



**GOSPEL ROCK VILLAGE
VILLAGE CENTRE DEVELOPMENT PERMITS APPLICATION
REVISIONS TO DPC RECOMMENDATIONS
OCTOBER 9, 2019**



**Design Response to Recommendations of DPC
for Issuance of DP-2018-14, DP-2018-25, and DP-2018-26 for Gospel Rock Village**

Prepared by
JYW Architecture Inc.
P+A (Landscape Architect)
Jarvis Engineering Ltd. (Electrical Engineer)
Updated October 8, 2019

Recommendations from the Town of Gibsons (ToG):

- ***Changing the colour palette (less browns and greys)***
- ***Softening the vertical lines***
- ***Lightening the experience to reflect Gibsons’s small-town character***

To address the above recommendations, we have made the following changes:

1. Hotel:
 - On the two principal façades of the Hotel, the five larger wood “King” posts are eliminated. Structural posts are set behind the continuous balconies, to create horizontal expression.
 - Added few s“French balconies” to further break down the façade. Enhance the small town building character.
 - The wood column stain colour has been changed to a deeper shade to differentiate between the wood colour to the Apartment building.
 - The upper floor of corner “tower” at Plaza and Village High have recessed inward to reduce the roof size and the overhang. The wood gable’s trusses form is simplified. The balcony is narrowed made like it has been inserted to the horizontal band. The corner “tower” looks thinner with above change.
 - The upper floor window shape is changed. It is now smaller proportionally to the reduced roof.
2. Apartment:
 - To differentiate between the sloped roof appearance of the Hotel and Apartment building, the wood King truss gable ends have been changed to a Craftsman’s style. The roof shapes are now unique to the Apartment, yet articulated to fit in with the overall West Coast style;
 - The “brown” siding colour has been changed to a lighter colour - one shade up from the background colour, “Light Mist.” This subtle shade difference between the building façade at the front and back not only emphasizes the building volume articulation, but also lightens the overall colour;
 - The brick veneer colour has been changed to a lighter and slightly yellow-toned colour, from “Redondo Grey” to “Sea Grey.”
 - All window trims have been changed to “white” to support, “lightening the building” as the objective.
 - All balcony frames’ configuration and colours have been changed to differentiate between those of the Hotel.

3. Townhouses:

- The Village Crescent street the Darker brown (Timber Bark) colour are toned down to “ Woodstock Brown”. Townhouse colour scheme in the Greenlane is consistent with the Plaza where symmetry is reinforced from an urban design point of view.
- The end unit colour of Building A has also been changed from “Timber Bark” to “Light Mist” to lighten up the building.
- The Building A and Buildings D’ Brown colour is also toned down to lightening the building .

Please see the attached revised building elevations for your reference (Attachment A). In this set, we have removed the black lines to give a better illustration of the building colour.

We believe that the above changes to all three buildings have increased the variety of building expressions for the Village Centre. Considering the future of the Gospel Rock Neighbourhood development in a larger picture, the Plaza and Greenlane have maintained the concept of “urban rooms” by lightening the building façades and having coherent colour pallets. This is critical for the overall experience of this first phase of neighbourhood development.

Recommendations from ToG:

- ***identifying accessibility, energy efficiency, and green building designs***

To address the above recommendations, we have made the following changes:

1. Accessibility:

Apartment common areas are accessible, and all apartment dwelling units are accessible to the entrance doors. Although it is not required by the B.C. Building Code, we have overcome the difficulties of the natural grade differences and now have 10 of the Townhouse dwellings accessible to the entrance doors. Therefore, a total of 60% of the dwelling units is accessible to the entrance door.

Inside the dwelling units, we have carried on the Adaptable Housing design philosophy to enable dwellings to adapt to the needs of the occupants and visitors; that is:

- Entrance door opening into dwelling unit provides at least 865mm of clear opening width, with two peep holes at 1067mm and 1524mm above the floor, and door opening hardware without a tight grasp or twisting action with a force of not more than 38 N;
- Beveled door thresholds not more than 13mm above floor;
- All doors within the dwelling unit to provide at least 800mm of clear opening width, and doors to have opening hardware without a tight grasp or twisting action with a force of 22 N or less;
- All hallways to have a minimum of 900mm width;
- Stairs inside unit to have a minimum of 915mm width;
- Kitchens have lever faucets on the sinks, and have the lower waste pipes below sinks to allow for lowering of counters no greater than 305mm above floor;

- Washbasins to be lever-type faucets without a tight grasp or twisting action;
- Electrical, telephone, cable and data outlets in dwelling units to be located between 450mm and 1200mm above the floor, except to facilitate equipment and appliances;
- Controls for building services or safety devices, electrical switches, thermostats and intercoms in a dwelling unit to be located no more than 1200mm above the floor, except where the lower controls could be deemed a hazard in the lower position;
- One window in the living room to have a windowsill no higher than 800mm above the finished floor.

2. Energy Efficiency and Green Building Design:

We will take the lowest cost strategies to achieve the goal of low greenhouse gas emissions:

- Design for a lower overall window-to-wall ratio;
- Higher building R-values, minimum effective R-10 for walls and effective R-20 for roofs;
- Improve window performance, using double-glazed windows with lower U-values;
- Reduce thermal bridging;
- Take advantage of natural light to reduce lighting load;
- Increase airtightness by installing a continuous air barrier to minimize heat loss through the building envelope. Seal off residential units from each other and from other building uses;
- Specify highly energy-efficient mechanical systems. Consider using electricity-based systems that reduce greenhouse gas emissions.

Solar panels will be installed over the Hotel roof and Solar panel rough-ins will be installed to where suitable for the Townhouses.

Electric vehicle charging stations will be installed in the Hotel Parking and Visitor Parking Stalls for the Apartment building and Townhouses. All parking stalls for the Apartment and Townhouse residents are roughed-in with electric vehicle charging.

Recommendations from ToG:

- *Minimize Light Spill and Sky Glow to Lessen the Impact on Wildlife and Dark Skies*

1. Landscape Lighting and Wildlife:

The design team will approach the application of landscape lighting in a sensitive manner to help balance both the needs of nature and people by minimizing the impact of lighting on local wildlife, while providing safety for the residents.

Design approaches will include the implementation of the best practices, including the selection of warmer colour temperatures that will be less harmful to wildlife (less blues and bright whites), as documented in

recent research such as the study entitled, "Rapid Assessment of Lamp Spectrum to Quantify Ecological Effects of Light at Night."

Additionally, fixtures will employ a variety of control methods including dark sky compliant fixtures, partial and full cut-off to minimize back lighting and spill as well as timers to shut off lighting systems in the landscape when not needed.

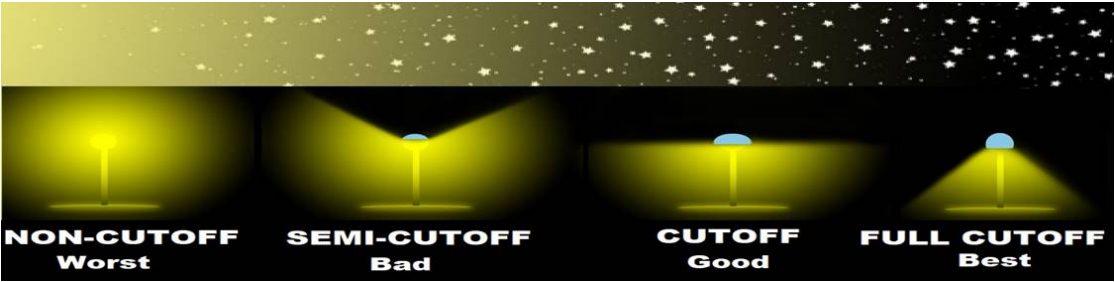
The design team will work with progressive lighting suppliers and manufacturers to ensure that fixtures are selected to employ these 'best practice' strategies so that a thoughtful and measured approach to landscape lighting will be achieved in all of the outdoor spaces throughout the development.

2. As for the Buildings' Outdoor Lighting Concepts:

Outdoor lighting meets but does not exceed the levels specified in IES-recommended practices for night-time safety, utility, security, productivity, enjoyment, and commerce.

- Minimize adverse offsite impacts of lighting such as light trespass, and obtrusive light
- Curtail light pollution, reduce sky glow and improve the nighttime environment for astronomy by ensuring outdoor luminaires are designed to provide 100% full cutoff - of any light emission (see diagram attached) above the horizontal plane (i.e., all exterior lighting will be downlighting only)
- Help protect the natural environment from the adverse effects of night lighting
- Conserve energy and resources to the greatest extent possible.

The illustration below indicates the four typical light concepts. We will use the full cutoff in all exterior applications where public safety and the Building Code allow.



We have also attached a list of light fixture cut sheets to illustrate the concepts (but not limited to) for your reference. (Attachment D)

Professional night scene renderings providing a better illustration of the concepts are attached. (Attachment C). Also the Schematic Lighting Plan is attached. (Attachment B)

Recommendations from ToG:

- *meeting parking requirements*

Off-street parking will meet Town of Gibsons new parking by-law. Shared parking stalls will be provided for the Village Centre.

BEFORE



AFTER



JYW ARCHITECTURE INC.
211-211 Columbia Street, Vancouver, B.C., Canada, V6A 2R5
Tel: 604 689 3106 Email: jyw@jyw.net

No Date (Y/M/D)

VILLAGE CENTRE INN
ELEVATION REVISIONS

GOSPEL ROCK VILLAGE

BLOCK 7, GIBSONS, BC
PROJECT NUMBER: 1603

ASK1



3	Re-issued for DP	2019/08/
2	Issued for DP	11/23/20
1	Issued for Review	2018/11/0
Revision No.		Date

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**Greenland
Homes Ltd**

Gospel Rock Village

Schematic Lighting Plan

Job No. : _____

1.1

