

DESIGN RATIONALE/RESPONSE TO DESIGN GUIDELINES

16.11 Gospel Rock Village Development Permit Area No. 10

GUIDELINES

1. Development Permits issued in this area shall be in accordance with the following guidelines:

2. General Form and Character of Development

JYWA Response: The heart of Gospel Rock Village (Phase 1 Development) is the main Plaza (Village Green), which is surrounded by commercial and residential space (restaurant, Hotel, retail, live/work spaces and Apartment/Townhouses). It has a “Village-like” setting because of its natural surroundings and, logistically, its distance from the centre of the Town of Gibsons. This Village setting suggests a more destination/”resort-like” character. This is because the developer made a deliberate decision to concentrate on the allowed density of the property to the centre of the Village to allow more of the natural forest to be preserved as permanent greenspace surrounding the development. This concentration of density (three to four-storey massing) will gradually transition to single-family buildings (60 in total) to the edge of the Village, and will be buffered by the existing forest. This will minimize any negative impact on viewing and shadowing to the surrounding existing residential neighbourhood. It is the developer’s intent that this development should “grow” naturally from its local character. The building style will be mainly referenced by the local “West Coast style,” including form and character, use of building material, as well as the colour selection. The developer is also trying to maximize the use of local resources, including material and labour, design, management, marketing, etc. The goal is to have the local community embrace this new development as a natural extension of the beautiful Town of Gibsons, while rejuvenating the community with new members who will enjoy its natural setting and embrace the community life.

3. To create a high quality, visually appealing development with a safe, comfortable pedestrian environment, the following guidelines shall apply:

- ***Where feasible, minimizing site grading and retaining natural vegetation is encouraged.***

JYWA Response: Changes to the existing grades are minimal; where there are public roads and greenspaces, final finish grades are kept at the maximum slope (at 10%) allowed by the standards of the Town of Gibsons.

- ***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.***

JYWA & P+A Response: The landscape design enhances the public greenspace design, which follows the Greenspace concepts of the planning approach set by the Rezoning parameters.

Starting from the “Village Green,” a Plaza will be surrounded by a Café/Restaurant on the ground floor of the Hotel on the west, and work/live units on the lower level of the Apartment building on the east. The Plaza’s activities will begin from a rock outcrop retained from the existing land form as the focal point and spread out to the Plaza, among the freely-placed seasonal chairs, and to a Café with outdoor seating. An artwork piece will be located at the south end of the Plaza, which transitions to the “Green Lane” - a wider, open space formed by two and one-half storeys of Townhouse Buildings.

The Green Lane will incorporate a large central lawn boulevard that will double as a fire-fighting access. The lawn will be designed to withstand firefighter loading requirements with the use of special pavers. The central lawn will be flanked by pathways, columnar trees and landscape planting to soften the edge closest to the townhouses.

The Green Lane has been further broken down into two “Courtyards,” surrounded by larger trees, feature planting and benches to encourage social interaction between neighbours.

Continuing south, the ‘Green Lane’ extends into the Park space connecting residents to “Little Africa” and “Cross Rock” - a carefully preserved natural park space composed largely of currently existing landscape features. Public trails begin from this point and will lead pedestrians further to oceanfront greenspaces.

An east and west pedestrian connection has also been provided that extends through the site allowing for mid development access to help increase pedestrian accessibility and connectivity. These pathways will be characterized by feature planting, wayfinding and potential public art opportunities to signify the public nature of the path system at the connection to Village Crescent.

Alternate pedestrian entrances that lead into the East and West Courtyard areas will be framed with landscape trellis features to act as a gateway between the street and the internal courtyard. These trellis nodes will include resident amenities such as notice/info boards, mailboxes and bike racks.

- ***The form and character should support and enhance the Gibsons small-town character, including a mix of building mass and open spaces reflective of more incremental development.***

JYWA Response: Architectural design of the buildings is aimed at reducing the building masses. Articulating architectural details with a “West Coast” style will emphasize the character and location of the building environment. Timber construction details are used extensively to build the elevations for each building; variations to the scale and size of these timber elements reflect an intimate scale for the Townhouses, mixed-use for Apartment Buildings,

and a public scale for the Hotel/Commercial Building. Layers of different building materials (stone, brick, etc.) and a variation of subtle colour differences help to break building massing, yet are consistent enough to bring together a coherent picture of a West Coast-style Village Centre. This design and the rich texture of building fabric will help to emphasize the “small town” character of this new community. We feel that this approach will also help to set the “right tone” for future development of the remaining areas within the Gospel Rock Village.

- ***Provide a clear distinction between private and public realms through subtle cues in materials, pathway edges, grade and/or landscape design elements.***

JYWA & P+A
Response:

A subtle hierarchical order of timber construction elements on elevations of the Hotel, Apartment and Townhouses will establish a distinctive character for each building. The Buildings also frame open public greenspaces. The character of the landscape design further enhances these subtle differences in the character of each greenspace. Variations of the exterior colours are selected based on the coastal landscape, and the exterior building materials enhance the “small town” character of the Village Centre area.

The transitions between private and public realm will be distinguished in the landscape in a variety of ways. At the property line, paving materials will change from City Standard paving types to unit paving and saw-cut concrete. Careful attention will be given to the detailing of the transition of these materials so that they are subtle and harmonious.

Landscape structures such as trellises, feature walls and signage will further assist in delineating the private and public realm. As design refinement progresses, P+A will look for every opportunity to provide additional subtle cues through planting and material selection.

- ***Each dwelling unit in a residential or mixed-use project shall incorporate direct access to a usable private outdoor space such as a patio, balcony, and/or upper level terrace.***

JYWA Response: All units have access to usable private outdoor space, such as a patio, balcony or terrace. Most of the units also have additional access to semi-public greenspace; e.g., the Commons and the Green Lane. These greenspaces lead gradually to the Park - a much more open and natural landscape, such as “Little Africa” and “Cross Rock” - and to oceanfront beaches.

- ***West Coast seaside design features should be incorporated into the design, including:***
 - ***The emphasis on natural light through the significant glazing and orientation of buildings to views and/or other significant natural features.***

JYWA & P+A
Response:

The view from each dwelling unit is maximized to take advantage of the natural setting. For example, north-facing units in the

Apartment building are stepped back to allow east-facing views. The Townhouse Buildings follow the natural grades; i.e., higher on the Green Lane and lower on Village Crescent, so that all buildings benefit from the surrounding views.

A generous central lawn boulevard and narrow columnar trees have been chosen to maximize the amount of sunlight in the Green Lane.

- ***Consideration of indoor/outdoor relationships and flexibility within open-plan layouts.***

JYWA Response: Private outdoor space (patio, balcony, terrace) is provided to each unit. The connection between indoor to outdoor space in each is carefully considered to allow for the extension of indoor to outdoor living.

- ***The use of natural building materials and exposed timber (structural) features.***

JYWA Response: Mass timber elements form the main character of each building. The timber elements of each building are unique in design for that building. For example, the timber elements of the Hotel's gables are emphasized over the public space of the Hotel, such as the Fitness Centre and Multipurpose Hall at the Hotel's roof level. The Apartment's gable elements are of a smaller scale for each unit, which offers a reduced roof shape when viewed from a distance. The same Townhouse timber elements are used at the entrances to the individual units, with further refined details.

- ***The use of natural colours with a variety of complementary colours used as accents to promote visual interest.***

JYWA Response: The colour selections were influenced by the West Coast landscape: different shades of water and sky; beaches; coastal forests; etc. Each building has its own combination of material and colour to support the uniqueness of its design.

- ***Low Impact Development techniques for stormwater management is encouraged – including swales or other landscape features that alleviate impact of storm runoff from impervious surfaces, including roofs and surface parking areas; green roofs and permeable parking areas are encouraged.***

P+A and Webster Response: Stormwater management is incorporated in the Civil/Subdivision package and integrated into the Landscape design. More details will be provided for the Building Permit.

Onsite stormwater will be collected from landscape paving areas and directed to soft landscaping and lawn areas via bio-swales where possible.

Bio-retention methods will also be employed through the use of a rain garden at the south end of the Green Lane. The rain garden will

collect water from the adjacent landscape and hard surfacing in the Green Lane, collect sediment and mitigate peak flows.

All additional uncaptured stormwater from roof leaders and hardscape will be directed to/through onsite stormwater features for treatment prior to discharge to the municipal system.

- ***Design lighting to minimize light spill, glare and sky glow by using non-glare full cutoff fixtures.***

JYWA Response: The use of downlights for the street lighting and other Village Green feature lighting is considered in the design. Specifications will be provided for the Building Permit. In general terms our lighting designs strive to provide allowable Lighting Power Densities below the ASHREA required LPD's of the current BCBC. In fact, our LPD's typically exceed the mandated LEED values as well.

- ***Recycling facilities are required for all commercial, multi-family residential, and mixed-use buildings.***

JYWA Response: A Garbage and Recycling Room is provided in all buildings.

- ***To the extent possible, locally sourced materials should be used to reduce transportation impacts and reflect the local climate, light, history, and culture. Additionally, the following materials are encouraged:***

- ***Recycled materials with a high-recycled content.***
- ***Concrete with at least 25% fly ash or slag.***
- ***Wood products certified CSA Sustainable Forest Management Standard or equivalent.***
- ***Interior finishes and installation methods with low toxic emissions.***

JYWA Response: This will be incorporated into the detailed building design. Specifications for the listed materials will be provided in the Building Permit Application and will meet all requirements.

- ***To the extent possible, buildings should be designed to reduce energy usage by incorporating standards such as solar ready and LEED.***

JYWA Response: The buildings will be designed to meet the new Building Code BCBC 2018 with current energy-saving design features and will adhere to all energy-saving guidelines established by the Building Code 2018. An energy modeller will be retained to provide options for confirmation that the buildings will be adequately energy efficient. An energy modeller can model options for providing an improved building envelope, improved glazing as well as various mechanical upgrades to show conformance and/or "improved performance" of BCBC 2018 and Step Code requirements.

- ***Opportunities for the inclusion of public art should be explored in public space, especially plazas and other public open space to enhance the overall open space network.***

P+ A Response: There are five potential locations for artwork that have been identified on the site plan located at major pedestrian and

neighbourhood axis and viewpoints. These locations are meant to be schematic only and would be adjusted to suit the artist's vision and specific requirements to accurately accentuate the artwork piece:

- Village High Street and Village Crescent: This intersection will serve as the primary access point to the development and will host prominently as a gateway and arrival space.

Public art is considered in this space to help reinforce the prominence of the corner as it will be viewed by those entering the neighbourhood.

- Village Green Art Location: Centrally located to be viewed from all points in the Plaza as well as Village High Street and the Green Lane. The Village Green art object could potentially act as an organizational device in the Plaza; i.e., as a prospect or in a more subtle presentation; i.e., furnishing, functional art, lighting, etc. Connections to the surrounding artist studios and the function of the Plaza as a meeting space and multi-use area would be encouraged.

- East and West Pedestrian Connections @ Village Crescent:

These locations could hold a wayfinding function denoting the entrance point to the east/west pedestrian path connection to the Green Lane spine.

Both of these art locations are characterized by the mass of the building and a grade change directly adjacent to them. An artwork could be incorporated into signage and wayfinding and as a counterpoint to the massing.

- South Green Lane + Park Access:

This special node is located along the central Green Lane path at the main access to the public Park. Art should consider gateway elements and theming to reflect the Park and nature beyond.

There is also potential to have this art-piece relate to the Village Green artwork as they could visually tie to one another

Overall, the art pieces and placement should respect the land, local geography and natural history of the space. Inclusion of Indigenous artists and stakeholders should be explored. Refer to Landscape Plan L1.0 for the proposed art locations.

- ***Opportunities to display Sḱwx̱wú7mesh art, language and culture in public space are especially encouraged.***

JYWA Response: The Developer is open to partnership with the Town of Gibsons and First Nation groups to engage the First Nation community for their meaningful

input. The Team will work with the First Nation group and local artists to facilitate the selection of artwork and placement in open public spaces. Locations for the public art have been identified on the Landscape Drawings.

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:

- ***Varied building forms will be encouraged.***

JYWA Response: The Village Centre has three different types of buildings: Hotel, Apartment Building and Townhouses - all connected by underground parking.

Hotel: will be framed out with covered timber balconies, the size of each to be determined by the number of Hotel rooms. Recessed amenity spaces located on the fifth (5th) level will have an overhead sloped roof to capture the best view for hotel guests and neighbourhood residents. A ground floor café/restaurant will open to and animate the Plaza. Included are a few small retail spaces starting from the corner of Shaw Road and Chaster Road where there will be a major intersection for the whole Gospel Rock neighbourhood. Retail spaces continue on Village High Street to the Plaza and will be connected by a covered pedestrian walkway, which is necessary in our climate.

Apartment Building: has multiple pitched roofs over the fourth (4th) floor roof of the east portion of building. The building is stepped downward to 4-storey, then to 2-storey Townhomes on Village Crescent; four live/work units with distinctive façades are located on the Plaza side. These units may be preferred by artists or small business owners.

Townhouses: are divided into four buildings, connected by u/g parking. Building A has three clusters, each having three sloped-roof Townhomes that are stepped to follow the street grading, and one two-storey unit at the end, which has a roofline similar to a single-family house in order to reduce the building scale. Buildings B and C are on both sides of the Green Lane. Each building consists of two clusters of three-storey Townhouses with sloped roofs and dormers over a pair of Townhouses; and, a two-storey pair of recessed, sloped roof Townhouses in between, with gable ends facing the street to break down the building mass.

Similar to Building A, the last unit facing Village Crescent has bay windows and balconies, traditionally used for a single-family house. Building D has three clusters of flat roofed, two-storey Townhouses that are stepped to follow the street grading. The units have different widths for the frontages, which gives a natural break between the building mass. The Elevator to Pavilion F is located at the end of Building D, facing Village Crescent. This is a one-storey building with two single sloped roofs over

the elevator shaft and stairs. The roof shape of Pavilion F is very similar to the other freestanding elevator pavilion, Pavilion E in the East Village Common.

- ***Large areas of blank wall are not acceptable on a face with a pedestrian or residential area orientation.***

JYWA Response: All building façades have been treated with architectural elements such as windows, bay windows, balconies, material changes and reveals, and some wall art.

- ***Long, unbroken building lines and rooflines should be avoided.***

JYWA Response: See response above regarding Building Form

All building façades have been treated with architectural elements such as windows, bay windows, balconies, material changes and reveals, and some wall art.

- ***Wall lines should be offset and modulated to create visual interest.***

JYWA Response: Similar to the treatment of the building form and roof lines, consideration has been given to each building for the wall lines and façade articulation:

Hotel: Has a strong one-storey high brick arcade surrounding the ground floor which supports the timber-framed balconies of the hotel rooms above. The timber frames are layered over the building in a light misty grey tone that is often found in the West Coast sky. The stone on the columns at the base of the brick arcade is carried through the Village High Street side to the façade below the Plaza grade on the underground parking wall. The 5th floor walls are recessed from the floor below. The bluish grey is reminiscent of the reflection of the ocean under a blue sky.

Apartment: has a sandy clay-toned coloured brick base on the Plaza side which is carried around the Apartment building above the dark brown coloured brick podium. The podium consists of 2-storey Townhomes on East Village Crescent and the exposed underground parking façade on Village High Street. The Townhome façade's light misty grey colour is broken up by the same dark brown brick as the background colour of the timber balcony. The rhythm of the Townhomes hints of the upcoming Townhomes on the same side of Village Crescent.

The Townhouse façade design is coherent with the building forms. The variation of material and colour enhances the volumetric determination of the building forms: for Building A, the projected bays are accented with a light tone base colour, yet the accented coloured bays alternate between the clusters of Townhouses. For Buildings C and B, cedar-toned walls are recessed as a background colour to divide the building into segments, and the tone of each pair of Townhouses varies according to its typology. The different frontage widths of Building C's units are consistent

with the material and colour variations. This rhythm of light walls against recessed dark walls offers continuity in the streetscape of East Village Crescent.

- ***Pitching, stepping down, and/or varying rooflines should be incorporated to vary height in the roofscapes of buildings***

JYWA Response: See response above regarding Building Form

- ***On sloped sites, building forms should step down with the natural grade of the site to avoid imposing masses on the downhill slopes.***

JYWA Response: All buildings are designed to follow the natural street grading of the hilly site in order to reduce the building mass:

Hotel: has four storeys on the Plaza side with stepped levels down to 2 storeys at the intersection of Shaw and Chaster, where the Village entrance is.

Apartment Building: on the other side of Village Crescent, the Apartment is stepped from four storeys on the Plaza to four storeys, then down to two storeys at the east of Village Crescent, following the natural descending grades.

Townhouses: are designed to follow the natural grades in both east/west and north/south directions. Buildings A and D are positioned lower than Buildings B and C, and are stepped to follow the street grading. Buildings B and C are situated on the natural hilltop where the Green Lane is located. The garden suites are positioned below the Townhomes to bridge the grade differences between the buildings and enable a more levelled East Courtyard and West Courtyard.

- ***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.***

JYWA Response: Hotel: contains some commercial use, such as a Café/Restaurant and small retail units. They are all located on the ground and street level. Hotel rooms are located above and are well-separated from commercial activities. Larger walls are treated with openings, reveals and material/colour variations. Other residential apartments are located on the opposite side of the Plaza.

- ***Longer frontages of townhomes will articulate “clusters” of not more than three homes in order to avoid repetitive forms.***

JYWA Response: See responses above regarding “Building forms” and “Wall lines”: Townhouse Building A has been divided into three “clusters” of three Townhomes each. Building C and Building B are composed of two Townhomes for each “cluster”. Building D’s unit is designed with a different frontage for each home. Therefore, each is unique to the other.

- ***Building form and character will create visual interest through the subtle articulation of massing, roof forms and changes in materials and colours.***
 JYWA Response: See responses above regarding “Building forms” and “Wall lines”
- ***Street-facing units and units fronting a public space/green street should utilize a layering of elements – including but not limited to street-facing stairs, stoops, porches, patios, and landscaping to transition between private-use and the public realm:***
 - ***ground floor units should be elevated between 0.5-1 metre above the street. If the ground floor is not elevated, other means of separation and/or buffering for privacy should be utilized***
 JYWA Response: The majority of ground floor units are elevated from the sidewalk of the adjacent street. Due to the sloped site, the ground floor elevation of each unit to the sidewalk is different; some are less than 0.5 metres, and some are higher than 1 metre. However, all ground floor units are well-screened from the street by a landscape buffer for privacy purposes.
 - ***gates, railings, walls and landscaping providing a buffer from the street and creating a clear distinction between the public and private realm shall be provided***
 P+A Response: All Townhouses facing the street and/or courtyards have a low fence and planting material as a privacy screen.
 - ***Landscape buffer elements should be 0.9 – 1.2 metres tall.***
 P+A Response: All private courtyard fences are 1 to 1.2 metres, and planting material is selected to be a similar height.

Siting of Building and Structures

To maintain a strong street presence while also framing the interior open space (Village Green and Greenlane), the following guidelines respecting siting of buildings shall apply:

- ***Buildings should be sited with the entrance to the buildings facing the public street and the internal open space (Village Green and/or Greenlane) to activate public spaces and signal access and priority for pedestrians.***
 JYWA Response: Both main entrances to the Hotel and the Apartment Building are located on the Village Green. All Townhouses are accessed from either Village Crescent or the Green Lane.
- ***Buildings situated along the Village portion of the Greenlane are intended to represent a higher degree of formal design to help frame the Village Greenlane and signal a transition from the Lookout Park to the Village.***
 JYWA Response: Townhouse Buildings B and C are symmetrically situated on both sides of the Green Lane. The feeling of formality is evoked by the symmetry in contrast with the beautiful natural landscape. This balanced composition presents a formal transition from the Village Green overlooking the Park in the foreground.

- ***Natural landscapes, including significant trees, should be incorporated into site development when feasible.***

P+A Response: We intend to retain natural land forms in the development area. The site development will include Outlook Park where native plants will be used in all replanting efforts. Natural vegetation will be retained where possible and additional native plants will be added as needed. The remainder of the site will be kept in its natural state.

Residential/Commercial Buffers

Effective transitions between commercial areas and adjacent residential properties can be achieved by:

- ***Fencing, combined with a broad area of landscape plantings (trees, shrubs).***

P+A Response: See response above regarding “Street-facing units.”

- ***Dense shrubbery or hedges capable of impeding travel through to adjacent properties, and which is not visually transparent to adjacent properties.***

P+A Response: Buffer planting including evergreen hedging will be used between residential properties in addition to landscape fencing, gates and privacy screens.

Landscape plant massing will be used to soften building edges and corners and assist with residents’ privacy.

- ***Creating a transition zone to complement the scale of the development, not less than 3.0 metres in width.***

JYWA Response: All buildings are designed with a minimum three-metre setback from the property lines. Landscape buffers are provided.

- ***Minimizing the potential for overlook to neighbouring windows and private spaces.***

JYWA & P+A Response: The Apartment Building and Townhouse buildings are located with ample distance between each other. The minimum distance between residential windows is nine (9) metres.

A mix of coniferous and deciduous trees will be used throughout the landscape to further assist with screening and overlook.

- ***Careful positioning of lighting, parking and access points to minimize impact on adjacent properties.***

JYWA Response: Each Townhouse has its own entrance and is separated from the other by a fence and plant material. Light fixtures are located on the underside of the entrance porch roof. Specifications for the light fixtures will be provided for the BP.

Amenity Space/Private Areas (for Multi-Unit Residential Buildings)

The location and size of outdoor spaces such as patios and balconies have a considerable effect on the sense of privacy. New residential buildings should be designed to provide privacy for each resident; through windows, private outdoor spaces of balconies, or through changes in grade for elevation as follows:

- ***An outdoor living space/patio terrace of a minimum 2.3 metres depth for townhouses and minimum size of 10 m² (110 ft.²) is recommended.***
JYWA Response: All Townhomes have a front yard and a backyard patio. Many of them have additional roof decks and balconies.
- ***Where yards are accommodated, a minimum 5 metres depth and a minimum area of 30 m² (325 ft.²) is recommended.***
JYWA Response: All Townhouses have a yard, or a deck where sloped terrain is accommodated by a minimum five (5) metre depth.
- ***Apartments should have a minimum 1.5 metres depth terrace or balcony, sufficiently large to create a usable outdoor “room.” Balconies should be at least half enclosed in order to give the occupant privacy, security and weather protection.***
JYWA Response: All Apartment units have a balcony with a minimum one and one-half (1.5) metre depth. Some of them have an additional patio and/or deck.
- ***Changes in grade can provide for private areas between street edges and the development units.***
JYWA Response: Provided. Refer to response above.

Pedestrian Environment

The design of Gospel Rock Village is intended to prioritize the pedestrian within the central open spaces whereby vehicle access is largely accommodated at the outer edge of the Neighbourhood. The following guidelines further define building design responses to support a pedestrian-friendly environment:

- ***Buildings shall emphasize a human-scale and pedestrian orientation with the Neighbourhood by presenting 1 – 2 storey façade elements to engage pedestrian edges. Single-storey elements are preferred. This may be achieved by:***
 - ***well-marked building entrances***
JYWA Response: The main entrance to the Apartment Building is located on the Village Green/Plaza. Each Townhouse and Garden Suite has its own entrance facing the Street and the Green Lane.
 - ***architectural features***
JYWA Response: The Apartment building has recognizable two-storey live/work units facing the Plaza and two-storey Townhomes facing the Village Crescent; the remaining units are recessed one to two storeys from the ground, depending upon the site grade. The third floor of each Townhouse is recessed, with a one-storey porch or canopy at the street level. All Townhouse end units facing the street are specifically designed to reduce

the building mass to two storeys, with features similar to those of a single-family house.

- ***an emphasis on the fenestration (the arrangement and positioning of windows)***

JYWA Response: The fenestration has been deliberately positioned in the Townhouses to provide a pedestrian-friendly experience and privacy at the same time.

- ***weather protection through the use of awnings, arcades and canopies along commercial storefronts and building entries. Weather protection must be integral to the building form, and the materials and colours used should be consistent with the façade.***

JYWA Response: The brick Arcade around the Hotel's ground floor commercial space provides the perfect weather protection and the base for timber-framed balconies above.

- ***Pedestrian facilities shall link to form an interconnected network of sidewalks and trails, linking individual buildings to semi-public and public open space and parks.***

JYWA Response: The Village Centre's primary pedestrian network includes the periphery sidewalks along Village Crescent, Village High Street and the Village Green to the Green Lane. An internal east/west pedestrian path is provided mid-block, linking West Village Crescent to the east by passing Village Green and the Green Lane. This path connects people from public street to the semi-public space, the Commons. This network is also connected to the larger pedestrian network, as planned for the Block 7 and Gospel Rock neighbourhood.

- ***Buildings and open spaces should be wheelchair accessible.***

JYWA Response: All Village Centre buildings are accessible by wheelchair, as per the Building Code. Village Green, the Green Lane and the Commons are also accessible. The Hotel has one wheelchair-accessible room.

- ***To provide small commercial frontages, commercial retail bays should be no wider than 10 metres in order to create a fine-grained pattern of shops. A maximum spacing of 8 metres for entrances is desired along the key pedestrian-oriented high streets. A larger retailer may combine bays internally; however, the external bay articulation should be maintained.***

JYWA Response: Retail spaces on Village High Street have multiple storefronts. The largest store facing the corner of Chaster and Shaw Roads is less than 5,000 sf. and is dividable.

- ***Commercial retail buildings shall be oriented towards, and shall meet the sidewalk at grade, and are encouraged to be built to the property line so that a continuous commercial street frontage and positive street definition are maintained.***

JYWA Response: Refer to responses above. All retail spaces are built to meet the sidewalk or pedestrian walkway.

- ***Commercial retail frontages should engage and enliven the pedestrian realm through visual access (maximized glazing) and by way of distinguished display materials, signage, and lighting.***

JYWA Response: Storefront display windows are provided for all retail spaces.

Landscaping

Landscaping of commercial and multi-family areas in the Gospel Rock Village is key to situating development within its landscape context. Site planning and landscaping contribute to neighbourhood character and aesthetics, livability, and environmental sustainability. Site planning should strive to minimize building coverage, preserve natural features and minimize rainwater run-off.

For all developments:

- ***A detailed landscape plan shall be prepared by a B.C. Registered Landscape Architect.***

JYWA Response: Yes. P+A Landscape Architecture has been engaged for this project.

- ***Trees, shrubs and groundcovers should be drought-tolerant, low maintenance varieties suitable to the local growing conditions and climate, and complimentary to the native dryland forest ecosystem.***

P+A Response: Onsite Plant materials, including native and “adapted” species, will be selected for low-water requirements and drought tolerance and to complement the native dryland forest ecosystem.

- ***Native plant materials are preferred and shall include a mix of coniferous and deciduous species. Invasive species are prohibited.***

P+A Response: We intend to use a robust palette of native and adapted plant species. P+A will apply a thoughtful approach to species selection to help minimize maintenance requirements and attraction of local wildlife (i.e., deer and bears).

- ***Landscape Structures – such as of arbors, archways, or pergolas – are encouraged to transition between indoor and outdoor places. An encroachment permit may be supported for trellises encroaching up to 1.8 metres onto the sidewalk, provided they are not less than 2.75 metres above the sidewalk and there is no conflict with street trees or streetscape elements, such as lighting and signage.***

P+A Response: Landscape trellises are used as gateway features at pedestrian access locations into the Village Courtyard areas. It is not anticipated that they would be at the sidewalk but, rather, would be located within the 3-metre building setback, if possible.

There is an additional landscape structure in the West Courtyard to serve as an all-season meeting space and picnic area, complete with weather protection.

- ***The retention of natural tree stands is encouraged.***

P+A Response: There are no onsite trees identified for retention as the site will be excavated to accommodate the Parkade. Existing trees will be retained offsite in the Park area and dedicated land.

Parking

Parking in the Gospel Rock Village DPA shall comply with the following guidelines:

- ***Off-street parking shall be provided underground with the exception of a small number of short-term convenience surface parking stalls.***

JYWA Response: In order to make Gospel Rock Village a pedestrian-orientated community, off-street parking for this project is mostly provided by underground parking structures beneath each of the new buildings, with direct access (via elevators) to residential and commercial spaces. Along the main public streets, surface parking stalls are provided with an integrated streetscape design, mainly for visitors to the community and the surrounding parks. As promised by the developer (Greenlane Homes Ltd.), existing greenspaces are for the people of the Town of Gibsons to enjoy. The visitor parking spaces are provided for that purpose.

Detailed parking stall calculations, based on the requirements of the Parking Bylaw of the Town of Gibsons and the recommended share-use strategy, will be presented by a traffic engineer's report. The strategy is to balance the functional requirements of the community and minimize a 'cut and fill' to the existing site topography.

- ***Parkade entrances and associated components (such as doorways, ramps, etc.), whether accessed from the street or lane, should be architecturally integrated into the building so as to minimize its exposure.***

JYWA Response: The Hotel, Apartment Building and Townhouses will share parking and other services' access, and will have maximum reduced exposure to the street. The Hotel and Townhouses share one driveway crossing for underground parking and services. The Apartment Building will share its driveway crossing with the second entrance to the Townhouse Parkade. By combining the buildings' street access, the street exposure will be effectively reduced.

- ***Where off-street parking is provided, it should not visually dominate a development. Parking areas should incorporate significant landscaped areas within the lot. No more than 10 parking stalls in a row should be allowed without a landscaping break.***

JYWA Response: The majority of off-street Parking stalls are located in underground Parkades. The few surface parking spaces are buffered with landscape planting from the street.

- ***Where surface parking is required, provide pedestrian amenities (such as benches, shelters, alcoves, seating, walls, trellises and arbors) as a buffer between the sidewalk and the building or parking edge and pathways to the adjacent businesses.***

JYWA & P+A Response: Surface parking stalls are buffered with planting material and grade differences.

- ***Electric vehicle charging stations shall be provided.***

JYWA Response: Electric vehicle charging stations will be provided in all three Parkades.

- ***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.***

JYWA & P+A Response: See response above. Hardy drought-resistant planting will be provided to help screen parking from the street and sidewalk.

- ***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.***

JYWA Response: See responses above. Support service facilities such as: loading; garbage recycling, etc.; and the parking entrances are arranged in a very compact manner. There are only two service lanes for the entire Village Centre. All garbage/recycling rooms are in covered spaces connected to the Parkade, with internal access for the user. The lower Parking entrance to the Apartment Building is screened with trellises from the Courtyard. The other Townhouse Parkade entrance is hidden from the street by the grade difference.

Signage

Signage in the Gospel Rock Neighbourhood DPA shall comply with the following guidelines:

- ***All signs should be architecturally integrated within the overall design of buildings and landscape and may require modification of corporate or franchise design elements:***
 - ***Freestanding signs should be restricted to a maximum height of 4.5 metres above grade.***
 - ***Freestanding signs should reflect a West Coast character by using elements of wood and/or stone.***
- ***Multi-unit buildings are encouraged to have an attractive, simple, single entry sign rather than multi-tenant signs which create a cluttered appearance.***
- ***Changeable illuminated copy signs shall not be permitted.***
- ***Internally illuminated (backlit box) signs shall not be permitted.***
- ***External lighting for fascia and wall signs should be directed downward and use goose neck style lighting fixtures. An illumination design needs to ensure all wiring and conduits are concealed.***

JYWA & P+A Response:

Overall Strategy

The strategy for signage is to consider multiple functions of all signage to be utilized on site. Careful consideration of the built form of site signage will provide the opportunity to establish an architectural language that defines Gospel Rock Village. All signage should be tasteful, appropriately-scaled and strategically placed. Material and construction

will reflect the quality and durability, and the form and style will be consistent with the new project brand.

Wayfinding

The signage will assist residents and visitors in effortlessly orientating themselves while navigating within the neighbourhood. Additionally, signage will help establish an effective transition between public and private space, helping to ensure managed access to the sensitive ecosystem of the Park and conservation area.

Interpretation and Safety Notice

Signage will also include interpretative components related to site history, placemaking, acknowledgement and communication of the unique qualities and characteristics of Gospel Rock Village. The signage will be in various forms and placed in various locations. It will provide residents and visitors with a range of information in respect to both property access, as well as legal liability.

In the Village Centre building design, the corner retail store's signage is over the main entrance canopy, as shown on the Drawing. Other retail stores and Café/Restaurant's signs are on suspended panels in the Arcade. Additional retail signs will be located inside the Arcade above each door. Signage for the Hotel is located on the stair tower facing west, and over the entrance canopy on the Plaza.

Signage located within the Village Centre landscape will employ materials consistent with the West Coast character of the development. This will include the use of stone and wood where possible, supported by durable construction practices, and detailing that is scaled appropriately for the pedestrian realm.

Landscape signage will take the form of wayfinding and directional information signage that will be part of a complete package to ensure clarity and consistency of the signage aesthetics, materials and graphics throughout the project.

Opportunities to include artwork, cultural, historical and environmental interpretation and community information as well as coordination with the Town of Gibsons' requirements will be considered during the signage package development.