

**Property Location:** 1057 Gibsons Way  
**Application Number(s):** ZA-2023-03 / DP-2023-13  
**Date of Referral:** 16-Oct-23

Referrals sent	Comments Received
<i>S k w x wú7mesh Úxwumix (Squamish Nation)</i>	<i>No comments received as of May 28, 2024</i>
Gibsons and District Volunteer Fire Department (GDVFD)	<p><i>The Gibsons &amp; District Volunteer Fire Department approves this application with the following recommendations.</i></p> <ol style="list-style-type: none"> <li><i>1. Fire hydrants are installed in accordance with BCBC 3.2.5.15.</i></li> <li><i>2. A water supply in accordance with BCBC 3.2.5.7.</i></li> <li><i>3. Standpipe Systems are installed in accordance with BCBC 3.2.5.8.</i></li> <li><i>4. Automatic Sprinkler Systems are installed in accordance with BCBC 3.2.5.12.</i></li> <li><i>5. Road design is in accordance with BCBC 3.2.5.6.</i></li> <li><i>6. Access Routes and Access Route locations are in accordance with BCBC 3.2.5.4. and 3.2.5.5.</i></li> <li><i>7. Fire Alarm system to be installed in accordance with BCBC 3.2.4.1.</i></li> <li><i>8. Annunciators to be installed in accordance with BCBC 3.2.4.9.</i></li> <li><i>9. Roof access design in accordance with BCBC 3.2.5.3.</i></li> <li><i>10. A key lock tube is located at or near the front entrance.</i></li> <li><i>11. A complete fire safety plan is finished before occupancy is given.</i></li> <li><i>12. Standpipe connections are on each landing in the stairwells for fire fighting.</i></li> </ol>
Vancouver Coastal Health	<i>No comments received as of May 28, 2024</i>
School District 46	<i>Please see attached letter received March 15, 2024</i>
Ministry of Transportation and Infrastructure (MOTI)	<p><i>"... the Ministry has no objection to the change in land use category as requested.</i></p> <p><i>Access to the provincial highway will require the landowner to apply directly to the Ministry for any new access being proposed.</i></p> <p><i>Any works being proposed (including signal timing adjustments) within the provincial public highway right of way, is required to have a permit issued before any work is started. Applications for permits can be submitted directly to the Lower Mainland District via our electronic application system.</i></p> <p><i>Should the bylaw not be adopted within one year, or if the development plan applies changes that results in the site cumulatively generating more than 100 trips in the highest peak hour of the adjacent street, shall be referred back to the Ministry for refreshed comments and updated decision."</i></p>

<p>Infrastructure Services Department</p>	<p><i>*Infrastructure is in support of a bus shelter on Gibsons Way, contingent on MoTI approval and SCR D transit support.</i></p> <p><i>*There is a known safety issue with the crosswalk at Pratt Road and Gibsons Way (crossing between 1103 Sunshine Coast Highway and 1057 Gibsons Way). There is no safe landing area for pedestrians on the eastern side of the crosswalk. There may be an opportunity to work with MoTI to address this issue in conjunction with this development.</i></p> <p><i>*Water, sanitary, and stormwater modelling required by developer to ensure that Town systems can support density/flows.</i></p> <p><i>*Staff to review the need and provision of an active transportation trail between this area and Mahan Road.</i></p> <p><i>*Tree removal permit required.</i></p>
<p>Building Department</p>	<p><i>*Building code and Building Bylaw compliance to be determined once application comes through.</i></p> <p><i>*Sprinklers required.</i></p> <p><i>*Separate permits required for each building.</i></p> <p><i>*Retaining walls over 1.2m require separate permits.</i></p> <p><i>*Garbage enclosures to meet bylaw requirements.</i></p>