

Property Location: Lot 14 Venture Way
 Application Number(s): ZA-2023-02 / OCP-2023-02 / DP-2023-12
 Date of Referral: 05-Oct-23

Referrals sent	Comments Received
<i>S k w x wú7mesh Úxwumix (Squamish Nation)</i>	<p><i>SN would like to be updated on how the project will address these types of sustainability and climate considerations. SN would also like to review any EOAs, EIAs, and EMPs associate with this future development, once developed.</i></p> <p><i>SN would like to see water management plans on this site as it is to be developed in a water scarce area. We'd like to know how Aquifer 560 or other sources of water will be affected by this project.</i></p> <p><i>Additionally, Our Climate Action Managers recommend the proponent consider the implementation of climate resilient standards (e.g., HEPA smoke filters, passive cooling, and increased stormwater drainage capacity) for buildings and recommend the building designs to incorporate future climate impacts (increased temperatures, increased risk to fire and smoke, increased rainfall and wind, as well as changes to external flood risks). We also recommend buildings are designed to net zero carbon emissions (considering clean power/heat, building envelope, renewables, and embodied carbon) and the highest sustainability standards as possible (including considerations for water conservation, stormwater management, waste management, transportation, environmental conservation, and food security).</i></p>
Gibsons and District Volunteer Fire Department (GDVFD)	<p><i>The Gibsons & District Volunteer Fire Department approves this application with the following recommendations.</i></p> <ol style="list-style-type: none"> <i>1. Fire hydrants are installed in accordance with BCBC 3.2.5.15.</i> <i>2. A water supply in accordance with BCBC 3.2.5.7.</i> <i>3. Standpipe Systems are installed in accordance with BCBC 3.2.5.8.</i> <i>4. Automatic Sprinkler Systems are installed in accordance with BCBC 3.2.5.12.</i> <i>5. Road design is in accordance with BCBC 3.2.5.6.</i> <i>6. Access Routes and Access Route locations are in accordance with BCBC 3.2.5.4. and 3.2.5.5.</i> <i>7. Fire Alarm system to be installed in accordance with BCBC 3.2.4.1.</i> <i>8. Annunciators to be installed in accordance with BCBC 3.2.4.9.</i> <i>9. Roof access design in accordance with BCBC 3.2.5.3.</i> <i>10. A key lock tube is located at or near the front entrance.</i> <i>11. A fire safety plan is completed before occupancy.</i>
Vancouver Coastal Health	<i>No comments received as of March 15, 2024</i>

Ministry of Transportation and Infrastructure (MOTI)	<i>No comments received as of March 15, 2024</i>
Infrastructure Services Department	<i>No comments received as of March 15, 2024</i>
Building Department	<p><i>*Separate permits are required for each building. (A and B)</i></p> <p><i>*Being Part 3 buildings, they will need registered professional review from each discipline.</i></p> <p><i>*Building Department will need full sets of sealed drawings from each registered professional and a building code analysis from a registered architect to confirm Building Code and Bylaw compliance.</i></p> <p><i>*Dimensions to be confirmed for mezzanines to confirm the number of proposed stories.</i></p> <p><i>*Garbage enclosures to meet bylaw requirements.</i></p> <p><i>*Allan block walls or any other retaining walls over 1.2m in height will need separate building permits.</i></p> <p><i>*Fire department access to be code compliant and reviewed/approved by fire department.</i></p> <p><i>*Sprinklers are required as part of this development.</i></p> <p><i>*Other building code requirements to be determined once drawings have been provided with a full building permit application.</i></p>
Sunshine Coast Regional District (SCRD)	<p><i>The applicant is encouraged to ensure building design includes adequate space for storage and servicing of recycling, food waste and garbage receptacles and ensuring the storage space is inaccessible to wildlife.</i></p> <p><i>Through the construction phase, the applicant is encouraged to review materials accepted at the Sechelt Landfill and sort accordingly to maximize diversion and ensure compliance with recyclable materials and controlled waste. Consideration should also be given to make sure any containers for separating garbage, recycling and food waste remain accessible to collection service providers during construction and will be accessible post-construction.</i></p>