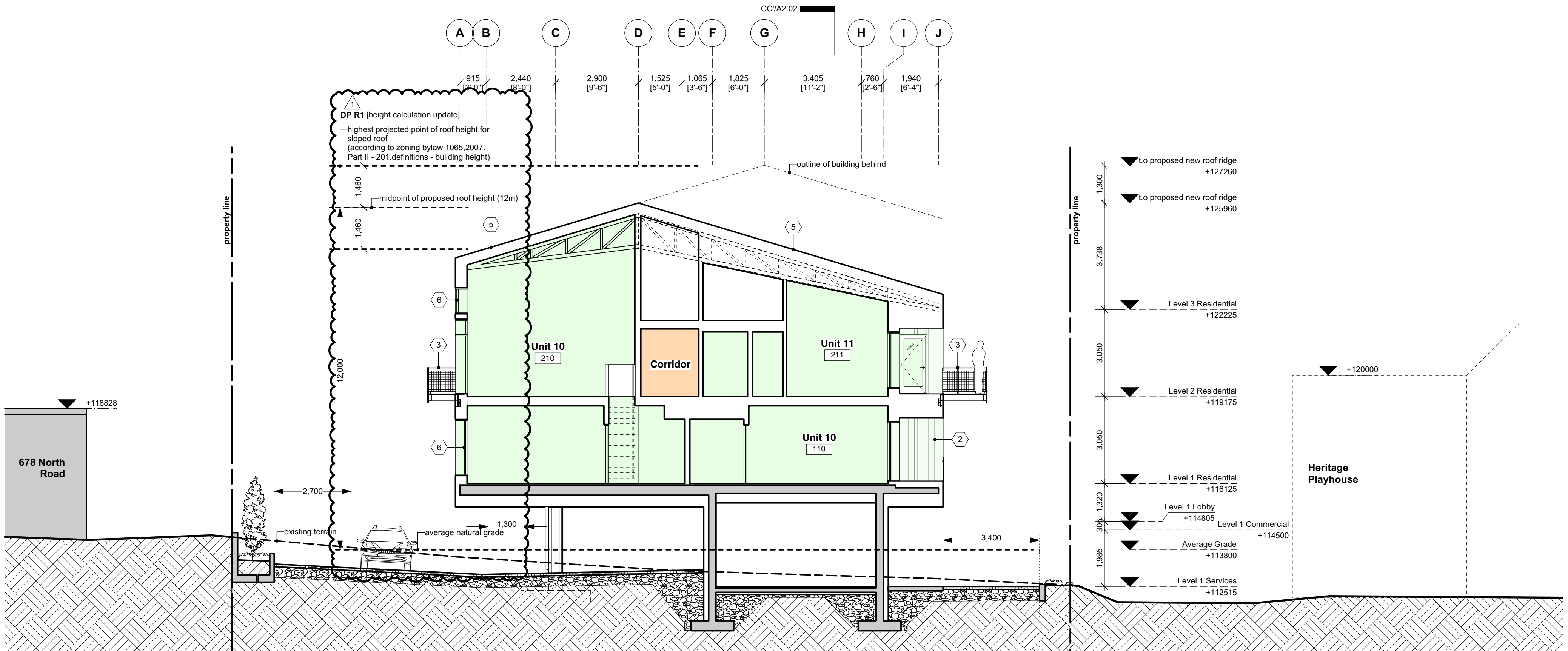
A1.04



 [building layout revised to accommodate 14 apartment units]



1 Section North - South (AA')



2 Section North - South (BB')

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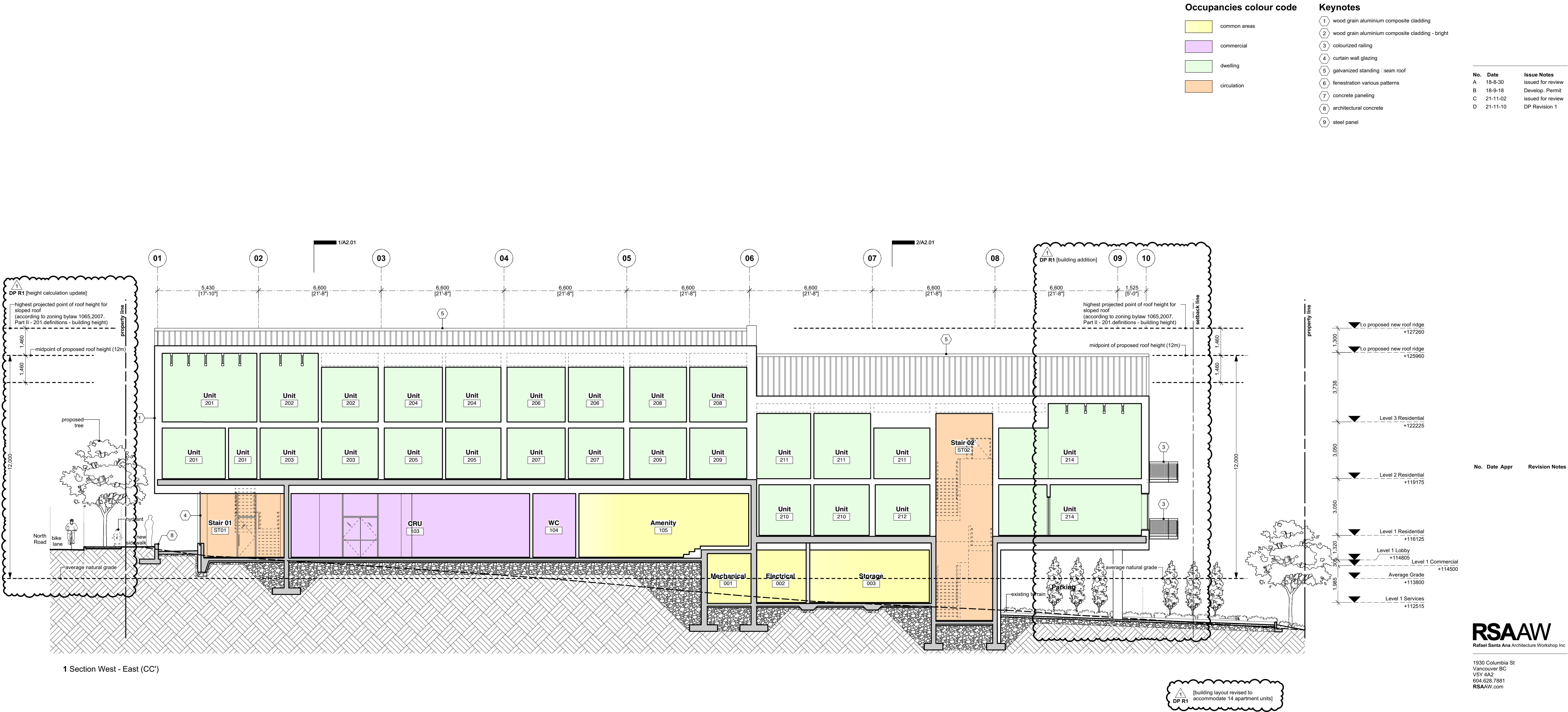
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Driftwood Gibsons
672 North Road

scale	1:100	drawn by	BD/LDC
date	11 July 2018	reviewed by	RSA
project code	DWG	status	DP

Section AA'+
Section BB'

A2.01



1 Section West - East (CC')

DP R1 [height calculation update]

highest projected point of roof height for sloped roof (according to zoning bylaw 1065,2007, Part II - 201.definitions - building height)

1,460

midpoint of proposed roof height (12m)

1,460

12,000

proposed tree

North Road

bike lane

average natural grade

new sidewalk

hydrant

8

4

Stair 01

ST01

Unit 201

Unit 202

Unit 203

Unit 204

Unit 205

Unit 206

Unit 207

Unit 208

Unit 209

Unit 210

Unit 211

Unit 212

Unit 214

Unit 214

CRU

103

WC

104

Amenity

105

Mechanical

001

Electrical

002

Storage

003

Stair 02

ST02

5

DP R1 [building addition]

highest projected point of roof height for sloped roof (according to zoning bylaw 1065,2007, Part II - 201.definitions - building height)

1,525

5'-0"

midpoint of proposed roof height (12m)

1,460

12,000

average natural grade

existing terrain

Parking

3

3

1

2

3

4

5

6

7

8

9

10

1/A2.01

2/A2.01

5,430

[17'-10"]

6,600

[21'-8"]

6,600

[21'-8"]

6,600

[21'-8"]

6,600

[21'-8"]

6,600

[21'-8"]

6,600

[21'-8"]

6,600

[21'-8"]

6,600

[21'-8"]

1,525

[5'-0"]

1,300

Lo proposed new roof ridge

+127260

1,460

Lo proposed new roof ridge

+125960

3,738

Level 3 Residential

+122225

3,050

Level 2 Residential

+119175

3,050

Level 1 Residential

+116125

1,320

Level 1 Lobby

+114805

1,320

Level 1 Commercial

+114500

1,985

Average Grade

+113800

1,985

Level 1 Services

+112515

DP R1

[building layout revised to accommodate 14 apartment units]

No. Date Appr Revision Notes

RSAAW
Rafael Santa Ana Architecture Workshop Inc.
1930 Columbia St
Vancouver BC
V5Y 4A2
604.628.7881
RSAAW.com

Driftwood Gibsons
672 North Road

scale 1:100 drawn by BD/LDC
date 11 July 2018 reviewed by RSA
project code DWG status DP

Section CC'

A2.02

Keynotes

1

wood grain aluminium composite cladding

2

wood grain aluminium composite cladding - bright

3

colourized railing

4

curtain wall glazing

5

galvanized standing seam roof

6

fenestration various patterns

7

concrete paneling

8

architectural concrete

9

steel panel

No.	Date	Issue Notes
A	18-8-30	issued for review
B	18-9-18	Develop. Permit
C	21-11-02	issued for review
D	21-11-10	DP Revision 1



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672 North Road

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date	11 July 2018	reviewed by	RSA
project code	DWG	status	DP

North Elevation

A3.01

Keynotes

- 1 wood grain aluminium composite cladding
- 2 wood grain aluminium composite cladding - bright
- 3 colourized railing
- 4 curtain wall glazing
- 5 galvanized standing : seam roof
- 6 fenestration various patterns
- 7 concrete paneling
- 8 architectural concrete
- 9 steel panel

No.	Date	Issue Notes
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C	21-11-02	issued for review
D	21-11-10	DP Revision 1



No.	Date	Appr	Revision Notes
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RSAAW
Rafael Santa Ana Architecture Workshop Inc

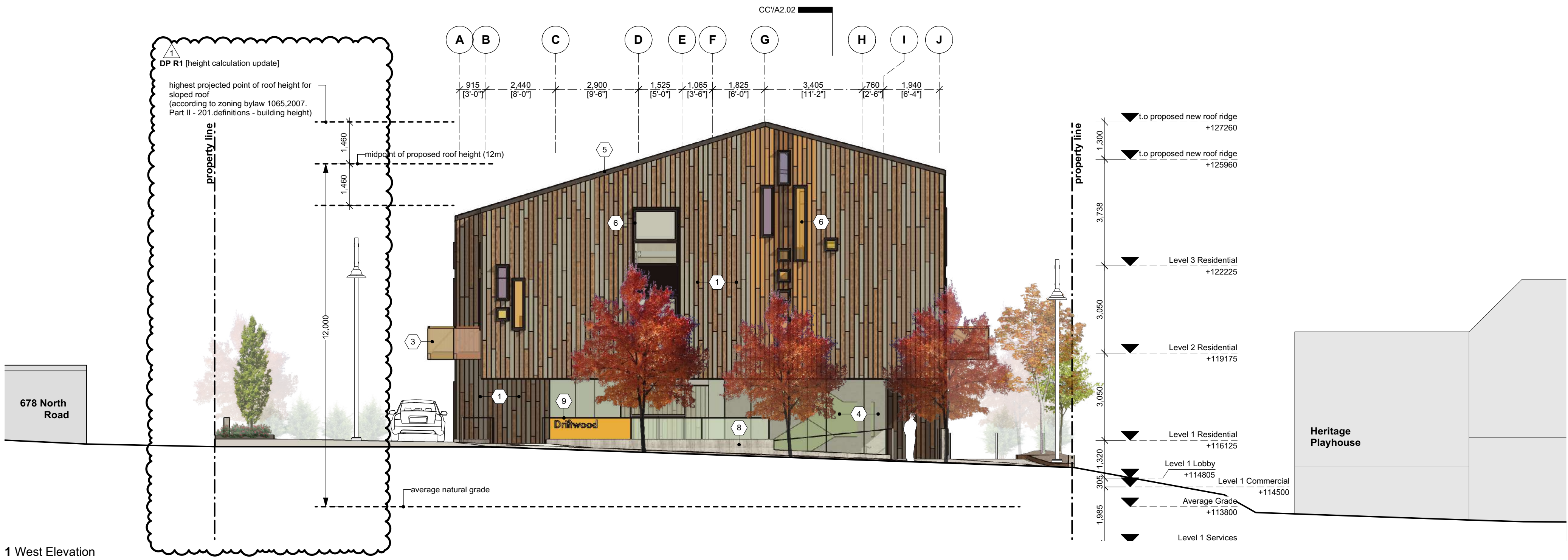
1930 Columbia St
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V5Y 4A2
604.628.7881
RSAAW.com

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672 North Road

scale 1:100	drawn by BD/LDC/LL
date 11 July 2018	reviewed by RSA
project code DWG	status DP

South Elevation

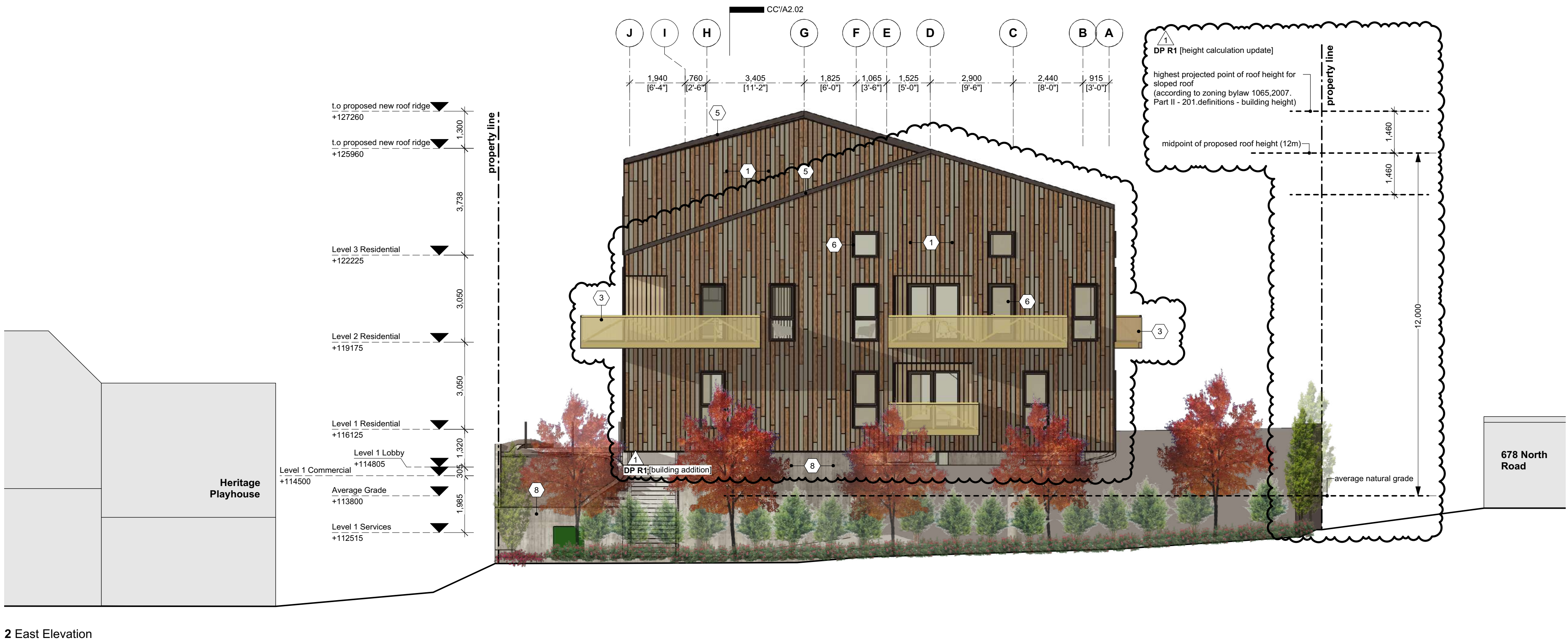
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Keynotes

- 1 wood grain aluminium composite cladding
- 2 wood grain aluminium composite cladding - bright
- 3 colourized railing
- 4 curtain wall glazing
- 5 galvanized standing seam roof
- 6 fenestration various patterns
- 7 concrete paneling
- 8 architectural concrete
- 9 steel panel

No.	Date	Issue Notes
A	18-8-30	issued for review
B	18-9-18	Develop. Permit
C	21-11-02	issued for review
D	21-11-10	DP Revision 1



No.	Date	Appr	Revision Notes
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DWG	DP

West + East
Elevation

A3.03



No.	Date	Issue Notes
A	18-8-30	issued for review
B	18-9-18	Develop. Permit
C	21-11-02	issued for review
D	21-11-10	DP Revision 1

No.	Date	Appr	Revision Not
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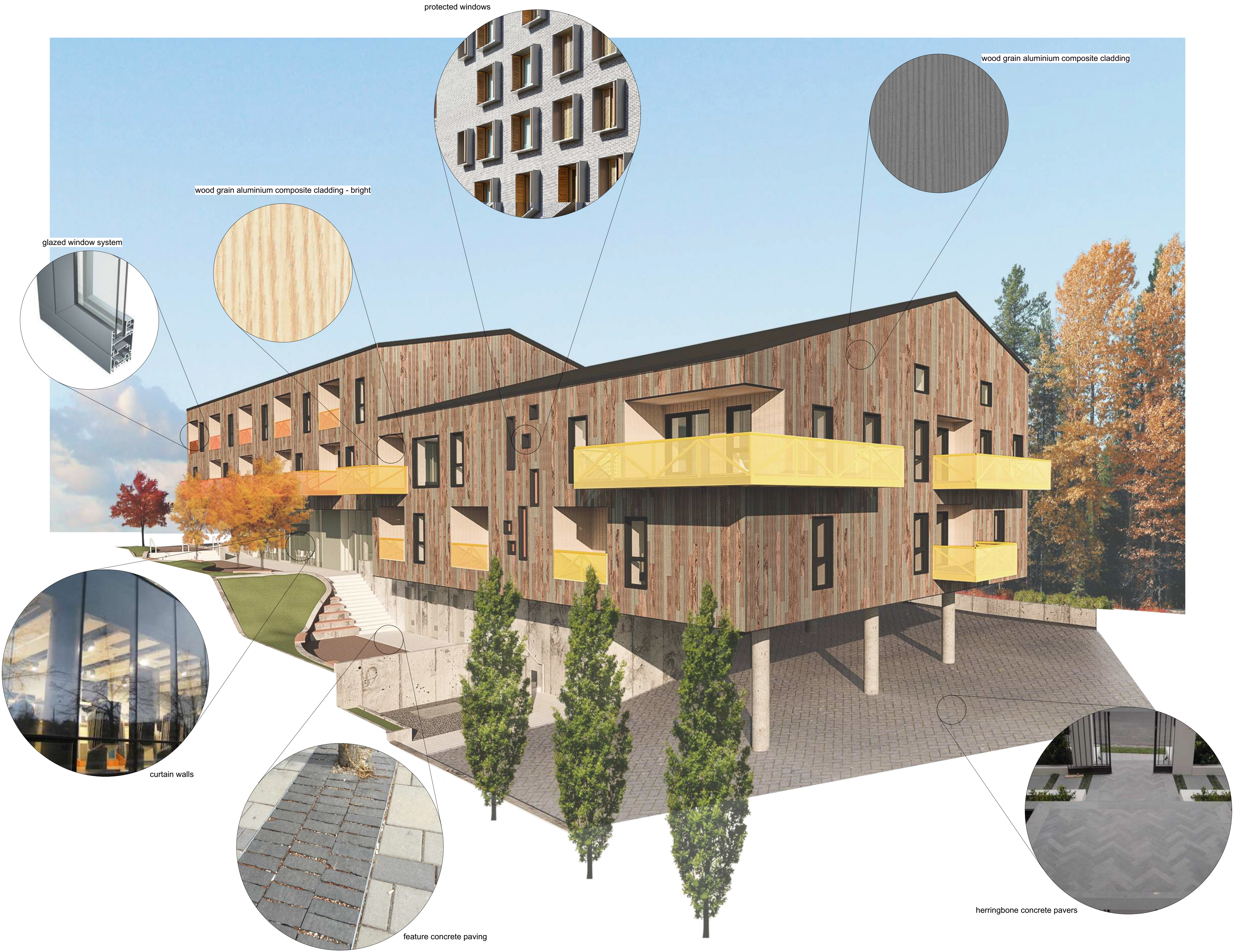
RSAAW
Rafael Santa Ana Architecture Workshop Ltd.
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RSAAW.com

Driftwood Gibsons
672 North Road

scale	drawn by
NTS	BD/LFF
date	reviewed by
11 Sept 2018	RSA
project code	status
DWG	DP

Material Board

A9.01



No.	Date	Issue Notes
A	18-8-30	issued for review
B	18-9-18	Develop. Permit
C	21-11-02	issued for review
D	21-11-10	DP Revision 1

No.	Date	Appr	Revision Notes
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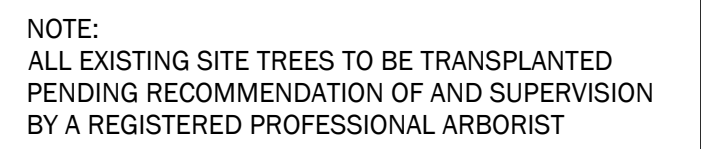
RSAAW
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Vancouver BC
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604.628.7881
RSAAW.com

Driftwood Gibsons
672 North Road

scale	drawn by
NTS	LFF
date	reviewed by
11 Sept. 2018	RSA
project code	status
DWG	DP

Material Board

A9.02



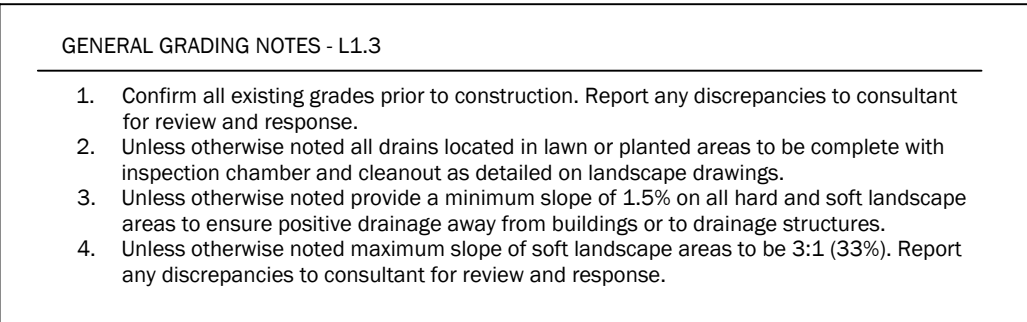
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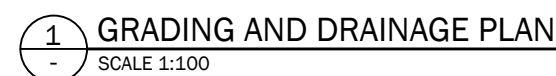
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SCALE: 1 : 100	CHECKED BY: MT
DWG. NO.:	

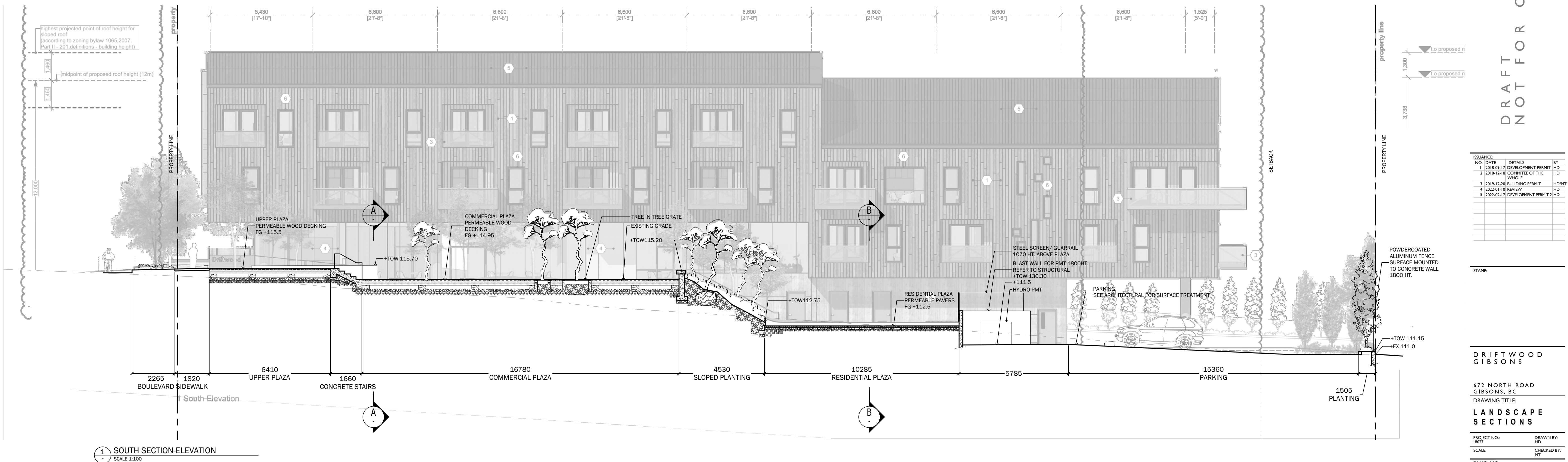
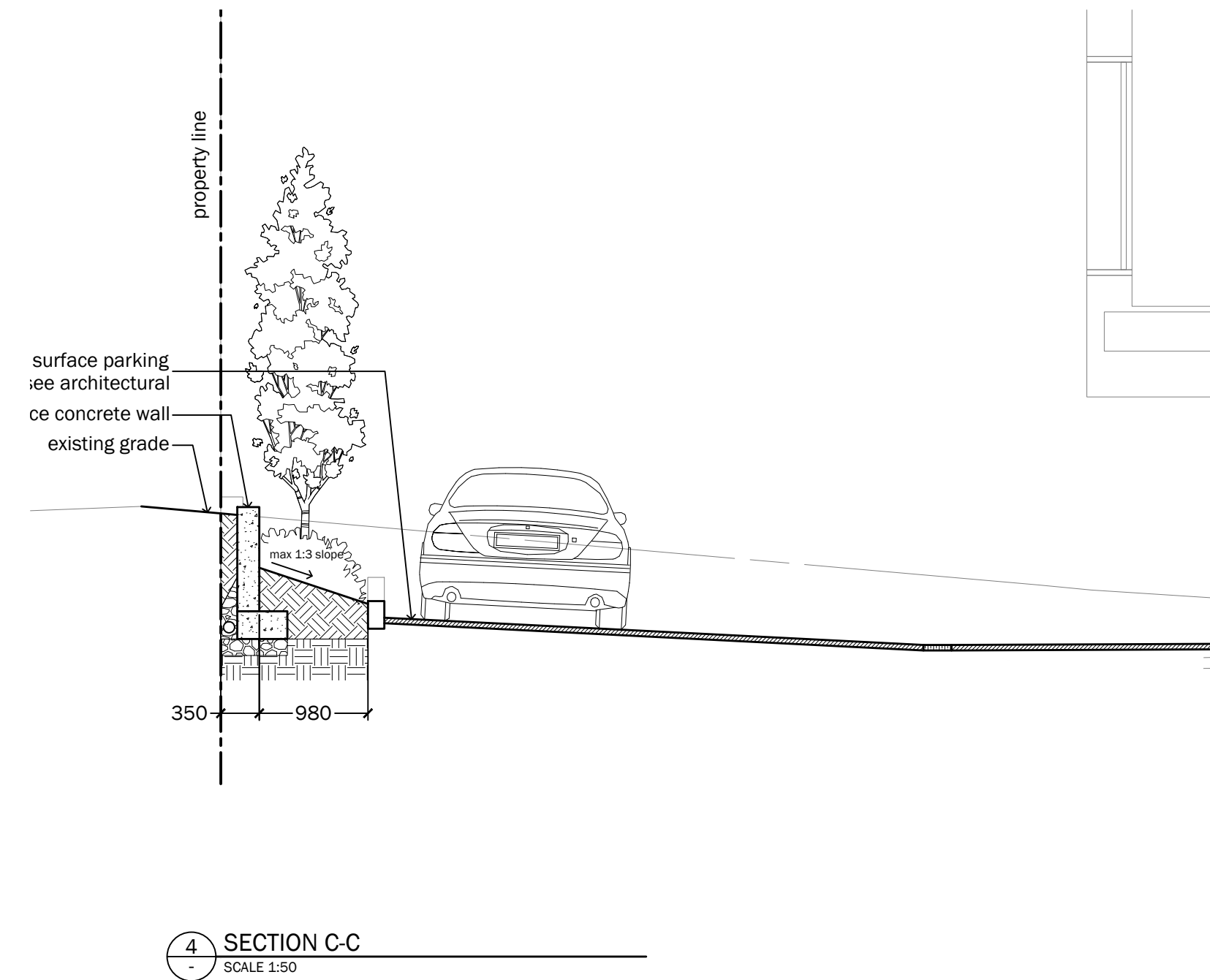
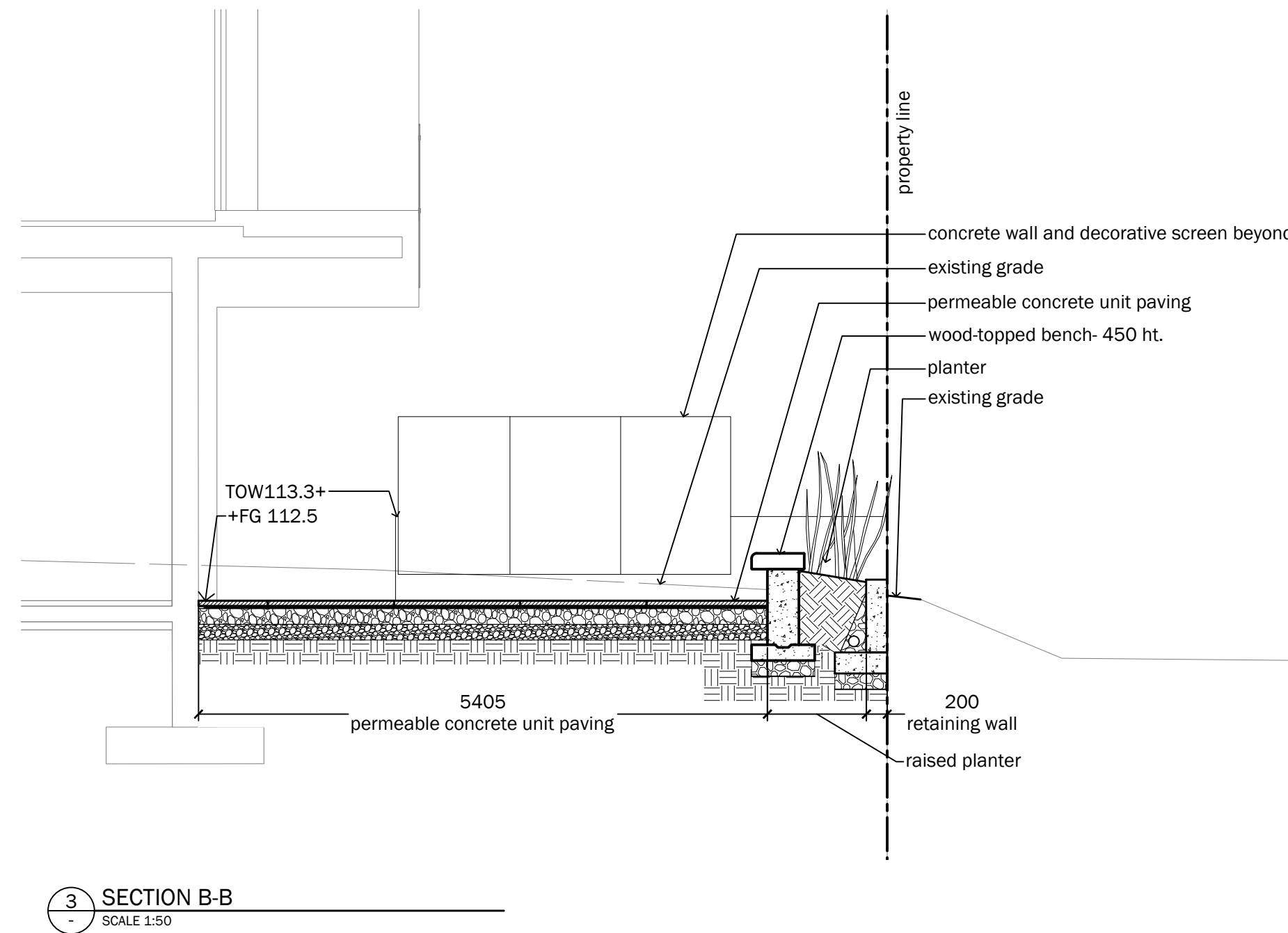
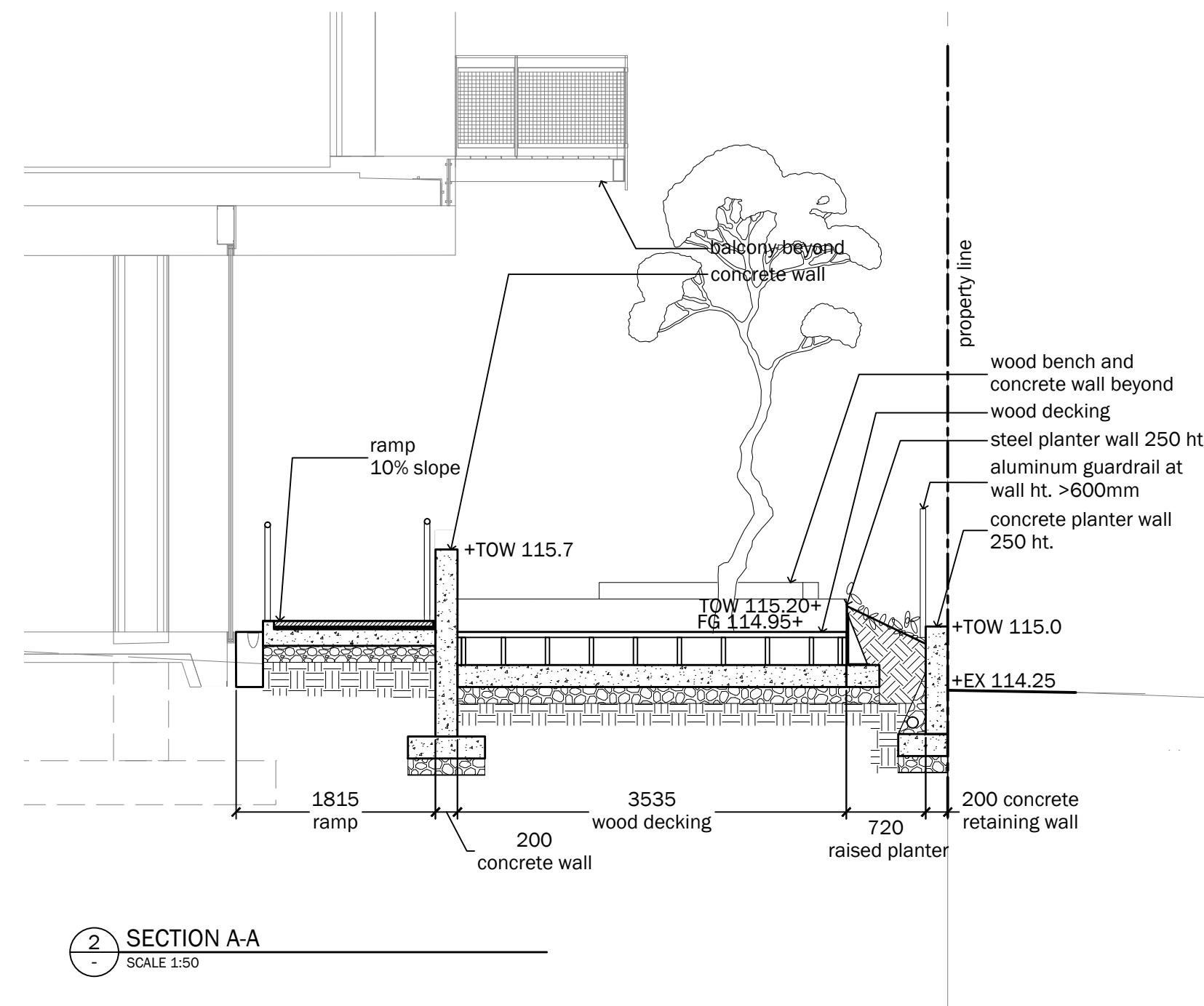
L 1 . 2





L 1 . 3



[illegible]





