



# TOWN OF GIBSONS

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Gibsons BC | VON 1VO

info@gibsons.ca  
www.gibsons.ca  
604-886-2274

June 7, 2024

**File No.: 3220-North Road-718**

Dear Property Owner\ Tenant;

**Re: Notice of Development Variance Permit application for 124-unit residential rental development with a daycare at 718 North Road, Gibsons**

**Subject Property:** 718 North Road (LOT K OF LOT 1 BLOCK 7 DISTRICT LOT 688 PLAN VAP 23077)

This letter is to advise you, a neighbour of 718 North Road, that Council will be considering an application to vary zoning regulations for a proposed re-development of the property. The development proposal has 124 residential rental units in three buildings, having 3 and 6 storeys over parking, and a daycare on the ground floor.

The meeting before or at which you will have the opportunity to provide comments to Council on the proposal is Tuesday, June 18<sup>th</sup>, 2024, beginning at 3:00 pm.

The applicant is requesting variances to the following regulations to enable the development within the property's C1 Mixed Use Commercial zone.

**Requested bylaw variances:**

1. Reduce the building-to-centreline setback on North Road from 16.5 m to 14 m to allow the underground parkade to be sited 4.3 m from the property line.
2. Reduce the minimum setback of the building from the north property line from 6 m to 2 m.
3. Increase the maximum height of the building from 12 m to 21 m (max 6 storeys over a parkade).
4. Allow residential units to be located on the ground floor (whereas the bylaw permits residential use only above the ground floor).
5. Reduce the minimum size of apartment units from 55 m<sup>2</sup> to 48 m<sup>2</sup> to allow some smaller one-bedroom units.
6. Reduce the number of parking spaces from 180 to 153 (located at grade and in a parkade under the building).
7. Relax the requirement for an onsite vehicle loading space and allow the loading space to be provided fronting the property on Hillcrest Road.

More information and a copy of the application materials are available for review on the Town of Gibsons website at: [www.gibsons.ca/current-development-applications](http://www.gibsons.ca/current-development-applications).

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The application will be considered at the Committee of the Whole meeting scheduled for June 18<sup>th</sup>, 2024, at 3:00 p.m. You are invited to submit comments in the following ways:

1. **Before the meeting:** To be received prior to Councils' consideration of the application, written comments must be received by the Planning Department (attn: Kirsten Rawkins), before noon on June 17, 2024.

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: 3:00 pm, Tuesday, June 18, 2024, at Town Hall**

Individuals may attend the meeting at Town Hall and will be provided an opportunity to present verbal submissions. The Committee of the Whole meeting will take place in Council Chambers.

Regards,  
**TOWN OF GIBSONS**

Kirsten Rawkins  
Planner I

Renderings of the proposed mixed use development at 718 North Road:



View from North Road, looking east.



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**South Elevation**



**Perspective view from above the south-east corner of the lot (Hillcrest)**

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