

2009 Harbour Area Plan 3D Modelling



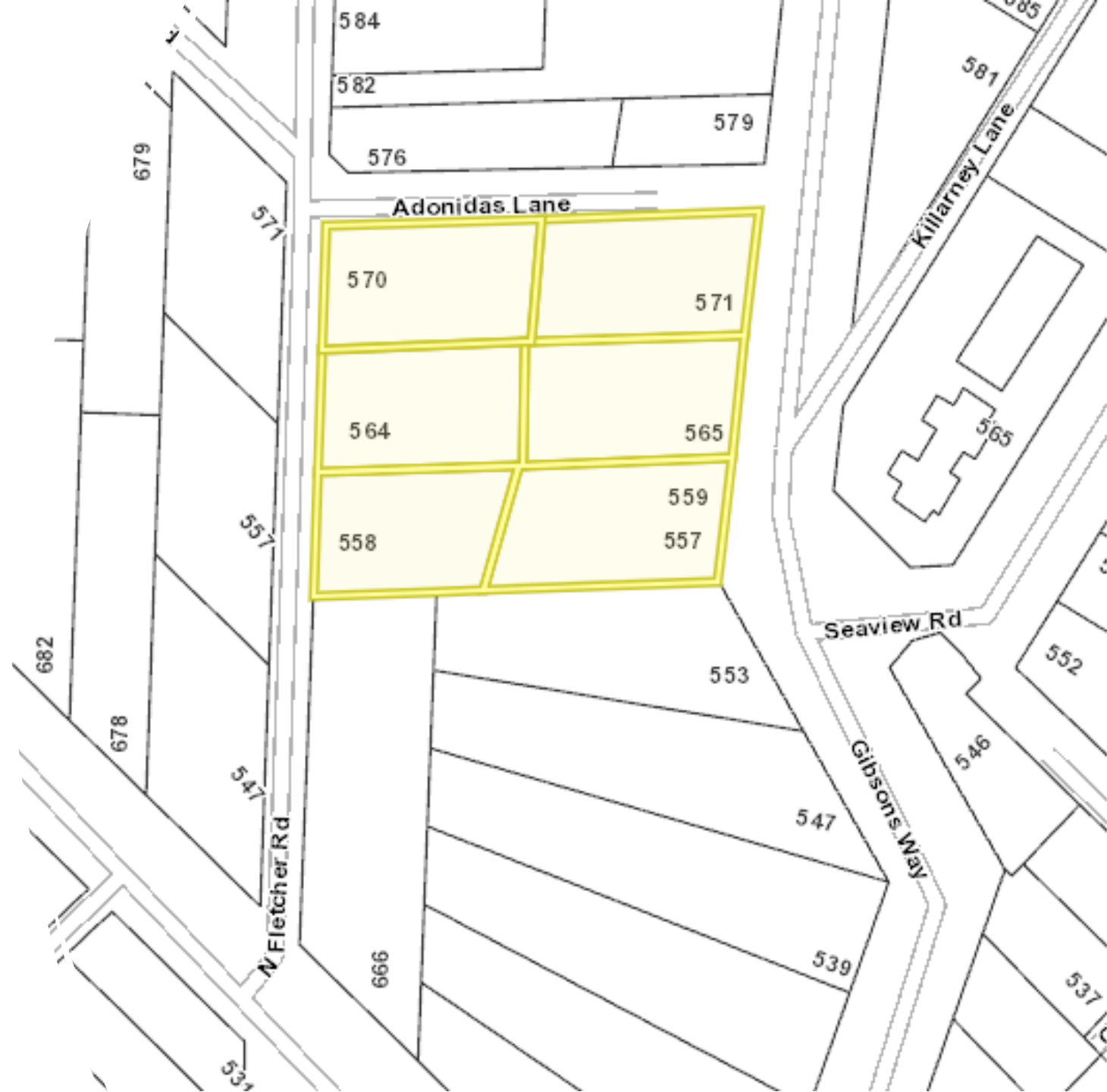
565 Gibsons Way

- Zoning Amendment in process
- Outside Harbour Area Neighbourhood Plan.
- R3 to RCL
- Proposal: 2 Duplex buildings with 2 Secondary suites.
- Height: 2 storeys from the rear, 3 storeys from Gibsons Way. 8.0 metre
- Total number of units: 6



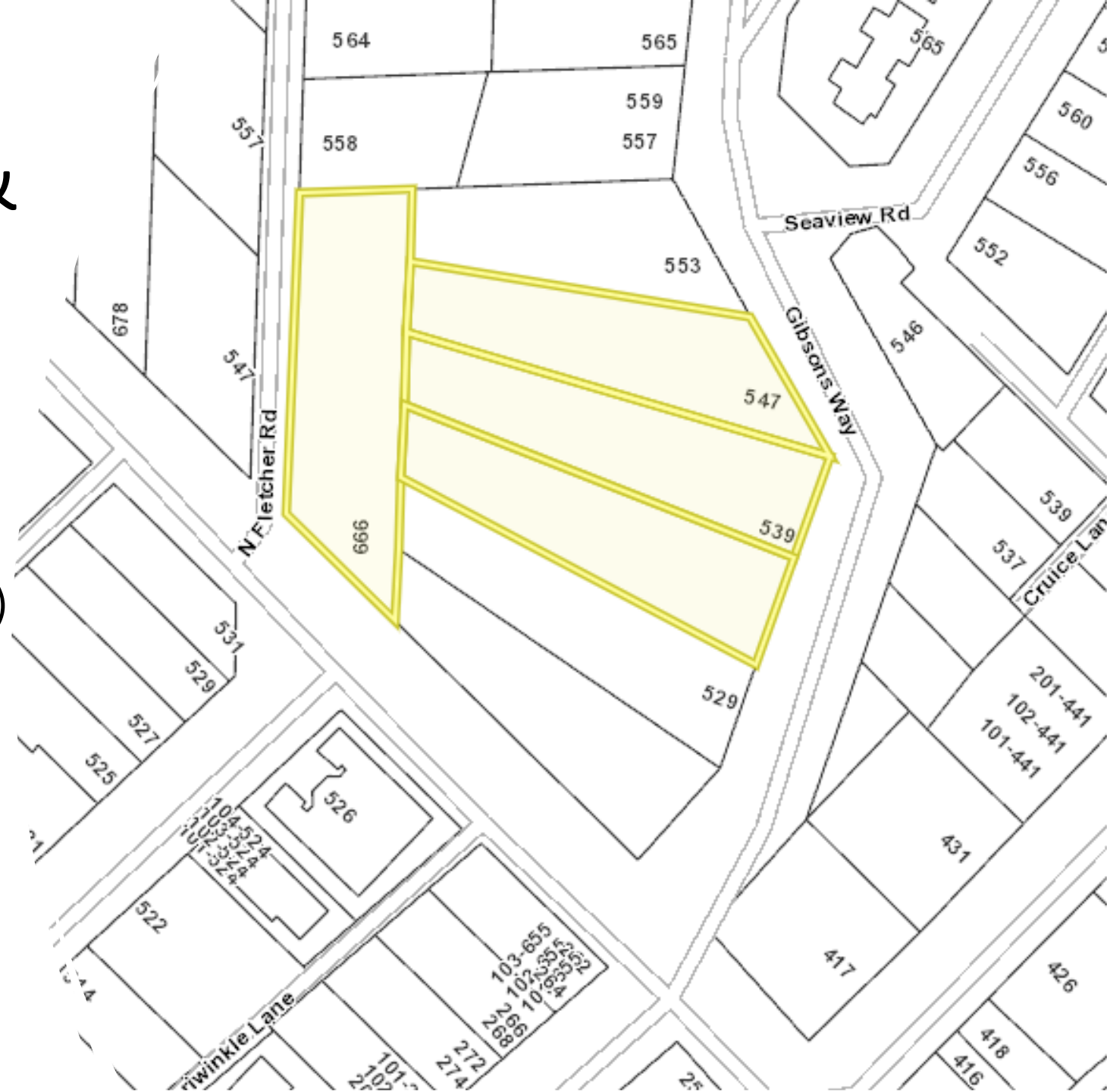
6 properties on Gibsons Way

- Council are looking at the possibility of rezoning this block to prevent a spot zone at 565 Gibsons Way.
- Would rezone from R-3 to RCL
- RCL zone would allow for single family dwellings, duplex, apartment or townhouse (up to a maximum of 6 to 8 units)



Lots 19, 20, 21 & 24 Gibsons Way

- Proposal to be submitted
- Current Zoning CDA-1 (Comprehensive Development Area 1)
- Likely apartments on lower section and houseplexes off of N. Fletcher.
- Central access through the site from Gibsons Way to North Fletcher for residents



529 Gibsons Way

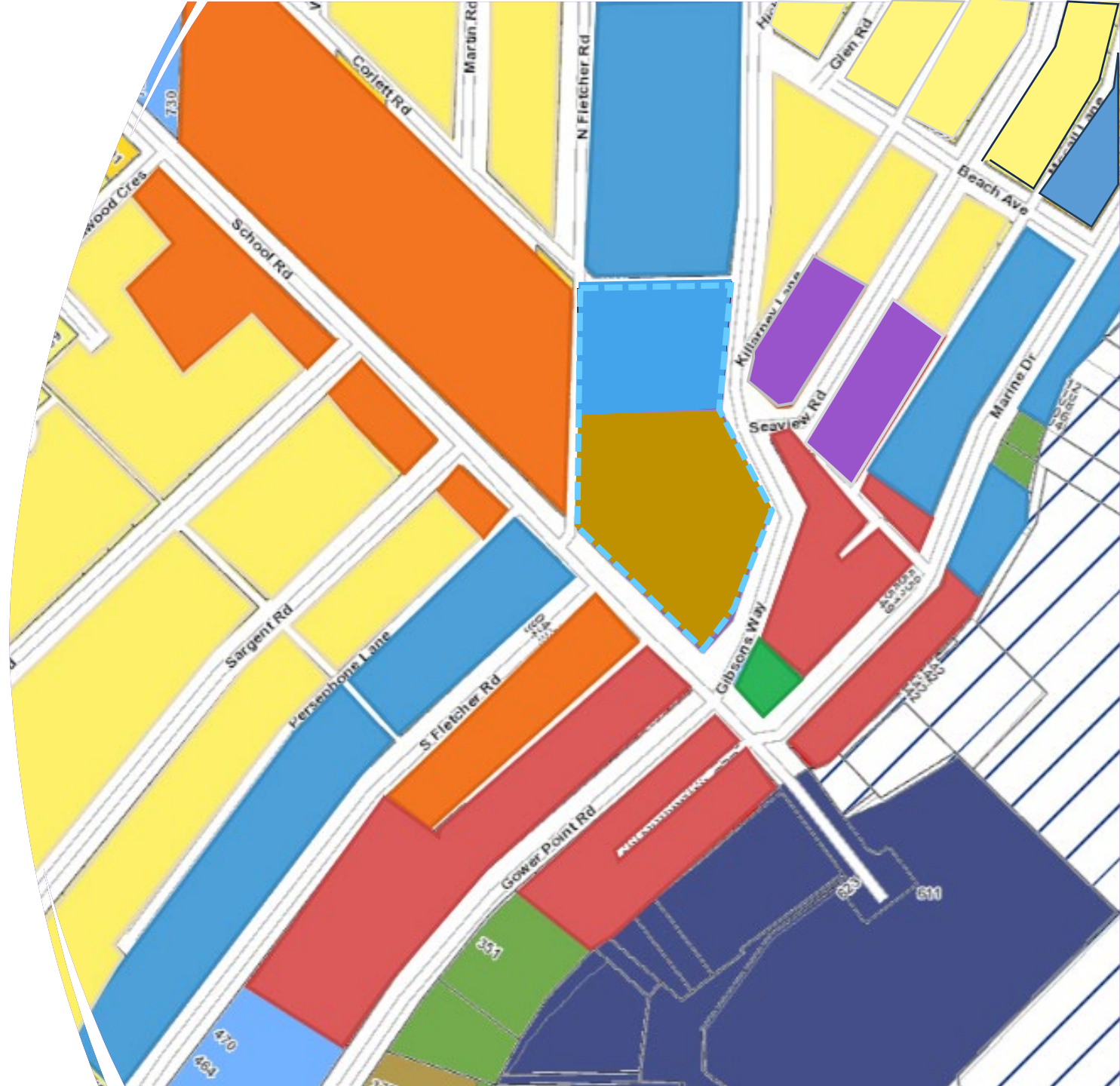
- Stonehurst property
- Current Zoning CDA-1 (Comprehensive Development Area 1)
- Past proposal for an OCP and Zoning Amendment to convert the Stonehurst building to an Inn and construct a 22-unit apartment building did not receive 3rd Reading.
- New proposal to be submitted, Stonehurst building to be retained.



Envisioned Land Uses per OCP

- Commercial at street with residential above or below
- Townhouses, stacked townhouses & 2-4 storey apartments
- Single detached, duplex, cluster housing, townhouses and multi-unit housing in a single-detached building form
- High density residential: minimum 4 stories and/or hotel/ Inn + associated food & beverage
- Single detached, duplex, cluster housing, townhouses and multi-unit housing in a single-detached building form.
- Multi-unit residential (apartment/ condo) higher than 3 stories

*See OCP/ Harbour Area policies regarding height on a separate slide



OCP/ Harbour Area Plan guidance on Building Height & Massing

“Village scale” generally refers to smaller built forms that are low rise in nature, usually up to 3 or 4 storeys.

...Building heights should be limited to 1 or 2 storeys on the higher side of the lot and 3 to 4 storeys as seen from the lower side of the lot depending on the degree of slope...(specifies exceptions permitted through OCP amendment including George site)
-Harbour Area Plan Policy 5.1.2

Additional storeys or partial storeys may fit with the idea of “village Scale” if stepped back sufficiently or terraced, and integrated into the topography and roof forms of the building and with minimum impacts on public and private views.

Figure 5-4: Potential Future Development of the Harbour Area



Official Community Plan Policies- Density

Objectives of Growth Management:

- Manage growth patterns to achieve a balance of environmental, social and economic goals as outlined in this Plan.
- Maintain Gibsons as a compact, complete community.
- Manage growth so as to use land and infrastructure efficiently.

9.1.2 Heritage Hill – This established older neighbourhood consists mainly of smaller homes on smaller lots. Due to the views and proximity to Gibsons Landing, the Plan anticipates some demand for redevelopment and low-density multi-unit housing. These uses are to be focused on the perimeter of the neighbourhood along Marine Drive and Jack's lane. The reuse of existing single-detached homes to provide additional dwelling units, for example as suites, is encouraged in order to maintain single detached character while increasing density. New single-detached houses and multiple family units are encouraged to fit with the character of the surrounding neighbourhood. Small pocket park(s) may be provided on unused road allowances to provide neighbourhood open space.

9.1.3 North Fletcher – This is also an established, older neighbourhood, bounded by three major arterial roads. Redevelopment of the block between Gibsons Way and North Fletcher Road to low density multi-unit housing is supported. Multi-unit housing is also supported along School Road, much of which is already developed for this purpose. Additional commercial development is not supported.

Official Community Plan - Density

Section 15 of the OCP outlines implementation strategies.

15.1 Consider innovative changes to zoning when improvements to the liveability of the community are demonstrated. This may include zoning amendments, which entail rezoning lands to a higher density, introducing policies that anticipate rezonings under certain conditions, reviewing rezonings on a case-by-case basis, or a mix of these approaches as determined by Council. Zones that permit residential land uses should be updated to promote affordable housing suitable for families and seniors.

15.2 Regularly monitor the implementation of the Official Community Plan. In order to gauge the success of the Official Community Plan, a regular evaluation process shall be undertaken. This may include establishing a list of measurable indicators, for consideration by Council, upon which OCP goals and objectives will be reviewed. Based on the level of success in meeting OCP goals and objectives, Council may wish to amend policies, consider new implementation strategies and, when needed, conduct a comprehensive OCP review.

15.3 Conduct a review of Town bylaws to determine consistency with the Official Community Plan and Provincial legislation.

Section 15 Continued

Listed below is an overview of the supplemental actions necessary to achieve implementation of the OCP. Once completed, these studies, plans and bylaws may form the basis for policies that Council will consider for future inclusion in the OCP. This list should be envisaged as an overview of the more significant implementation actions, and is not intended as an exhaustive reference to all actions required.

- *Update Zoning Bylaw: Complete a review of the current Zoning Bylaw to ensure that OCP land use and development-related policies are aligned with OCP policies.*
- *Continue to conduct field surveys, mapping and study and review Environmentally Sensitive Areas as needed to determine which lands and shorelines are environmentally sensitive and should be protected.*
- *Development Cost Charge for Parkland: Consider preparing a Development Cost Charge Bylaw for the acquisition and development of land.*
- *Heritage Management Plan: Support completion of a Heritage Strategy and Heritage Management Plan to provide more detailed guidance for heritage protection.*
- *Monitor the implementation of the Economic Development Strategy and Action Framework.*
- *Official Community Plan Review: An Official Community Plan review committee may be established to regularly review and monitor the Plan to ensure relevancy, and to reflect changing times. In addition, regular liaison with the residents of Gibsons is essential during an Official Community Plan review. Additional public consultation shall be required during a community plan review, augmenting Public Hearing requirements outlined in the Local Government Act.*
- *Evaluate Part 5 (View Protection and Massing) of the Zoning Bylaw in terms of effectiveness, consistency, and inclusion of all relevant areas.*

Development Permit Area 5 Gibsons Landing

Building Scale and Massing

- *All built form in the Harbour Area, particularly where it fronts on the “Village Walk” or “Harbour Walk” as delineated in the “Harbour Area – Pedestrian Network Map” shall be human in scale, and pedestrian oriented.*
- *Building facades facing these pedestrian routes shall be no more than two storeys in height, or, where a height of greater than two storeys is allowed, shall step back a minimum of 3 m (10 ft.) above the second floor.*
- *Building massing should be low near the waterfront, ‘stepping back’ from the water.*
- *Varied roof heights, and roofs at various heights, are encouraged to provide variety in roofscape and skyline.*

View Protection

- *Building scale and massing shall be designed with careful consideration of impacts on views from uphill properties.*
- *For development proposals that don’t conform to the framework of Part 5 View Protection and Massing of the Zoning Bylaw, applicants shall be required to demonstrate the potential impact of the proposed development on views from key locations in the Town. This may include use of a 3-D model to illustrate the impact on views from various locations in Gibsons and views towards Gibsons from the ocean.*

View Corridors

- *From the Village Walk (see Harbour Area Plan / Pedestrian Circulation), between Prowse Road and Armour’s*
- *Beach, an unobstructed view corridor 3.0 meters wide should be provided at every 30 meters to allow open views of the ocean.*