

October 6th, 2023

To Mayor & Council,

RE: Proposed OCP and Zoning Amendment Application at 702 Gibsons Way

The current land use at 702 Gibsons Way is Single Family Residential (R3). The designated land use for this property in the OCP is Medium Density Residential which requires townhouses or apartments with a minimum of 4 units.

In 2018, we submitted a development application to build a 4 unit townhouse complex that was in keeping with the desired land use designation in the OCP. But at the time, council felt that the scale and massing of the project was too large for the size of the lot, essentially making the property “undevelopable” with its current OCP land use designation.

The current proposal is still in keeping with the intent of the OCP Medium Density Residential designation in that it has five units proposed, but the form and character is smaller in scale and more in keeping with the character of the community. The OCP / zoning amendment we are requesting is to go from Medium Density Residential to Cluster Housing instead – resulting in stand alone single units rather than one large mass / townhouse complex.

Our original intent was to only have two storeys, but in order to meet the parking requirements, a minimum of one stall needed to go into a car park on the ground floor, essentially lifting the units by a full storey. The advantage of this however, is that it created a third bedroom on the ground floor (with its own entrance) which could assist future home owners by being a mortgage helper; provide a bedroom rental for first responders / nurses; a bedroom for an aging parent; a home office; or an Air B&B for much needed tourist accommodations.

We hope that this current project will provide much needed housing for first time home buyers looking to enter the real estate market.

Sincerely,

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