

Render from Gibsons Way



1057 Gibsons Way
Mixed Use Development

REZONING & DEVELOPMENT PERMIT – Re-Submission

May 13, 2024

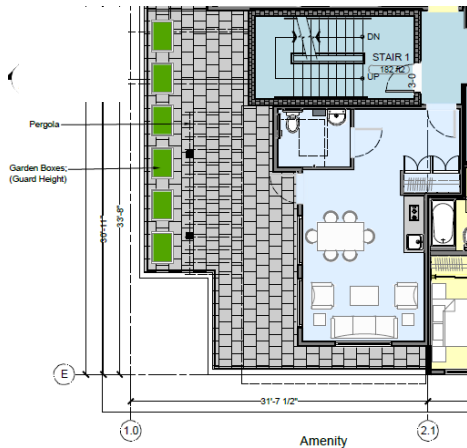
On January 23, 2024, PCRE Group presented its Development Plans to the Town of Gibsons Council.

On February 9, 2024, the Town of Gibsons ADP convened to discuss the proposed Development Plans.

The following is a summary of key feedback provided, the proposed rationale, and visualizations showcasing how various elements are addressed.

Additional Density and resulting Design Considerations

Feedback	PCRE Comments
<p>Support of 6th storey considering a new parking study is done. Gibsons has had support in the past to further reduce parking ratios.</p> <p>There is a high demand for rental housing.</p>	<p>An additional storey was added on both buildings supported by a revised parking study and a resulting 0.97 per unit parking ratio. Comparable projects within the Municipality have observable parking demand ratios ranging from 0.41 to 0.67 per residential unit. Given our pedestrian and transit friendly, location, and our proposed addition of one shared car, we deem our parking ratio to be sufficient.</p>
<p>Change massing/articulation on the top storey, remove side units or step back. Could add windows to the end of the buildings.</p>	<p>Top floor end units have been re-designed and stepped back to break up massing and monotony and create visual interest at key corners. Additional windows have been incorporated.</p>
<p>Create roof-top amenity to take advantage of views. Add resident gardens.</p>	<p>Introduced a roof-top amenity in Building B in addition to the roof-top amenity in Building A. Introduced garden boxes to the Building A roof-top amenity space.</p>



Elevations and Massing



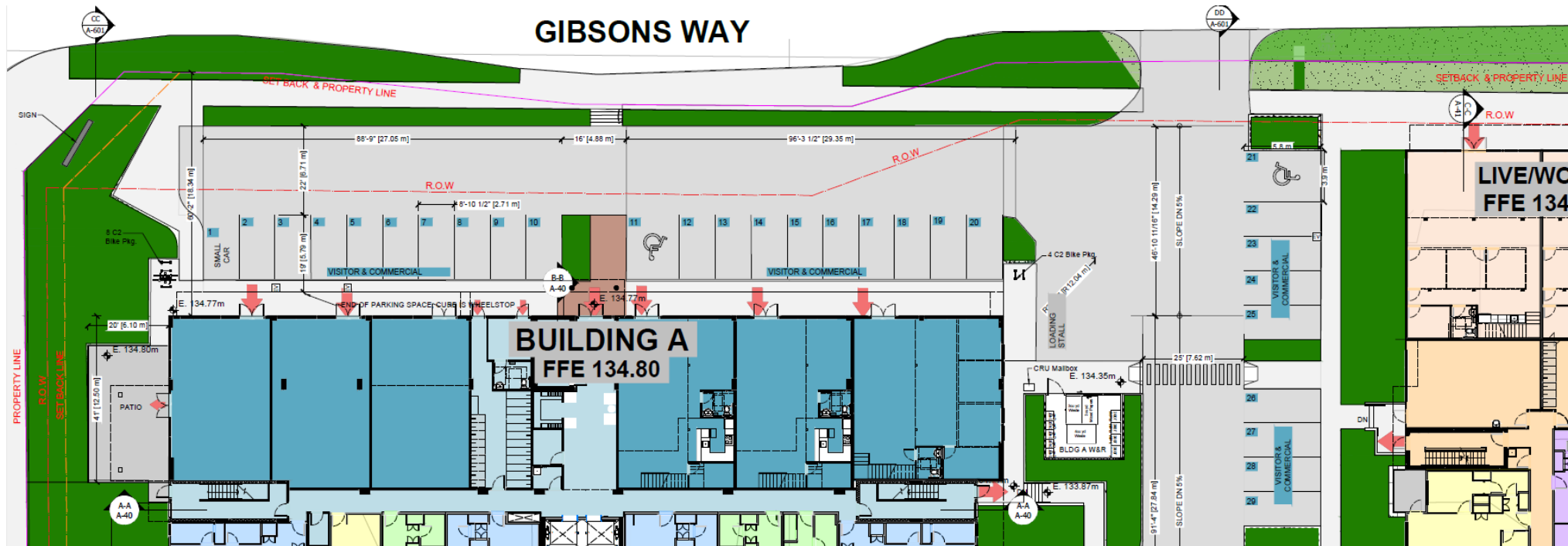
Commercial Viability

Feedback

Move building A closer to the street and move parking to the back. Soames Place put their parking on the side.

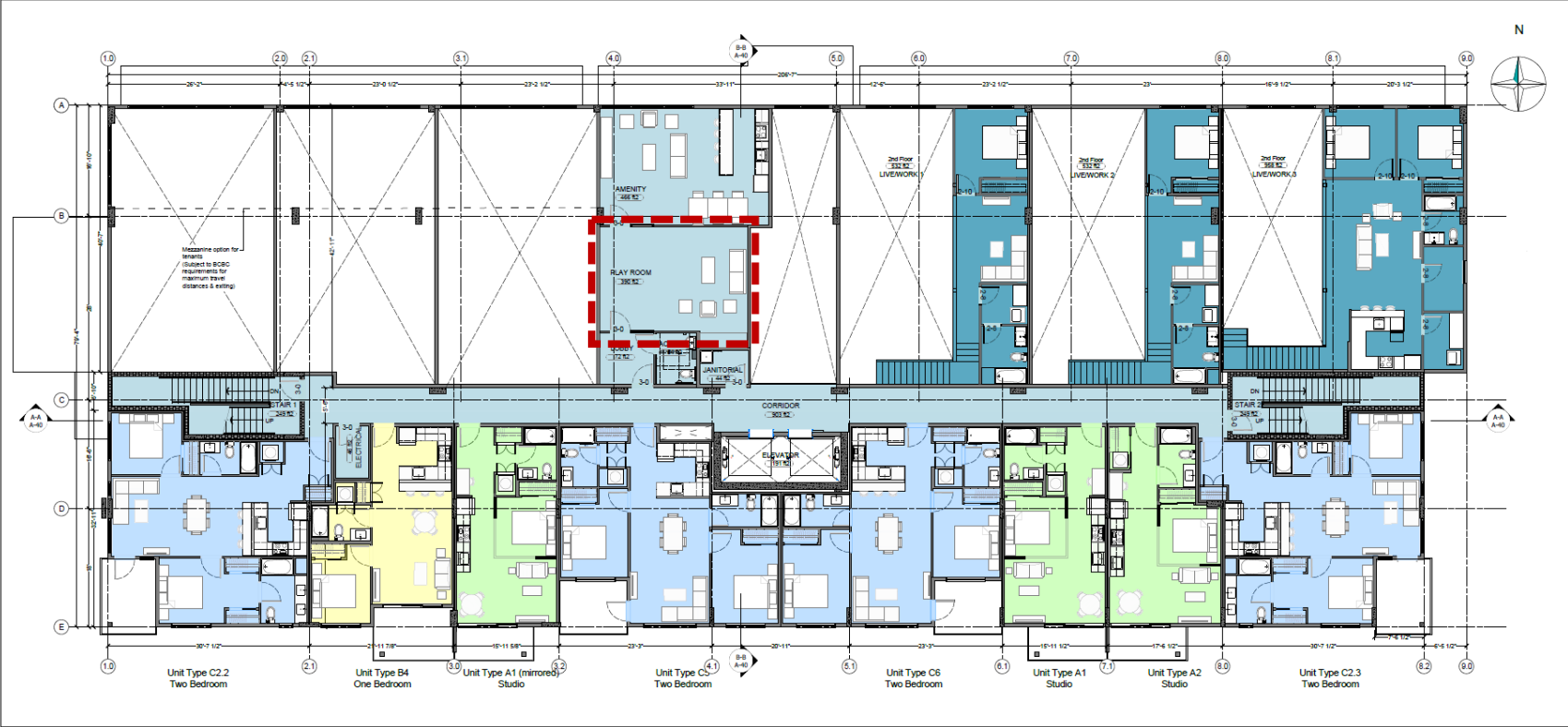
PCRE Comments

Vast majority of parking is on the side or behind. There is limited demand for commercial space in the market, therefore the sole front parking row of 20 stalls is critical to ensure viability and success of any commercial units and the mixed-use concept. Soames place experienced unit turnover.



Building A – Amenity and Play Space

Feedback	PCRE Comments
2-bedroom family units, and no provision for a play space	We have introduced a nearly 1,000-sf family-friendly amenity space on the second floor which will include a children’s playroom, and a social amenity lounge for both kids and parents to enjoy.



1 BUILDING A - LEVEL 2
Scale: 1/8"=1'-0"

Building B – Accessible Units

Feedback	PCRE Comments
Consider adding accessible units	We have identified four (4) one-bedroom units in Building B that we are prepared to re-purpose as adaptable or accessible units.



Design Details

Feedback

Consider adding more wood or wood look detail at street level (e.g. on posts) to add warmth to the development

PCRE Comments

We have introduced wood-looking elements throughout the buildings, including on main facades to break-up heights, and on the commercial canopies at street level.

Prior to ADP meeting



Post ADP revisions



Signage

Feedback	PCRE Comments
Signage needs to be lit with overhead lighting. Backlit commercial signage is outdated and Building A residents may be affected.	We have revised the elevations to show overhead sign lighting to minimize glare.



Future Trail and Welcome Figure

Feedback	PCRE Comments
<p>Would like the right of way for the connection trail to White Tower Park. An important extra connection and amenity.</p>	<p>There is limited space for a trail, however, we are prepared to offer a right-of-way of widths varying between 4m and 1.5m through the site approximately as shown in order for the Town of Gibsons to design, fund, and construct a future trail.</p>
<p>Emphasize the key welcoming corner location of the site at the gateway to Gibsons with an art feature - such as a Skwxwú7mesh welcome figure.</p>	<p>We are prepared to offer a right-of-way approximately as shown in the north-west corner of the site along with conduit for future power requirements to accommodate a future public art/welcome figure - to be determined and funded by Town of Gibsons and subject to MoTI consent.</p>

