



TOWN OF GIBSONS

PO Box 340
474 South Fletcher Road
Gibsons BC | V0N 1V0

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www.gibsons.ca
604-886-2274

April 5, 2024

File No.: 3220-Mahan-629

Dear Property Owner\Tenant;

Re: Notice of Application for Development Variance Permit for 629 Mahan Road

This letter is to advise you that the Town will be considering a Development Variance Permit application for the property at 629 Mahan Road, at the Committee of the Whole meeting on April 23rd at 3:00 p.m.

The applicants propose to redevelop the property, to construct a mixed-use commercial and residential building with underground parking.

The applicant is requesting two variances to the Zoning Bylaw:

1. Increase the height of the building by 3.5-metres of height. This will allow for an additional storey. Due to the sloped characteristics of the lot, the building will be 4-storeys from the north and 5-storey from the south
2. Allow for residential apartments on the ground level.

More information and an illustration are provided on the back of this letter.

1. **Before the meeting:** Written comments must be received by Katie Thomas, Planner II, before noon on April 17, 2024, and may be submitted in one of the following ways:

Email:	planning@gibsons.ca
Regular Mail:	PO Box 340, Gibsons, BC, V0N 1V0
In Person:	Gibsons' Town Hall, 474 South Fletcher Road, Gibsons, BC

2. **At the meeting:** Individuals may attend the meeting at Town Hall and will be provided an opportunity to present verbal submissions. The Committee of the Whole meeting is scheduled for **3:00 pm on Tuesday, April 23, 2024**, and will take place in Council Chambers.

A copy of the application is available for review on the Town of Gibsons website at: www.gibsons.ca/current-development-applications. The Committee of the Whole Agenda will be published the week prior to the meeting.

Regards,
TOWN OF GIBSONS

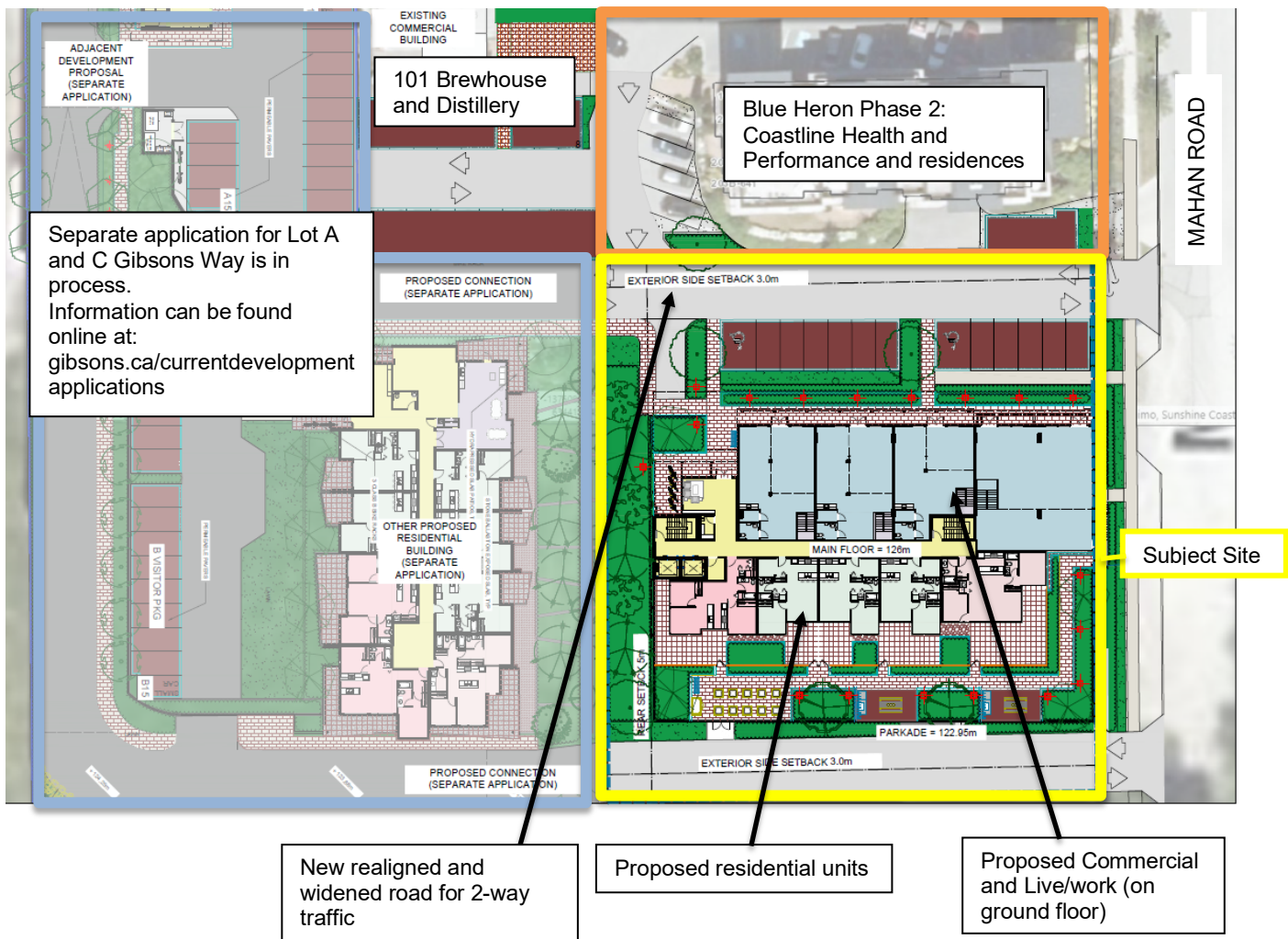
Katie Thomas
Planner II

TOWN OF GIBSONS

"Nature is our most valuable asset"

Address	629 Mahan Road
Application Number	DVP-2023-04 and DP-2023-19
Height Variance Request	To increase the maximum height by 3.5 metres The image below shows the height requested.
Measuring Building Height	Height is measured from the average natural grade.
Residential apartment unit location	The Zoning Bylaw allows residential apartments above commercial. The applicant has requested that 5 apartments be located on the ground level, behind the commercial use, rather than above.
Rationale	To develop a building that aligns with the slope of the lot and allows for underground parking

Site Plan



Rendered Views



View from North-East (101 parking lot looking at the proposed new building)



View from South-East. Underground parking is accessed from the new southern driveway.