

# 01 BILLY'S WALK RESIDENCES



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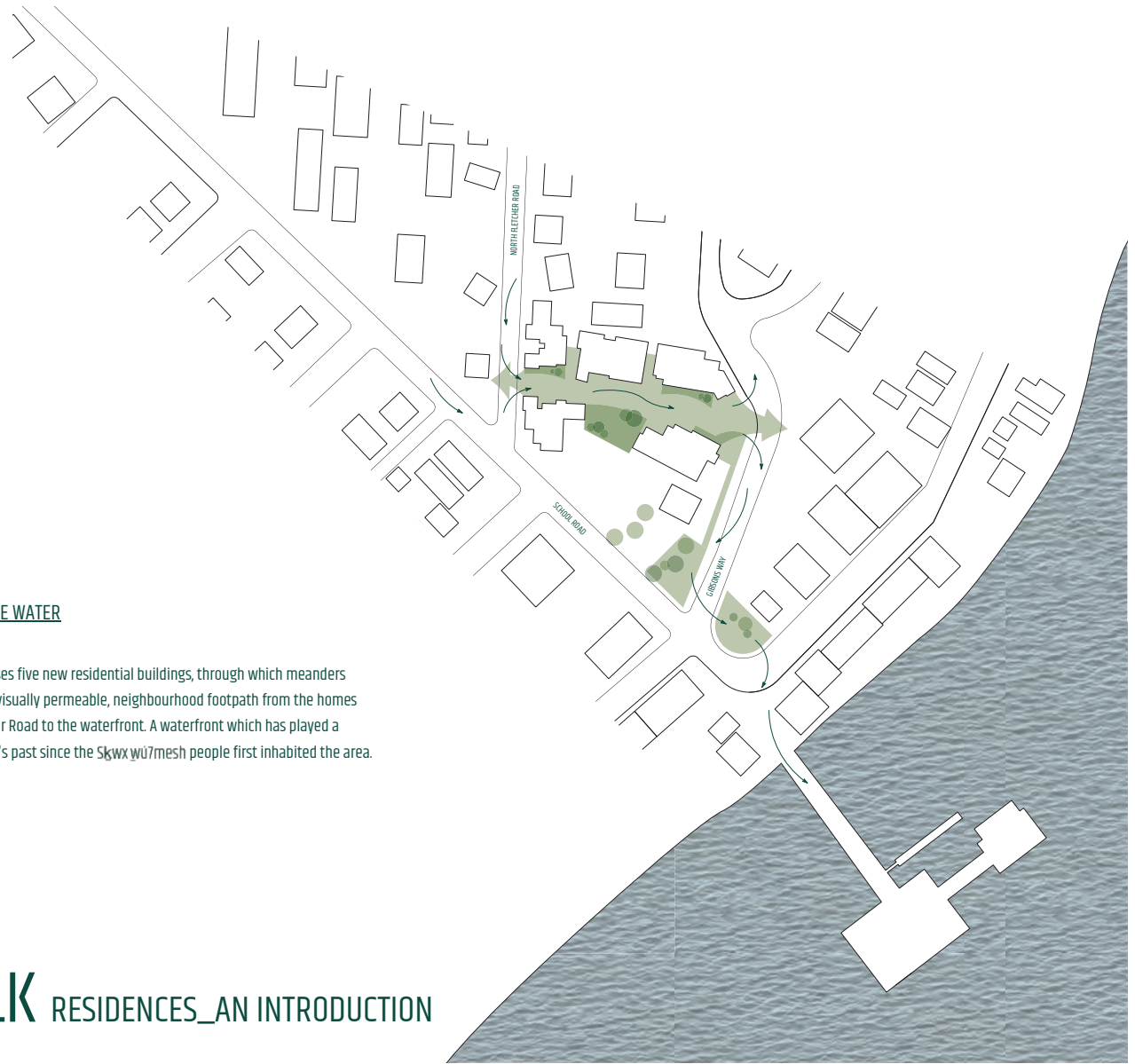
- Introduction
- Overview
- Building Descriptions
- Site Plan
- Floor Plans
- Sections
- Elevations
- Landscape Drawings

REZONING APPLICATION\_DESIGN DOCUMENT

# 02 BILLY'S WALK RESIDENCES\_AN INTRODUCTION

## A NEW LINK TO THE WATER

The proposal comprises five new residential buildings, through which meanders 'Billy's Walk': a new, visually permeable, neighbourhood footpath from the homes north-west of Fletcher Road to the waterfront. A waterfront which has played a critical role in Gibson's past since the Skwxwú7mesh people first inhabited the area.





### A NEW CONNECTION

'Billy's Walk' is designed for all of Gibsons' residents and visitors, and offers an enjoyable alternative pathway to the steep and vehicle-focused School Road.

In this new walkway cars are guests and have no through-access. The focus is on creating a place for people to amble through a natural environment, sit and read under a tree, enjoy an activity in open or sheltered play space, or simply take in the views across the water to Keats Island.



# 03 BILLY'S WALK RESIDENCES\_AN INTRODUCTION





'A LINK TO THE PAST' \_FROM TOWN OF GIBSONS ARCHIVES

#### A LINK TO THE PAST

The photo is from the Town of Gibsons Archives and shows **Billy the Ox**, led by his young owner John, hauling wares from Gibson's Wharf, somewhere near where School Road meets Gibson's Way, in circa 1913.

Thoughts of Billy's slow, meandering walk home puts us in mind of the new link we are creating: a relaxing amble that gets one from A to B, but with many stops of interest along the way.

The photo inspires the name '**Billy's Walk Residences**'.



# 04 BILLY'S WALK RESIDENCES\_AN INTRODUCTION

### A VARIETY OF FORMS

The proposal is for a development of five buildings, with an open green space between, to implement the Town's Official Community Plan objectives.

A variety of smaller forms of housing are proposed in a pedestrian, bicycle-friendly environment, where cars are guests. A landscaped pedestrian route connects North Fletcher Road to Gibsons Way, and offers dramatic views across Shoal Channel. For now, the development is referred to as 'Billy's Walk Residences'.



LOOKING EAST\_OVER BILLY'S WALK TO THE OCEAN

# 05 BILLY'S WALK RESIDENCES\_AN OVERVIEW



### AN OPEN GREEN LINK

The open green space link from North Fletcher Road to Gibsons Way benefits the existing development above North Fletcher. It provides views, visual transparency, and a neighbourhood footpath: 'Billy's Walk', through the middle of the development.



LOOKING WEST\_UP BILLY'S WALK TOWARDS NORTH FLETCHER ROAD

# 06 BILLY'S WALK RESIDENCES\_AN OVERVIEW





A SMALL-VILLAGE SCALE

Each building is unique in design to provide a varied, small-village scale. Building height ranges from 2-stories above street level, to 4-stories above parking garage entrances. The building massing is articulated, stepped back and up the hill from Gibsons Way. From School Road the buildings' massing steps up along North Fletcher Road, to sit comfortably in the scale of the neighbourhood.

LOOKING EAST FROM NORTH FLETCHER ROAD DOWN BILLY'S WALK



# 07 BILLY'S WALK RESIDENCES\_AN OVERVIEW





LOOKING EAST\_OVER SHARED GREEN SPACE TOWARDS INGLIS PARK AND BUILDING A

### NEW COMMUNITY SPACES

'Billy's Walk' follows a short, shared driveway from North Fletcher Road to a set of stairs, down to an open green space, where two mature trees are preserved. The shared space includes partially covered outdoor play areas and serene, landscaped areas to relax. The footpath continues along the lower driveway to Gibsons Way below.

Residents along and above North Fletcher Road will feel connected to the sea, the Lower Village and harbour area. The walk offers an appealing alternative to School Road.

To provide an attractive view from the developments above, the roof-scape would be composed of two green roofs, and three low-sloped roofs.



# 08 BILLY'S WALK RESIDENCES\_AN OVERVIEW







LOOKING NORTH FROM STONEHURST PATIO TO BUILDING A

### BUILDING A

**Building A** has a fresh, modern, seaside style to contrast with the traditional architecture of Gibsons' Stonehurst heritage building. It feels comfortable to be Stonehurst's young neighbour. The massing takes influence from the stepping, rectilinear forms of the historic building, as do the articulated cladding profiles.

A flexible, spacious amenity space is accessed from the entry lobby adjacent to the central, common, open green space on the west end of the building.

The layout of each apartment is unique, provides comfort, and a feeling of home. Living spaces are open and flexible, and enjoy a connection with nature and beautiful views of the surroundings.

- A small, 10-home apartment building,
- Providing 19 vehicle parking spaces,
- And 24 Class 1 bicycle parking spaces.



LOOKING WEST FROM GIBSONS WAY TO BUILDING A

The 4-storey building massing steps back, and up the hill, to give an enhanced presence to Stonehurst. Eight strata apartments are oriented towards the views across the water to Keats Island. Two of the homes face the open green space above.

Building height varies from 4-storeys on the parking garage entry facing Gibsons Way, to 2-storeys facing the shared green space. The parking garage is accessed at a low elevation directly from Gibsons Way to provide a lower building height adjacent to Stonehurst.

# 09 BILLY'S WALK RESIDENCES\_BUILDING A

# 10

## BILLY'S WALK RESIDENCES\_BUILDING B



*"The existing building located at 547 Gibsons Way is named within the Town's Heritage Inventory as "Jack's Boarding House", constructed in 1919. The inventory identifies historical buildings and structures around the Town. It should be noted that the Town does not have a Heritage Bylaw. Jack's Boarding House was purpose-built as a boarding house and continues to operate to this day. Past development discussions looked at the possibility of incorporating affordable housing within any new development to replace any units lost if the boarding house is to be redeveloped"*

LOOKING NORTH\_FROM ENTRY STEPS TO BUILDING B

### BUILDING B

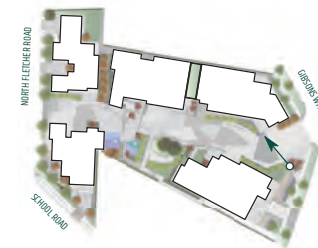
**Building B** has a unique form, accentuated with material and colour selection. 2-storeys above the parking garage entry, step up to 4-storeys. This strata apartment building has low sloped roofs, and provides a variety of attractive views. Exterior cladding is stained in a red colour, similar to the new 'Persephone Development' at the 'Five Corners', with the intent to extend the Lower Village character up Gibsons Way.

The design of each of the five building, A, B, C, D and E would develop in its own unique way. Building style and detailing would be purposely varied.

The parking garage is accessed by a 9.0 m wide driveway which provides fire truck access to Buildings A, B and C, with an access route from Gibsons Way.

An amenity space accessed from the entry lobby is available for residents' use.

- A small, 12-home apartment building,
- Providing 17 vehicle parking spaces,
- And 24 Class 1 bicycle parking spaces.





LOOKING NORTH\_FROM AMENITY SPACE TO BUILDING C



### BUILDING C

**Building C** is a modern building with rental apartments. The building facade has a playful design as it steps up towards North Fletcher Road.

The Town of Gibsons' may consider to require only one parking stall per unit to provide a variety of 17 suites, or the Town may not wish to relax parking, and permit 11 larger suites with 1.5 parking stalls per unit to comply with Gibsons Parking Bylaw.

The architecture is intended to be distinct from buildings A & B below, and from buildings D & E above, to give character to the central open park space, by adding a dynamic backdrop. The top storeys have views over the roof of Buildings A and B.

Building height varies from 2-storeys above parkade entry, to 4-storeys facing the common open space park. Building massing steps up the hill, and is 2-storeys in visible height as seen from North Fletcher Road.

A third floor amenity space is suitable for resident gatherings, and offers an ocean views deck.

Building C as proposed has six studio suites: small, but nice to live in. Some rental studios units in Building C could be available at below-market-rental rate, potentially for the current **'Jack's Boarding House'** tenants.

- A small, 11-17 rental homes apartment building,
- Providing 17 vehicle parking spaces,
- And 24 Class 1 bicycle parking spaces.

# 11

## BILLY'S WALK RESIDENCES\_BUILDING C

LOOKING EAST\_FROM NORTH FLETCHER ROAD DOWN BILLY'S WALK



### BUILDING D

Two four-plex buildings, D and E, provide a transition to the smaller scale development west of North Fletcher Road. The two buildings provide eight homes with sixteen parking stalls in private 2-car garages.

**Building D** provides four homes with a single-family lifestyle in a small-scale building, with low sloped roofs. Each home offers a high level of accessibility for easy living, with an attached, private 2-car garage. When required, an elevator can be installed to provide accessibility between garage and home. Three homes have the kitchen, living, dining area and bedrooms on the same floor level.

- 4 Strata homes in a small scale single-family style building,
- Provides 4 private 2-car garages,
- And bicycle storage in each garage.

The Building height steps up from 1-storey above a 2-car garage, to 3-storeys, and again 1-storey above a 2-car garage at the top of North Fletcher Road. A shared, recessed car court provides access to two side-loaded garages. All four garages are set back from the street or driveway.

Three homes have a 500 sq.ft. lock-off suite that can be used as an extra bedroom for the family, by a dependant person, as a home office, a studio, a nanny or caregiver suite, or may provide rental housing.



# 12 BILLY'S WALK RESIDENCES\_BUILDING D





LOOKING NORTH\_FROM SCHOOL ROAD CORNER TO BUILDING E

### BUILDING E

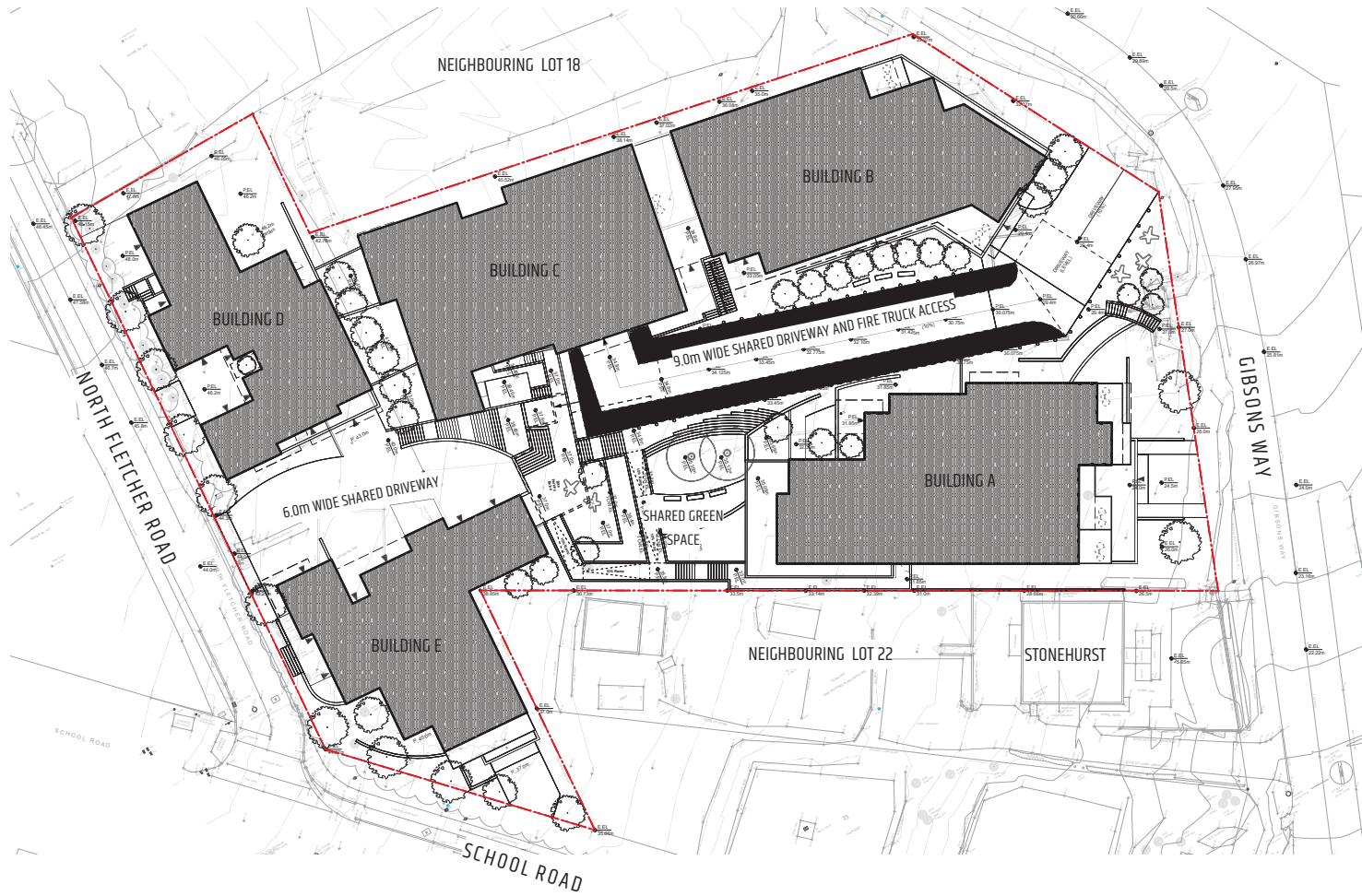
**Building E** provides four homes with a single-family lifestyle, in a small-scale building, with low sloped roofs. Each home offers a high level of accessibility. Building height varies from 3-storeys above a private 2-car garage accessed from School Road, to 2-storeys along the common driveway. Each home has an attached, private 2-car garage. Three homes have the kitchen, living, dining area and bedrooms on the same level for easy living. An elevator can be installed in each home to connect their garage to the living areas. These homes provide the convenience of a single-family bungalow without the need for building and garden maintenance.

One home has a 500 sq.ft. lock-off suite that can be used as an extra bedroom for a growing family, by a dependant family member, as a home office, nanny or caregiver suite, or may provide rental housing. The lock-off suite contains an open kitchen, dining and living area, a sleeping area, a 3-piece bathroom, and washer/dryer space. The Town does not require additional parking stalls for small, flexible lock-off suites.

- 4 Strata homes in a small scale building,
- Providing 4 private 2-car garages,
- And bicycle storage in each garage.



# 13 BILLY'S WALK RESIDENCES\_BUILDING E

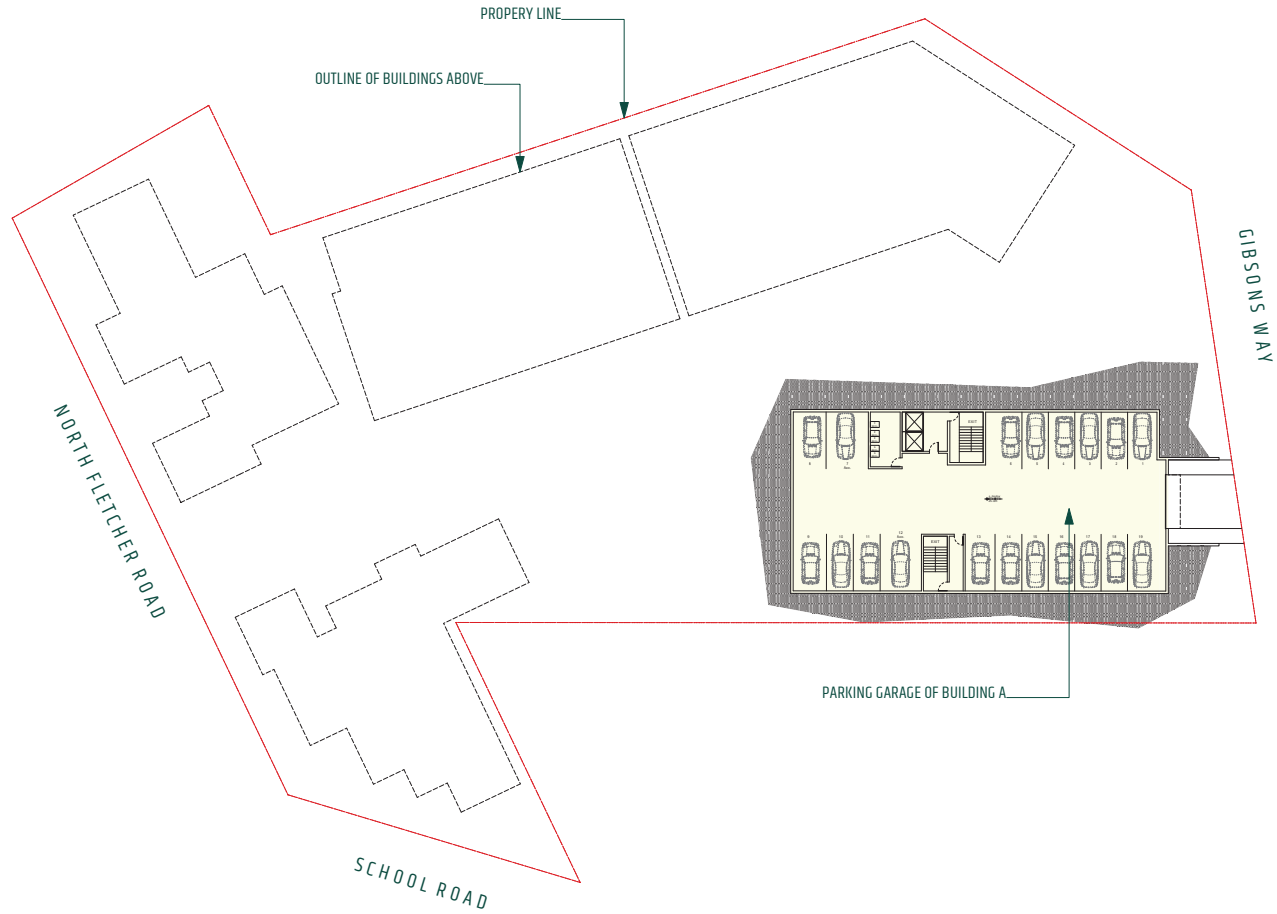


# 14 BILLY'S WALK RESIDENCES\_SITE PLAN



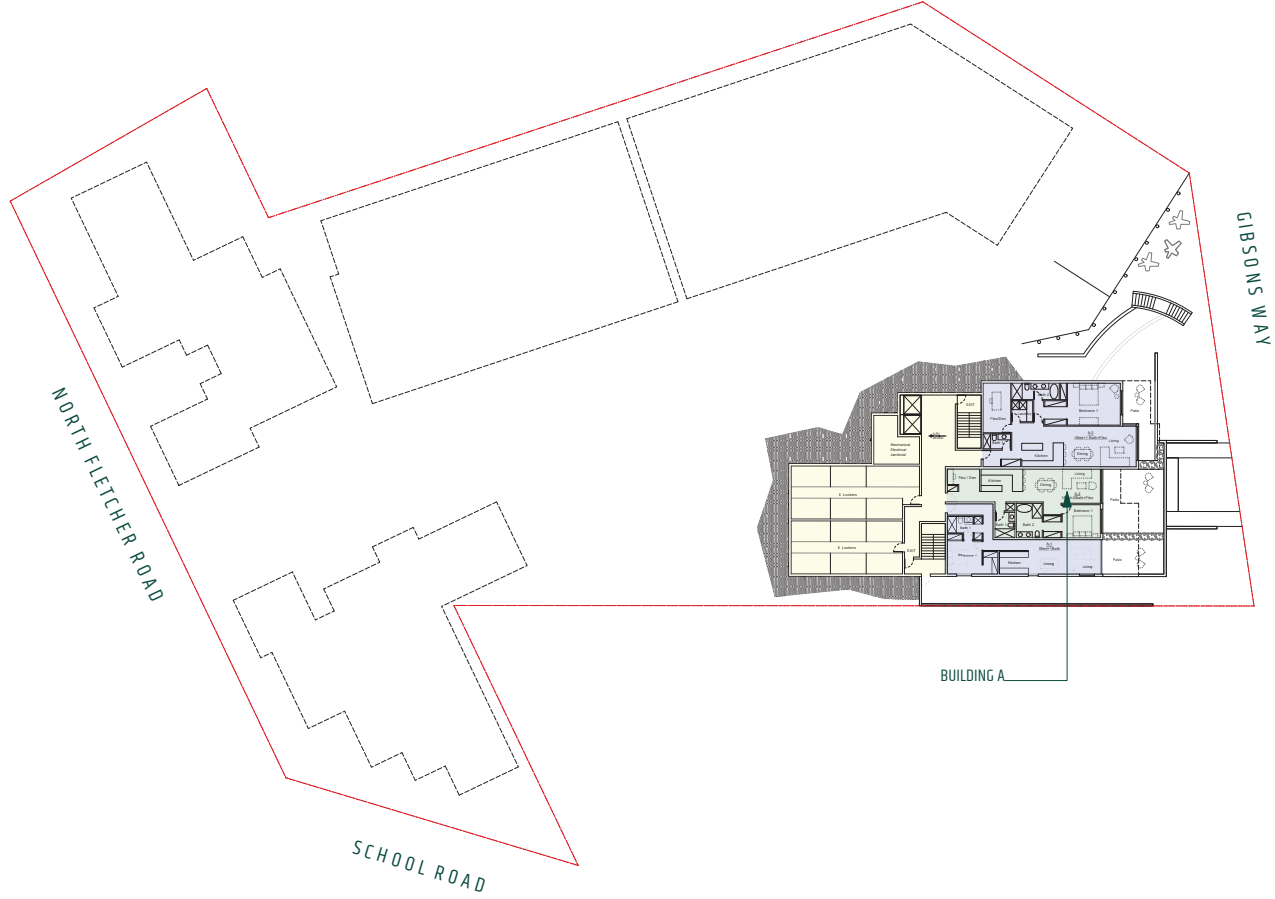
# 15

## BILLY'S WALK RESIDENCES\_FLOOR PLANS LEVEL\_00



# 16

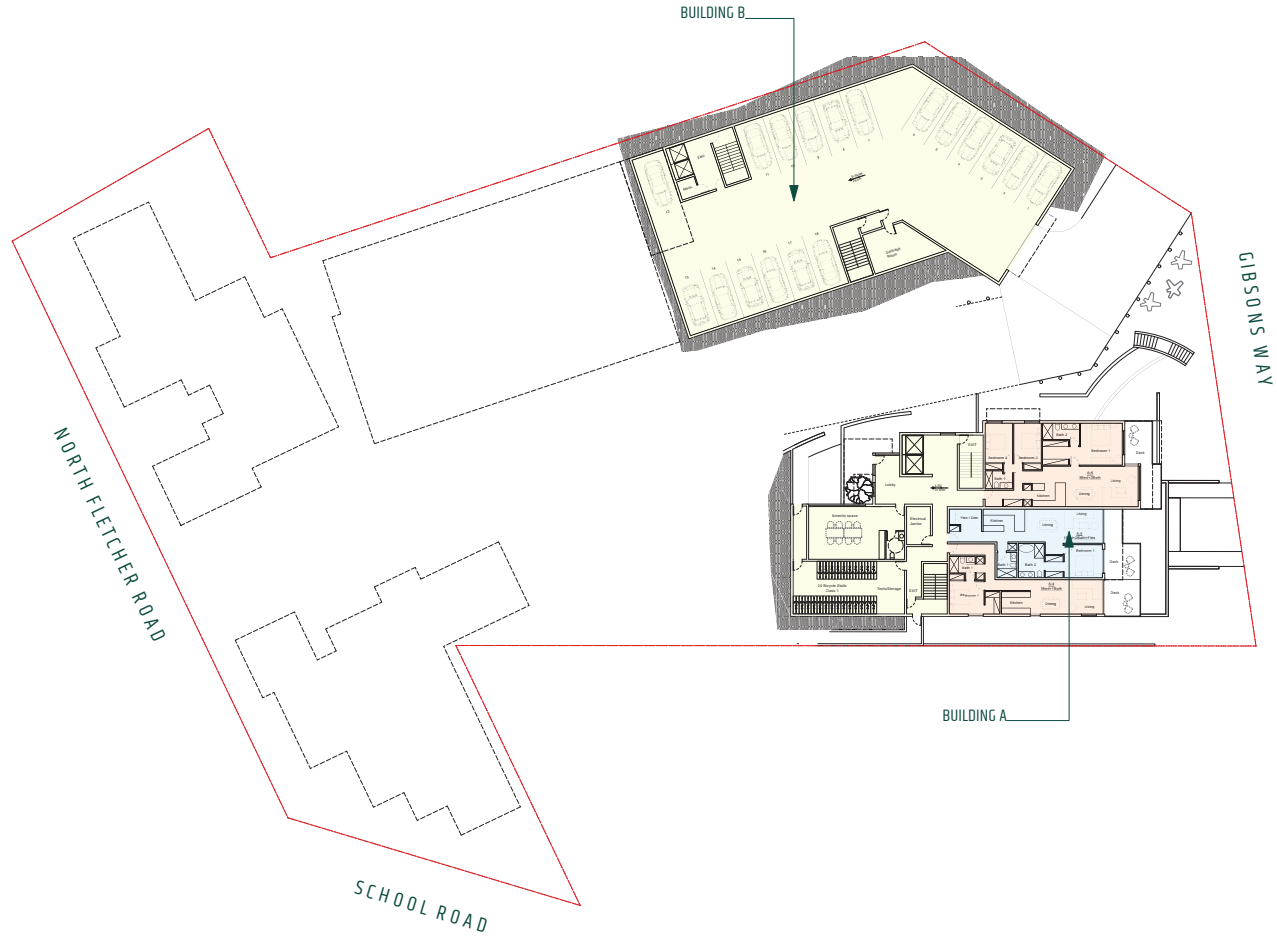
## BILLY'S WALK RESIDENCES\_FLOOR PLANS LEVEL\_01





# 17

## BILLY'S WALK RESIDENCES\_FLOOR PLANS LEVEL\_02



# 18

## BILLY'S WALK RESIDENCES\_FLOOR PLANS LEVEL\_03



# 21

## BILLY'S WALK RESIDENCES\_FLOOR PLANS LEVEL\_04



# 22

## BILLY'S WALK RESIDENCES\_FLOOR PLANS LEVEL\_05



# 23

## BILLY'S WALK RESIDENCES\_FLOOR PLANS LEVEL\_06

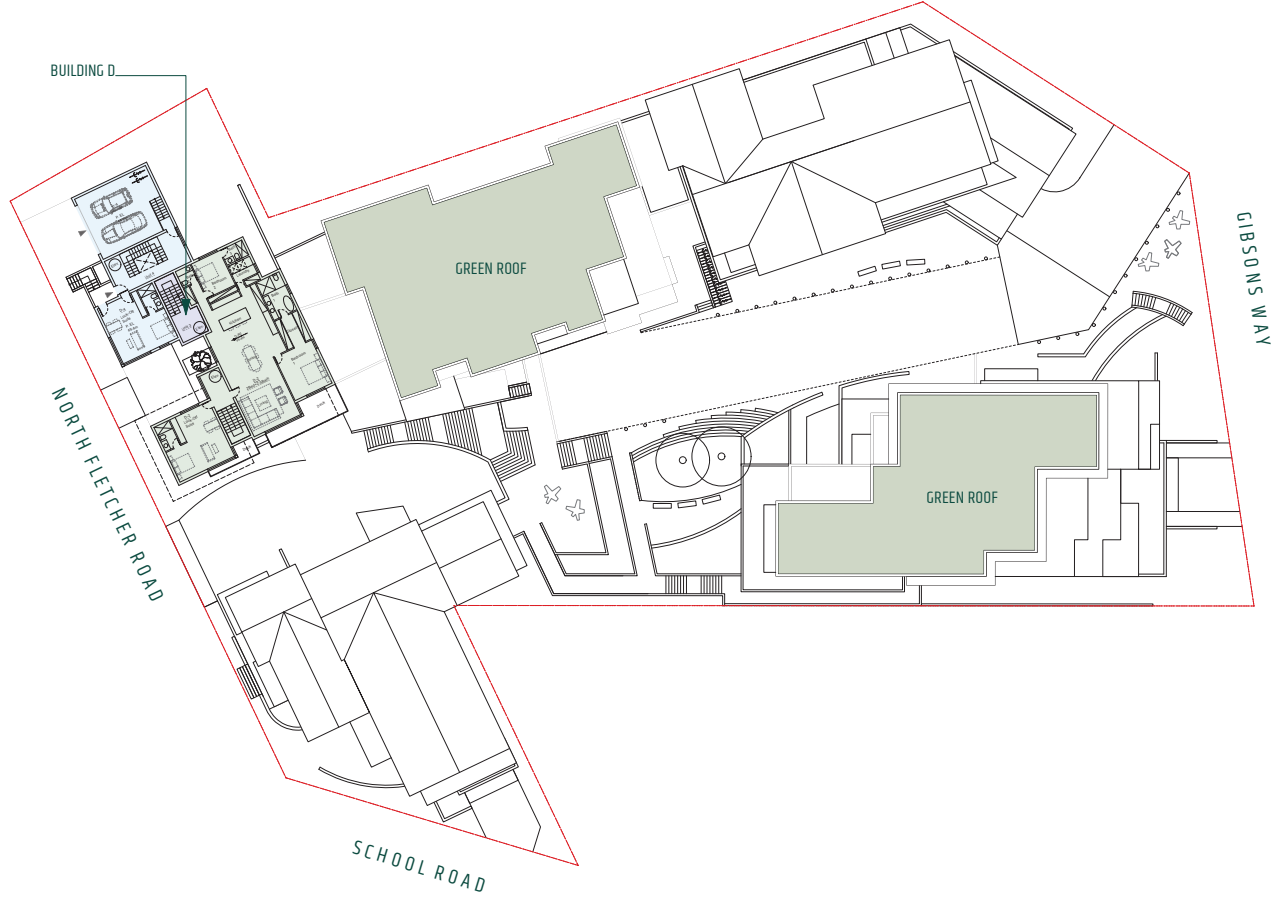


# 24 BILLY'S WALK RESIDENCES\_FLOOR PLANS LEVEL\_07



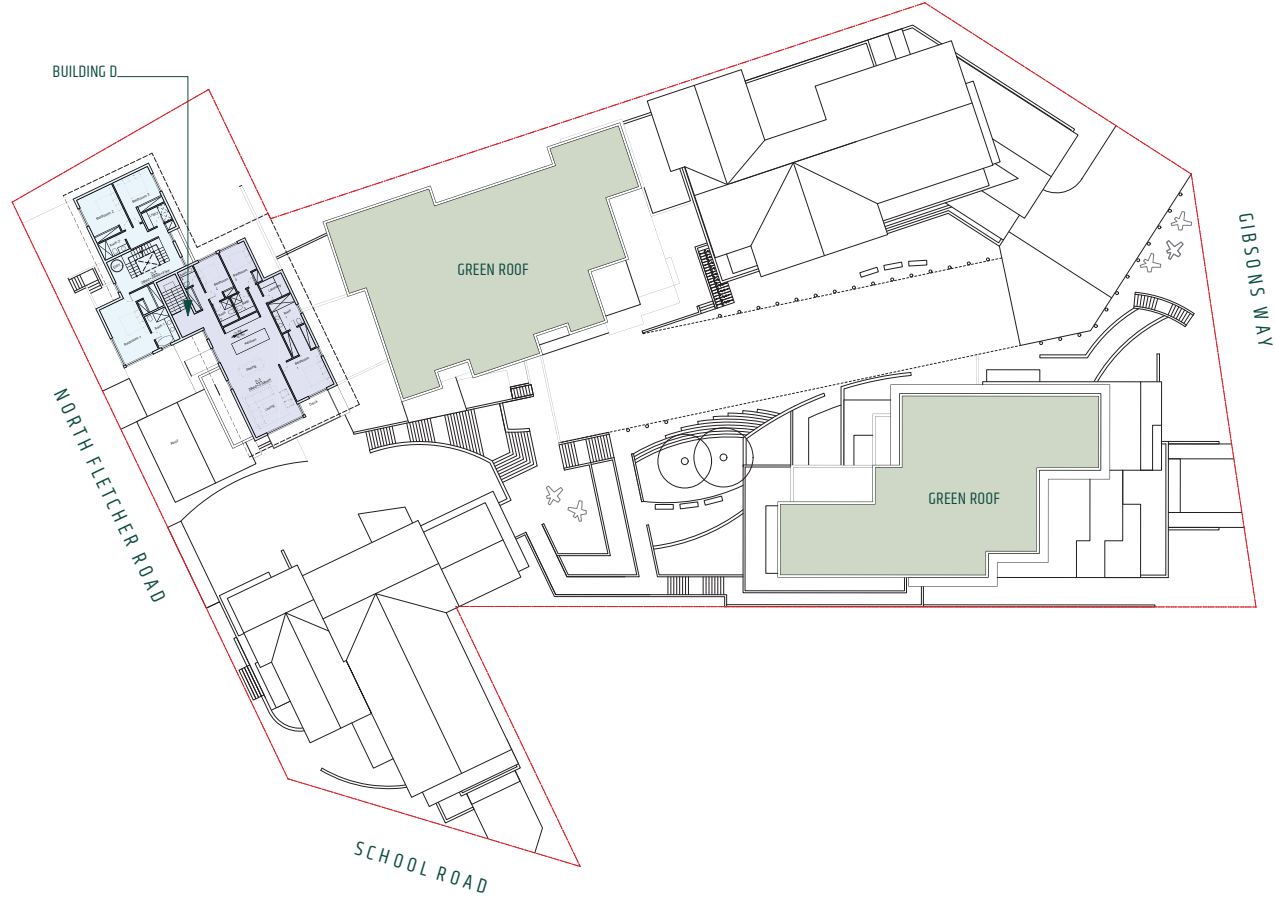
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## BILLY'S WALK RESIDENCES\_FLOOR PLANS LEVEL\_08



# 26

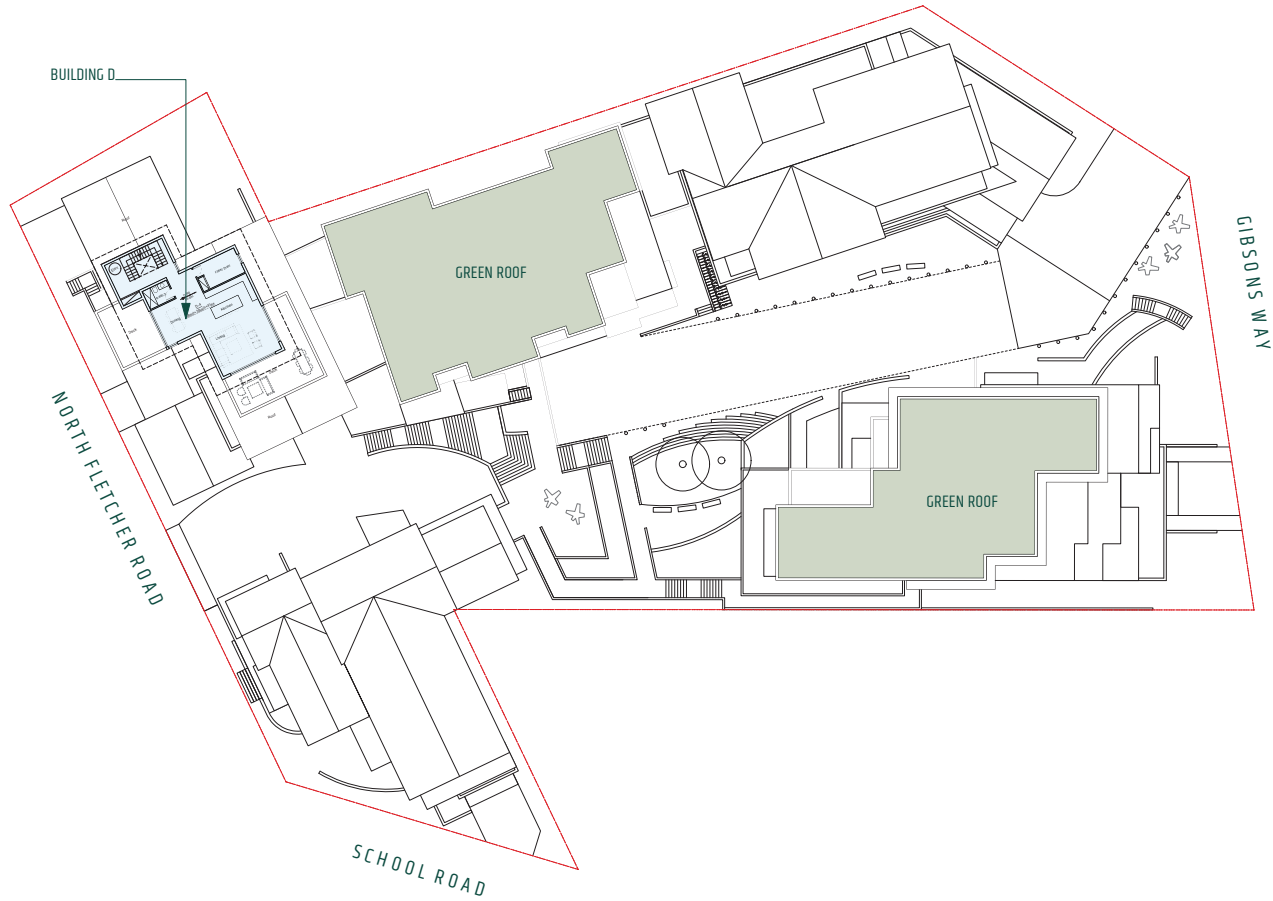
## BILLY'S WALK RESIDENCES\_FLOOR PLANS LEVEL\_09



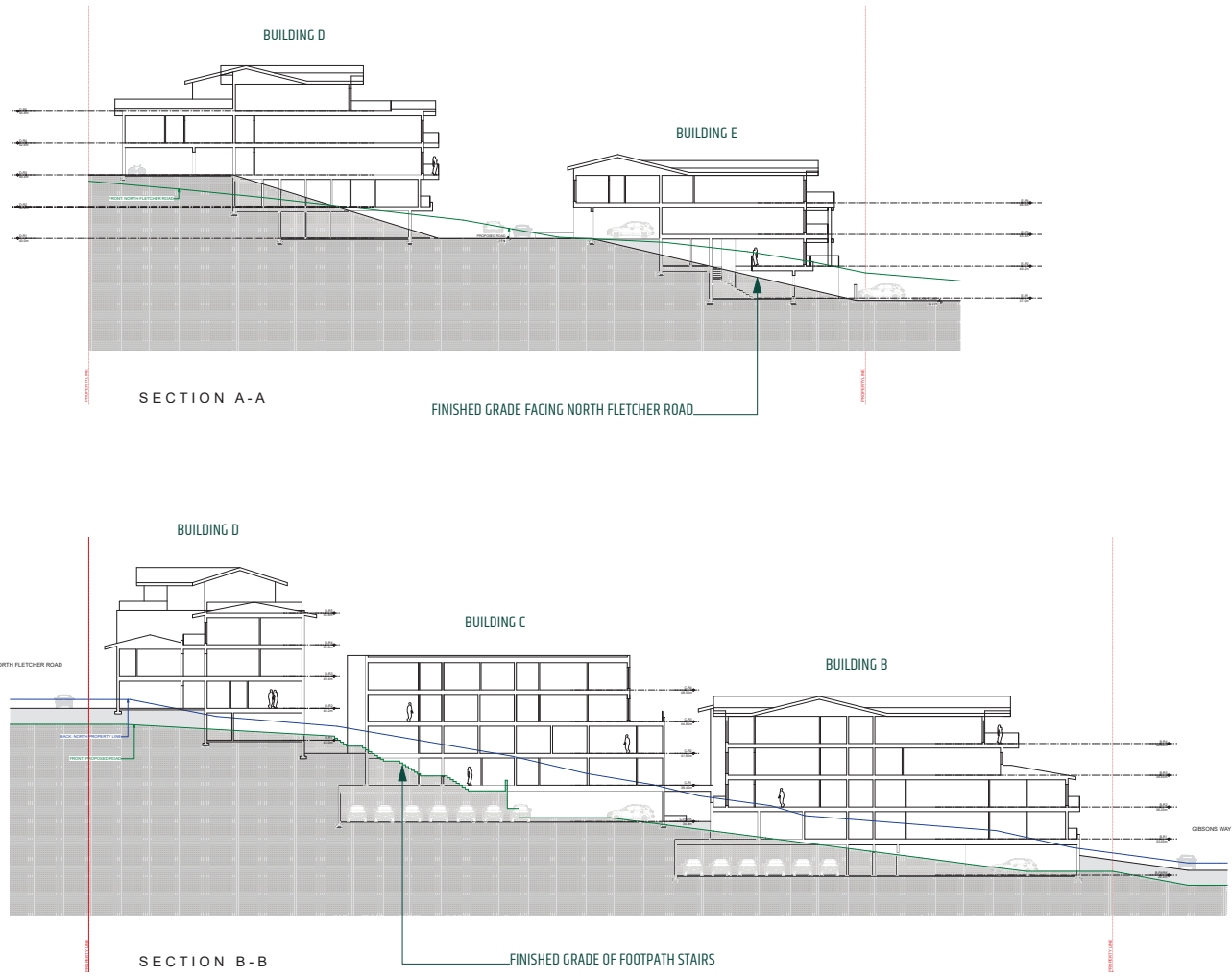


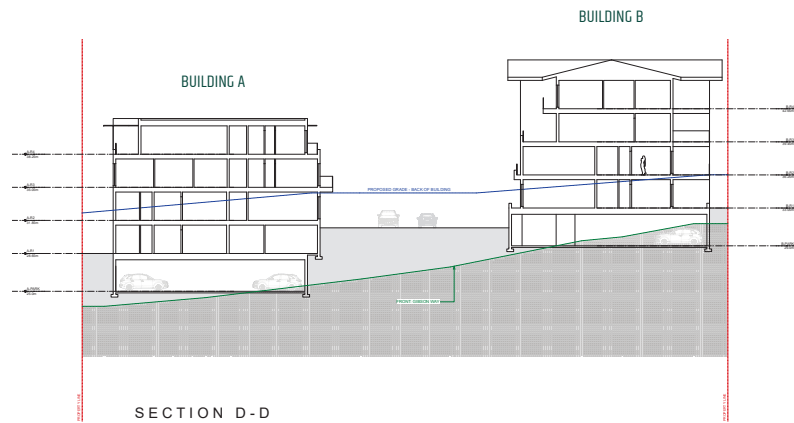
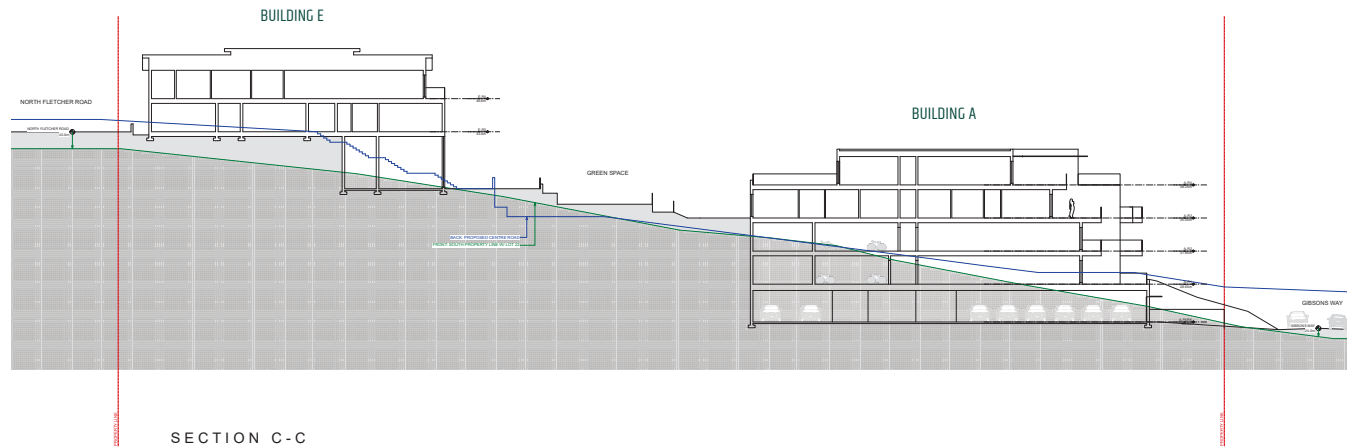
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## BILLY'S WALK RESIDENCES\_FLOOR PLANS LEVEL\_10



# 28 BILLY'S WALK RESIDENCES\_SECTIONS A+B





# 29

## BILLY'S WALK RESIDENCES\_SECTIONS C+D





EAST ELEVATION\_FACING GIBSONS WAY



SOUTH ELEVATION\_SIDEYARD FACING 529 GIBSONS WAY (STONEHURST)



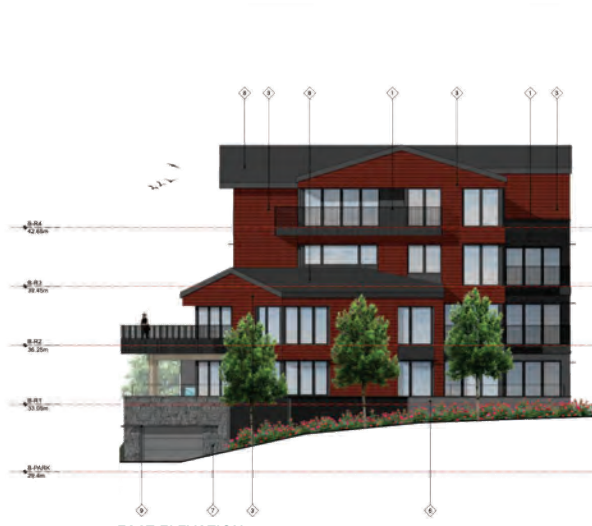
WEST ELEVATION\_FACING GREEN SPACE



NORTH ELEVATION\_FACING SHARED DRIVEWAY - ACCESS ROUTE

# 30 BILLY'S WALK RESIDENCES\_BUILDING A\_ELEVATIONS





EAST ELEVATION\_FACING GIBSONS WAY



SOUTH ELEVATION\_FACING SHARED DRIVEWAY - ACCESS ROUTE



WEST ELEVATION\_FACING BUILDING C



NORTH ELEVATION\_SIDEYARD FACING 553 GIBSONS WAY

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BILLY'S WALK RESIDENCES\_BUILDING B\_ELEVATIONS





# 32 BILLY'S WALK RESIDENCES\_BUILDING C\_ELEVATIONS

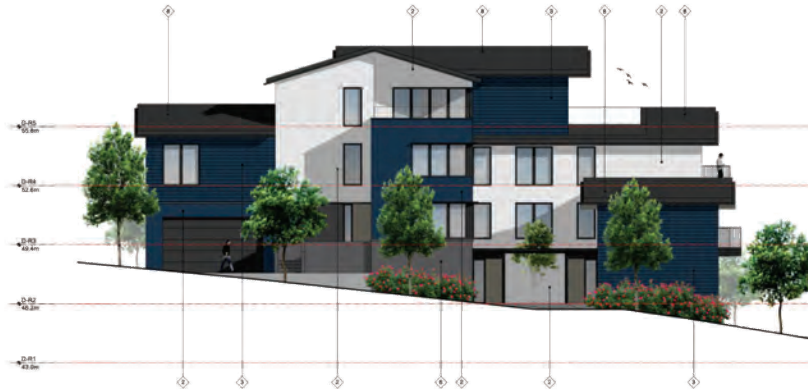




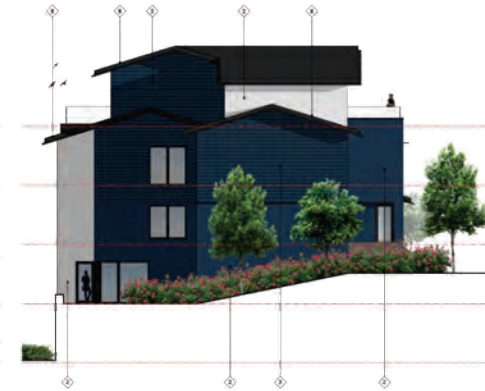
EAST ELEVATION\_FACING BUILDING C



SOUTH ELEVATION\_FACING SHARED DRIVEWAY - ACCESS ROUTE



WEST ELEVATION\_FACING NORTH FLETCHER ROAD



NORTH ELEVATION

# 33 BILLY'S WALK RESIDENCES\_BUILDING D\_ELEVATIONS





EAST ELEVATION\_FACING GREEN SPACE



SOUTH ELEVATION\_FACING SCHOOL ROAD



WEST ELEVATION\_FACING NORTH FLETCHER ROAD



NORTH ELEVATION\_FACING SHARED DRIVEWAY - ACCESS ROUTE

# 34 BILLY'S WALK RESIDENCES\_BUILDING E\_ELEVATIONS



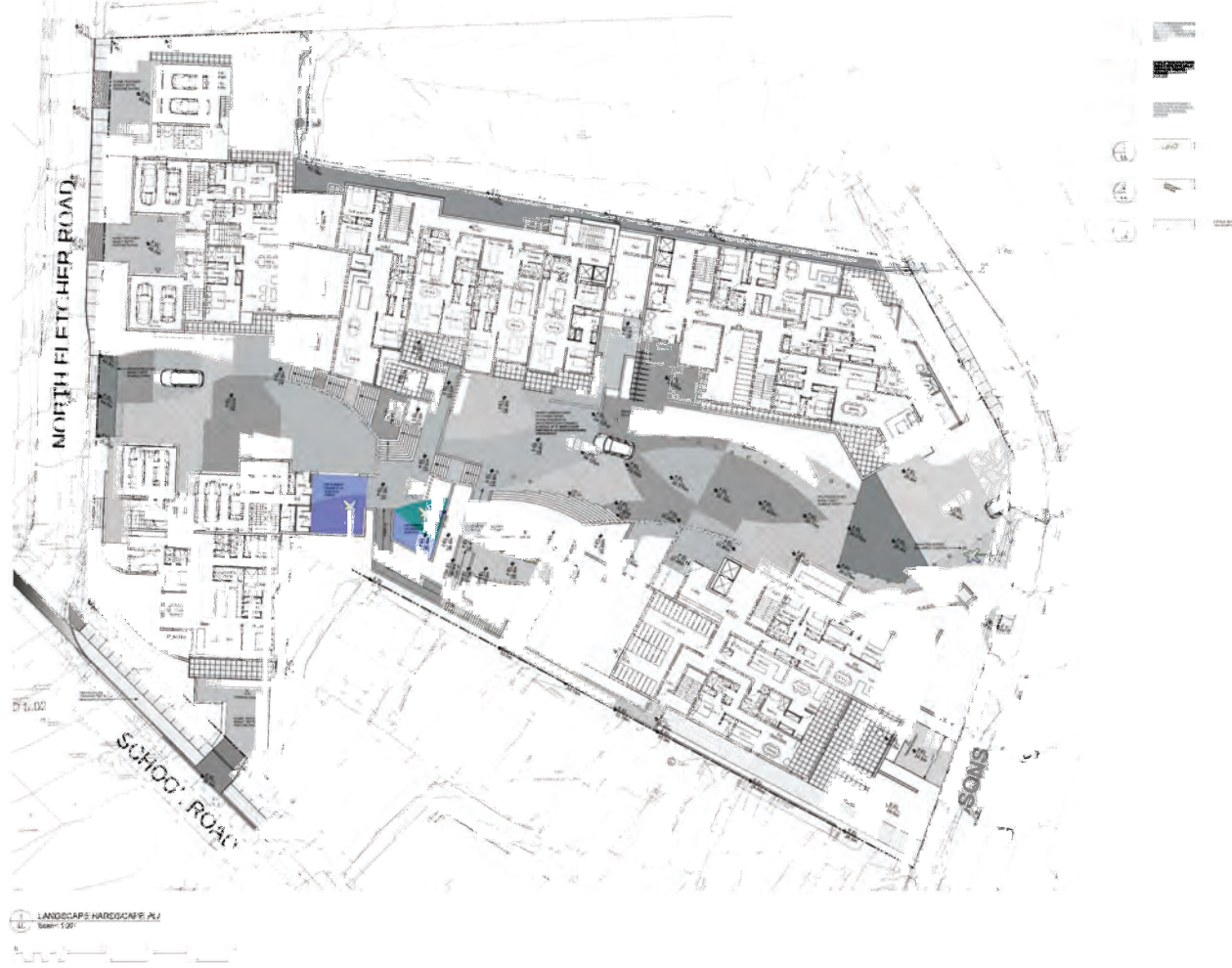


# 35 BILLY'S WALK RESIDENCES\_LANDSCAPE PLAN



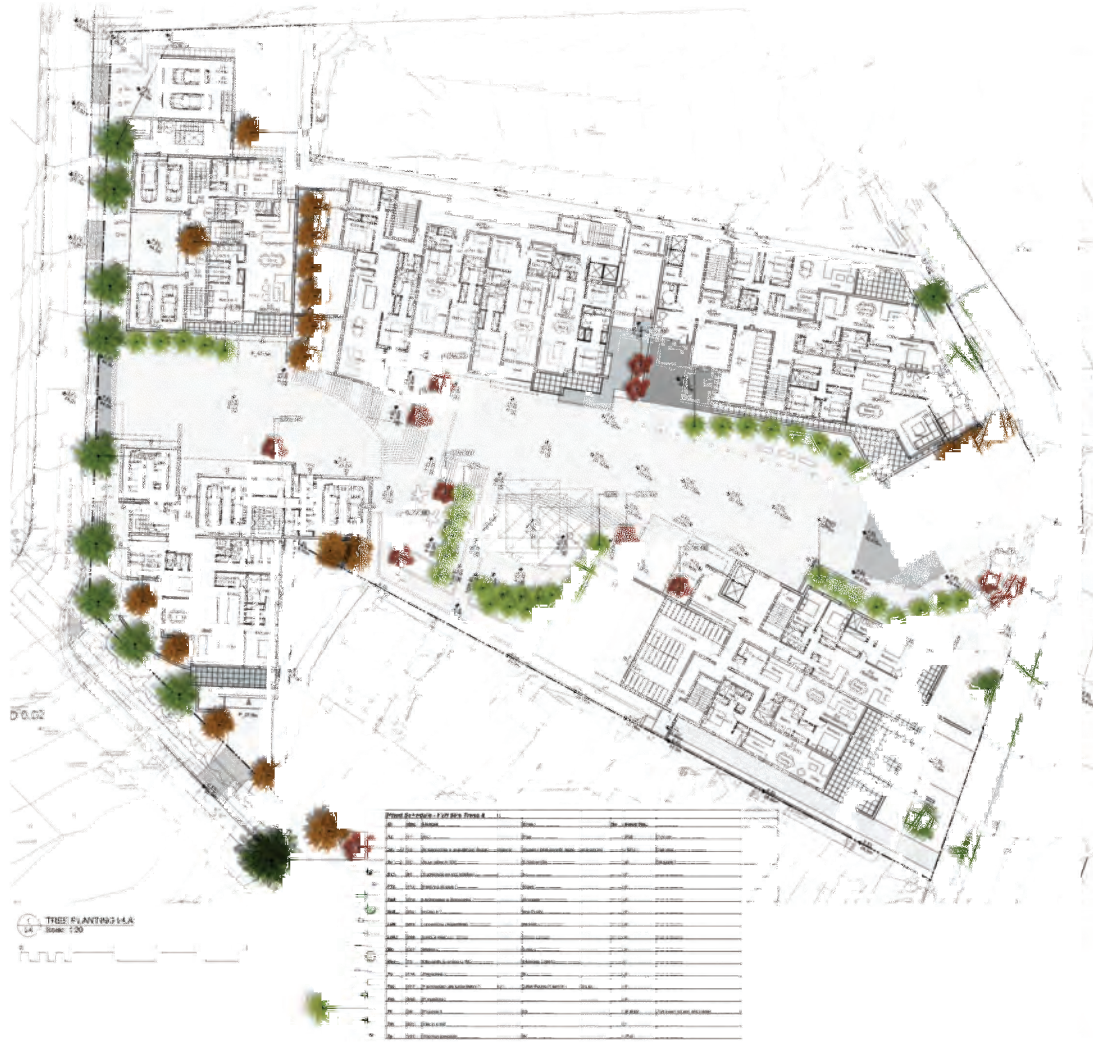
# 36

## BILLY'S WALK RESIDENCES LANDSCAPE HARDSCAPE PLAN



# 37

## BILLY'S WALK RESIDENCES\_LANDSCAPE PLANTING PLAN



### PLANTING PLANS TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES.

ALL PLANTS TO BE INSTALLED SHALL BE SPECIFIED BY THE CONTRACTOR TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ALL PLANT MATERIAL TO BE INSTALLED SHALL BE SPECIFIED BY THE CONTRACTOR TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

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## BILLY'S WALK RESIDENCES\_LANDSCAPE STREET FURNITURE

