

Property Location: 702 Gibsons Way
Application Number(s): OCP-2023-03 / ZA-2023-04 / DP-2023-14
Date of Referral: 18-Oct-23

Referrals sent	Comments Received
<p><i>S k w x wú7mesh Úxwumix (Squamish Nation)</i></p>	<p><i>SN's Archaeology Specialist commented that overall, there is low archaeological concern as the location is up from the waterline and previously disturbed. He asks to ensure that a Chance Find Management Protocol is in place but that no other archaeological work required at this time.</i></p> <p><i>Here are comments from SN's Environmental Specialist:</i></p> <ul style="list-style-type: none"> <i>- 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) and recommend the building design incorporates 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> <i>- Would like to review any associated EOAs, EIAs, BMPs, and/or EMPs for these proposed works.</i>
<p>Gibsons and District Volunteer Fire Department (GDVFD)</p>	<p><i>A-9.10.20.3.(1) Fire Department Access Route Modification.</i></p> <p><i>In addition to other considerations taken into account in the planning of fire department access routes, special variations could be permitted for a house or residential building that is protected with an automatic sprinkler system. The sprinkler system must be designed in accordance with the appropriate NFPA standard and there must be assurance that water supply pressure and quantity are unlikely to fail. These considerations could apply to buildings that are located on the sides of hills and are not conveniently accessible by roads designed for firefighting equipment and also to infill housing units that are located behind other buildings on a given property.</i></p> <p><i>The driveway is under 6 meters so access for fire trucks is limited and sprinklers would be requested.</i></p> <ol style="list-style-type: none"> <i>1. Road design is in accordance with BCBC 3.2.5.6.</i> <i>2. Access Routes and Access Route locations are in accordance with BCBC 3.2.5.4. and 3.2.5.5.</i>
<p>Vancouver Coastal Health</p>	<p><i>No comments received as of May 28, 2024</i></p>

Ministry of Transportation and Infrastructure (MOTI)	<i>No comments received as of May 28, 2024</i>
Infrastructure Services Department	<p><i>*5 meter road dedication at northern end of property required</i></p> <p><i>*On-site water service analysis required by developer's engineer to ensure that there is sufficient fire flows for sprinklers and fire hydrant.</i></p> <p><i>*Applicable fees include DCCs, Prowse Road Latecomer fee, SCRD Bulk Water Facilities Charge, and Service Connection Fees.</i></p> <p><i>*Gibsons Way is designated as a Type 1 Collector Road, therefore full frontage works are required (as per Bylaw 1175).</i></p> <p><i>*Tree Removal Permit required prior to removal of trees.</i></p>
Building Department	<p><i>Spatial separation calculations to be provided with building permit submission.</i></p> <p><i>-Code compliance still to be determined with building permit review.</i></p> <p><i>-If lower level is to be used as secondary suite, it will need to be constructed with the required fire separations and other code requirements.</i></p> <p><i>-Fire department access to be reviewed by Gibsons Fire Department. (Seems to be not wide enough on proposed drawings)</i></p> <p><i>-Sprinklers may be required depending on the spatial separation calculations and the fire department access.</i></p>
Public Works Department	<i>No comments received as of May 28, 2024</i>
Sunshine Coast Regional District (SCRD)	<i>No concerns</i>
Finance	<i>Increased density generally has a positive impact on the Financial Plan as it enables the Town to collect comparatively more property taxes and user fees without significant infrastructure expansion being required.</i>