718 North Road, Gibsons, BC

SHEET NUMBER	SHEET NAME
A001	COVER PAGE & DRAWING LIST
A002	STATISTICS AND CONTEXT
A100	SITE PLAN
A101	PARKING P1
A102	LEVEL 1
A103	LEVEL 2
A104	LEVEL 3
A105	LEVEL 4
A106	LEVEL 5
A107	LEVEL 6
A108	ROOF PLAN
A200	ELEVATIONS
A201	ELEVATIONS
A202	ELEVATIONS
A300	SECTIONS

SHEET NUMBER	SHEET NAME
A301	SECTIONS
A302	SECTIONS
A400	AREA PLAN LEVEL 1
A401	AREA PLAN LEVEL 2
A402	AREA PLAN LEVEL 3
A403	AREA PLAN LEVEL 4
A404	AREA PLAN LEVEL 5
A405	AREA PLAN LEVEL 6
A700	RENDERED VIEWS
A701	RENDERED VIEWS
A702	RENDERED VIEWS
A800	SPATIAL SEPARATION DESIGN
A801	SPATIAL SEPARATION DESIGN
A900	MATERIAL SAMPLE BOARD
O	

Grand total: 29

ANKENMAN MARCHAND

REVISION

A001

DWG. NO:

718 North Road, Gibsons, BC

STATISTICS:

LEGAL DESCRIPTION

Lot 'K' of Lot 1 Bk 7 DL688 NWD Plan 23077. Town of Gibsons

CIVIC ADDRESS

718 North Road, Gibsons, BC

EXISTING ZONING

Zone: Upper Gibsons Commercial District 1 (C-1) Land Use Designation: Medium Density Residential

Mixed-Use - Residential & Daycare

SURVEY INFORMATION

Original survey by Bennett Surveys on May 14, 2019. Updated re-inspected survey by Bennett Surveys on October 20, 2023.

DEFINITIONS (PER ZONING BYLAW NO. 1065, 2007)

Gross Floor Area: means the sum of the horizontal areas of each storey of a building measured from the interior faces of the exterior walls providing that in the case of a wall containing windows, the glazing line of the windows may be used. The measurement is exclusive of basement areas used only for storage or service to the building, unfinished attic space, attached garages, carports, breezeways, porches, balconies, exit stairways, corridors, and terraces. In the case of apartments, public corridors, common amenity spaces, and building mechanical systems are also excluded. In the case of congregate housing, communal dining and kitchen facilities are excluded.

Floor Space Ratio: means a ratio calculated by gross floor area of buildings divided by the lot area upon which the buildings are

Lot Coverage: means the percentage of lot area covered by the vertical projection onto the horizontal plane of impermeable surfaces on the lot such as principal and accessory buildings and structures, including roof overhangs and covered entries, porches and decks, and other features such as swimming pools, open decks, walkways, driveways, parking, loading and storage spaces, where such features are constructed or paved with impermeable surfaces or substrates.

	REQUIREMENT	PROPOSED
LOT AREA	≥235 m²	5,240 m ²
LOT WIDTH	≥7.5 m	81.5 m
LOT DEPTH	≥30.0 m	64.3m
LOT COVERAGE	≤80%	3,377 m ² (64%)
GROSS FLOOR AREA (GFA)	N/A	9 251.01 m ²
FLOOR SPACE RATIO (FSR)	N/A	1.77
UNIT COUNT*	N/A	124
LEVEL 1	N/A	26
LEVEL 2	N/A	21
LEVEL 3	N/A	21
LEVEL 4	N/A	21
LEVEL 5	N/A	21
LEVEL 6	N/A	14
BUILDING HEIGHT	≤12.0 m	21.00 m
SETBACK – FRONT LOT LINE	≥0.00 m	0.2 m
SETBACK – SIDE (INTERIOR) EAST LOT	≥0.00 m	17.26 m
SETBACK – SIDE (EXTERIOR) WEST LOT	≥0.00 m	3.50 m
SETBACK - REAR LOT LINE	≥0.00 m	2.00 m
SETBACK – NORTH ROAD CENTRELINE	16.5 m	17.79 m

^{*}For area plans and area schedules, see A400-A404.

: 9 373.51 sm

DESIGN RATIONALE

GROSS AREA

TOTAL AREA

RESIDENTIAL UNITS	÷	7 952.50 sn
CIRCULATION	:	889.16 sn
MULTI PURPOSE RM's	÷	123.62 sn
DAYCARE	:	337.88 sr
LOBBY	:	59.01 sn
ADMIN RM	1	6.61 sn
MAIL RM	÷	4.73 sn



SITE CONTEXT

l ²	
² (64%)	
1 m²	

^{6.12} Number of Required Accessory Off-Street Parking Spaces: Apartment dwelling units: 1.5 per dwelling unit

*Ratios reflect 1.5 spaces per unit with 15% allocation for Visitor use.

Retail, Office or Service commercial use: 1.0 per 45.0 m²

REGULATIONS (PER ZONING BYLAW NO. 1065, 2007)

6.08 Visitor Parking: Of the parking spaces required for a townhouse or apartment use, 15% must be available for visitor use; conveniently located for visitor use; and clearly marked "VISITOR PARKING"

BYLAW CALCULATION

Net 2 spaces per shared vehicle

0, if required Commercial space is ≤19

≥1.275 per unit*

≥0.225 per unit*

≥1.0 per 45 m²

25% of shared uses

≤30% of required spaces

REQUIRED

≥158

≥28

≥194

≥182

≤55

PROPOSED

23

153

50

6.10 Parking Spaces for Physically Disabled Persons: For all commercial, industrial, entertainment, recreation and public assembly uses, parking spaces sized and marked for the exclusive use of physically disabled persons must be provided in at least the following ratio to the total number of accessory parking spaces required on the lot:

Required Space	es for Disabled Persons
0-19	none
20-49	1
40.00	2

100 or more 2 plus one space for every fifty or portion thereof exceeding one hundred

6.07 Small Car Parking

VEHICLE PARKING SUMMARY VEHICLE PARKING SUMMARY

APARTMENT USE - RESIDENT

COMMERCIAL USE (DAYCARE)

MINUS: SHARED VEHICLE REDUCTION

MINUS: SHARED USE REDUCTION

TOTAL (INCL. BYLAW REDUCTIONS)

INCLUDES: REGULAR PARKING SPACES

INCLUDES: SMALL CAR PARKING SPACES

INCLUDES: ACCESSIBLE PARKING SPACES

APARTMENT USE - VISITOR

SHARED VEHICLE

SUBTOTAL

Of the total required number of accessory parking spaces required on a lot, up to 30% may take the form of "small car" parking space as described in Section 6.9

6.05(2)(b) Car Share Vehicle & Parking (Parking Reduction)

The minimum vehicle parking requirement in accordance with subsection 6.12, not including visitor parking requirements in accordance with Section 6.8, shall be reduced by three parking spaces, for provision of both of the following: i. one shared vehicle in accordance with subsection 6.5(2)(a)

ii. one shared vehicle parking space in accordance with subsection 6.5(2)(d)

6.05(4)(a) Shared Parking Spaces

Where the peak use of parking spaces for two or more uses on the same lot or adjacent lots occurs at different periods of time, and required parking for such use is or may be shared, the total number of parking spaces required by Section 6.12 for such uses may be reduced by no more than 25%, provided that the requirements of subsection 6.5(4)(b) are met.

6.13 Provision of Electric Vehicle Charging Infrastructure

(1) A parking area containing 10 or more parking spaces required by this Bylaw also requires one energized electrical outlet for every 10 required parking spaces, labeled for the use of electric vehicle charging and capable of providing Level 2 or higher charging for an electric vehicle, for every 10 required parking spaces.

BICYCLE PARKING SUMMARY	CALCULATION	REQUIREMENT	PROPOSED
APARTMENT USE - CLASS 1	≥1.25 per unit	≥155	193
APARTMENT USE – CLASS 2	≥0.20 per unit	≥25	
COMMERCIAL USE (DAYCARE) - CLASS 1	≥0.27 per 100 m² over 100 m²	≥1	
COMMERCIAL USE (DAYCARE) – CLASS 2	≥0.40 per 100 m² over 100 m²	≥1	27
TOTAL SPACES		182	193* (217 Inc. Class 2)

^{*} of which 148 Horizontal stalls and 45 Vertical (23%)

The proposed development consists of 124 Residential units in three buildings, including two (2) five-unit buildings with three-storey units. The project is located at 718

Road, Gibsons, BC, and is aimed at bringing much-needed affordable rental housing to Upper Gibsons. Its location is ideal for families and local workers, due to its

Elphinstone Secondary School and Gibsons Elementary School are each just a few minutes'walk away, facilitating housing options for young families. The site is surrounded by single-family houses to the north and east, a Telus building to the south, and a BC Hydro sub-station to the west, opposite North Road. Also within walking distance are several shops and amenities, and Langdale Ferry Terminal is just a 5-minute drive away.

The area is geared for outdoor enthusiasts, close to Gibsons Ravine and Shirley Macey Park. Lower Gibsons' famous village area is a 15-minute walk away, close to

The proposed development offers affordability and accessibility in an optimal location, delivering livability for future tenants and addressing Gibsons' urgent housing needs

Project: 2306 718 North Road, Gibsons, BC

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V6J 1N

STATISTICS AND CONTEXT

Project Status: **Development Permit**

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Date (YYYY-MM-DD)	Description	_
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ARCHITECTS

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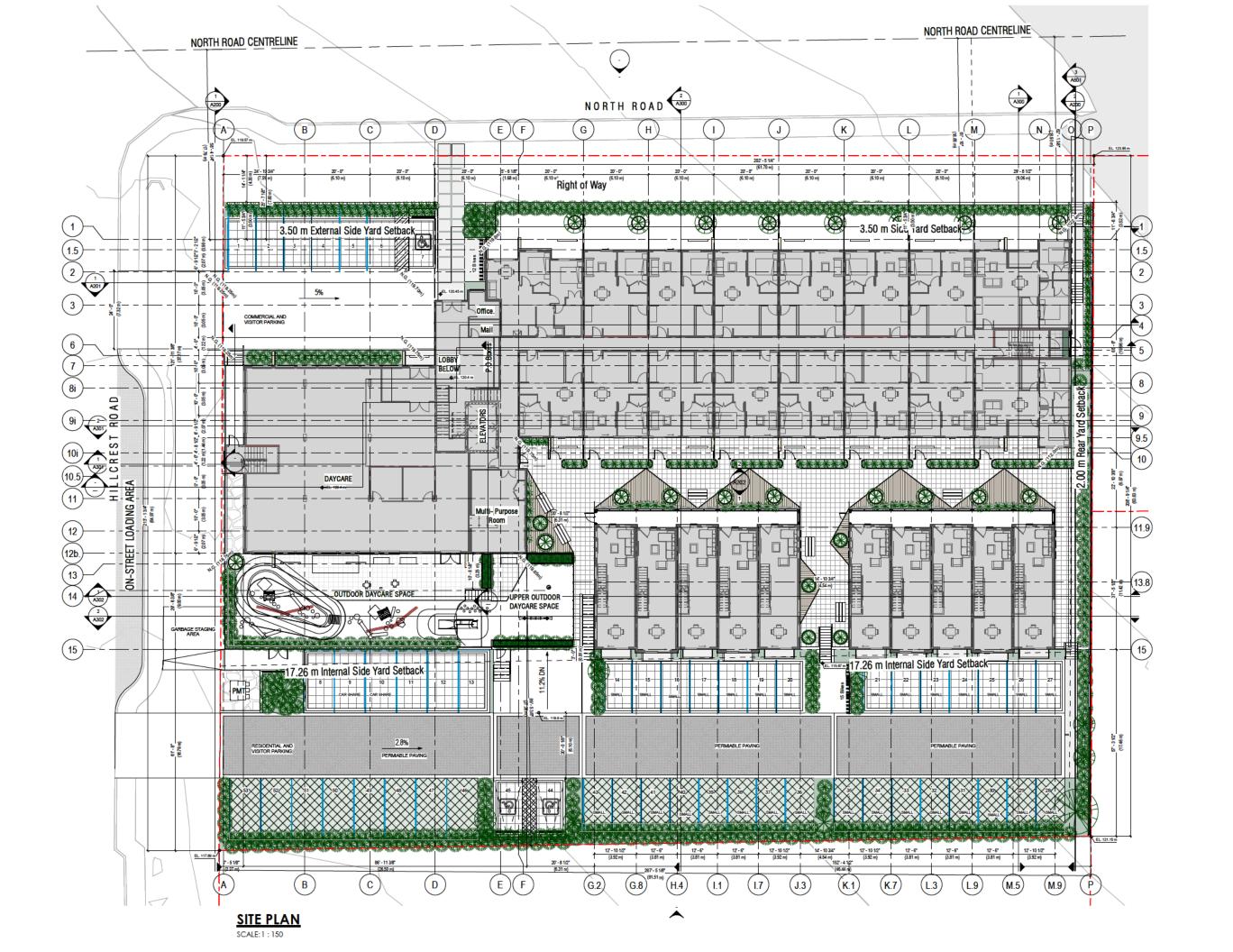
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ARCHITECT S Project: 2306 718 North Road, Gibsons, BC Drawing: SITE PLAN Project Status: **Development Permit** SUBMISSION Date Description REVISION No. Date Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
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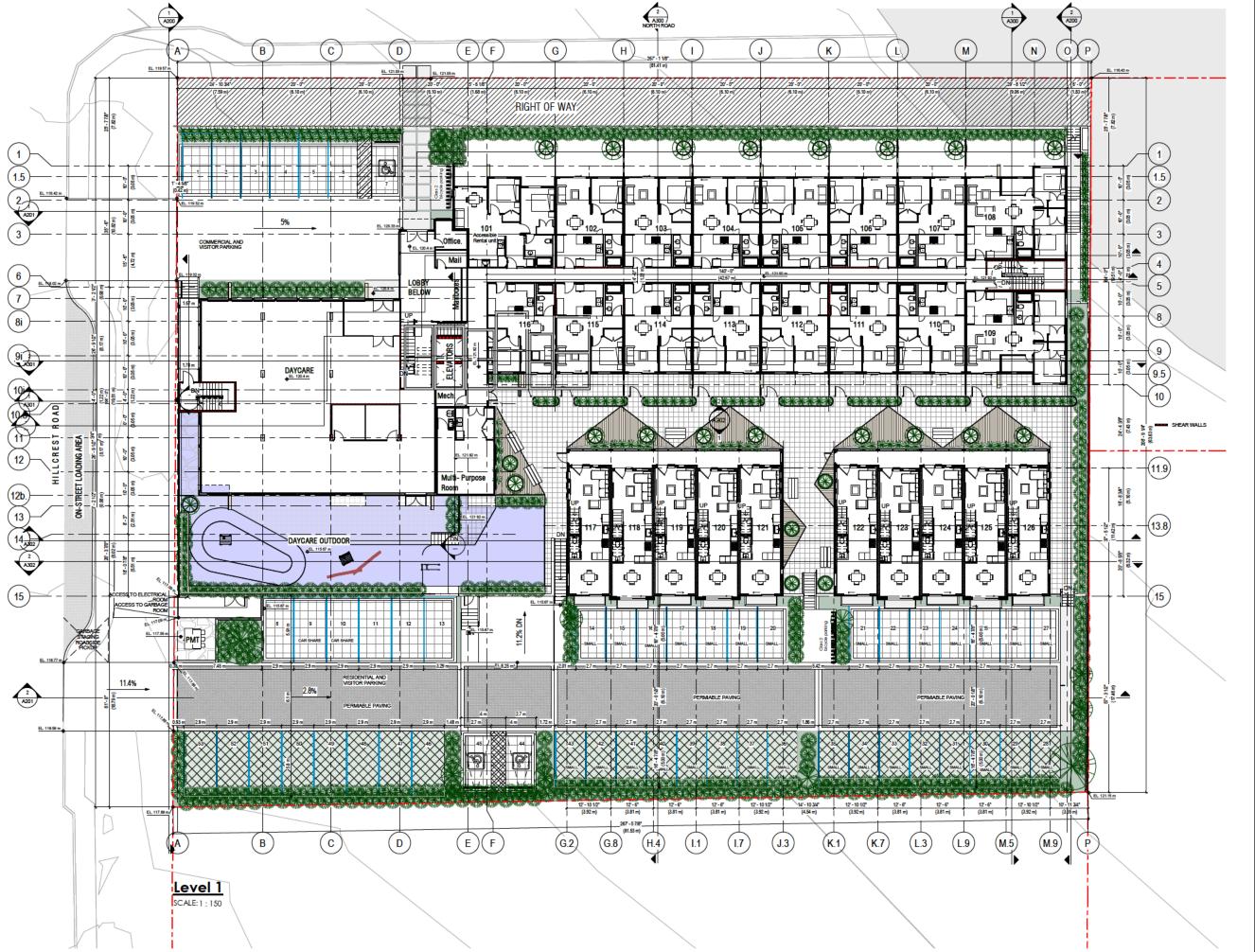
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t5th Avenue r, BC V6J 1N5

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2306

718 North Road, Gibsons, BC

Drawing: LEVEL 1

Project Status:

Development Permit

SUBMISSION

Date Description

REVISION

No. Date Description

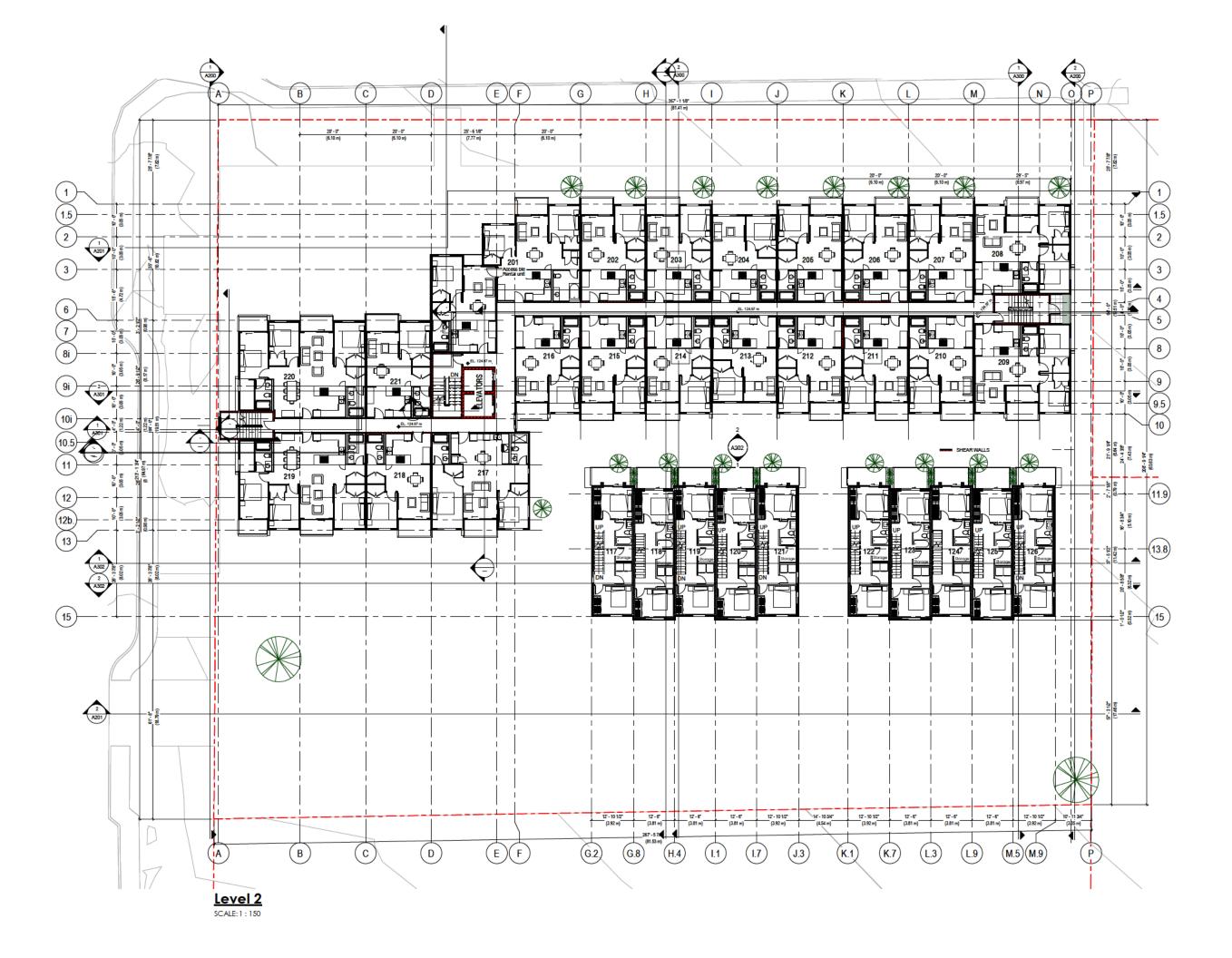
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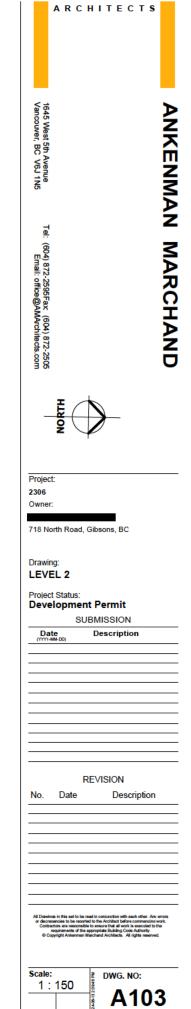
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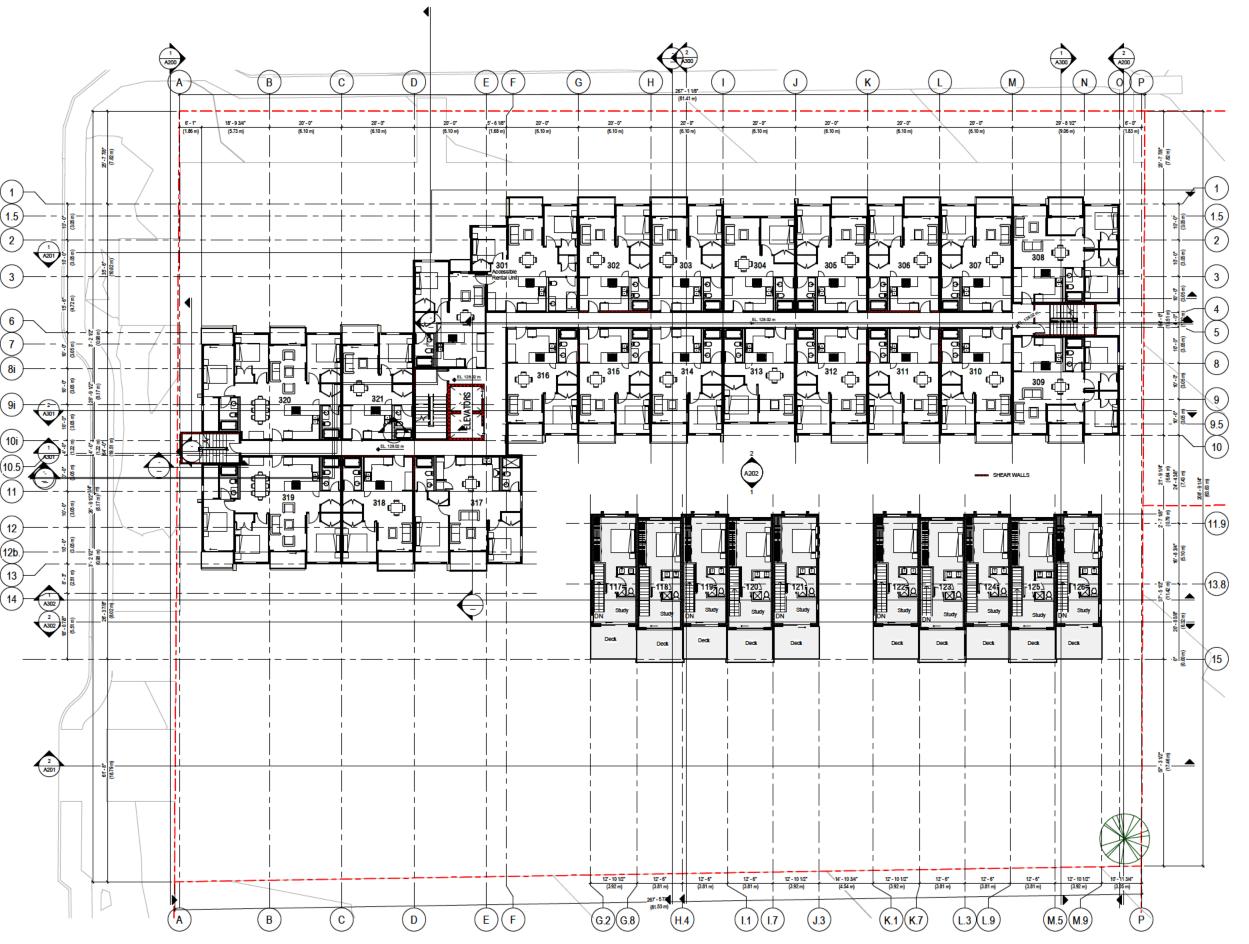
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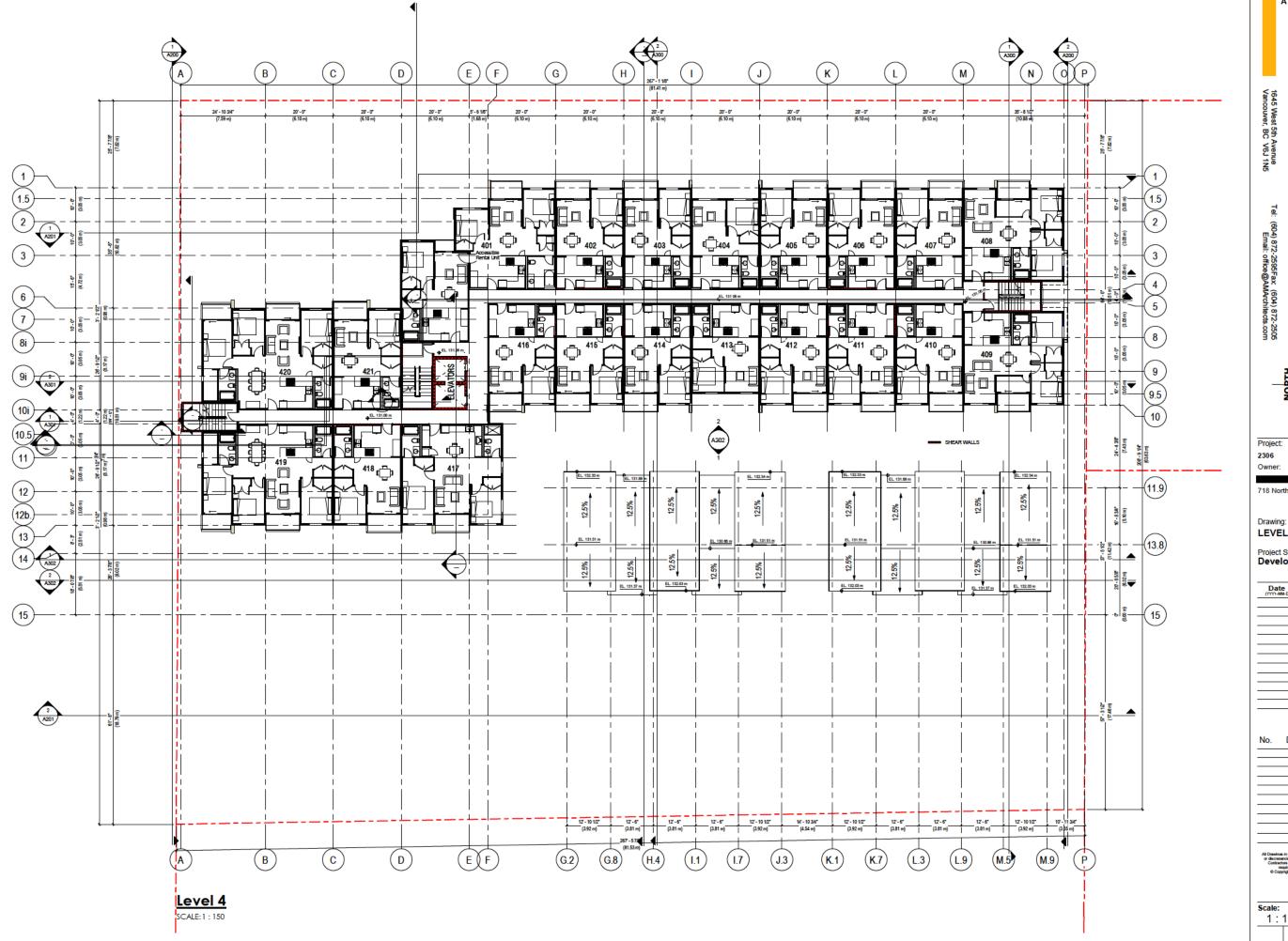
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1645 West 5th Avenue Vancouver, BC V6J 1N5

2306

718 North Road, Gibsons, BC



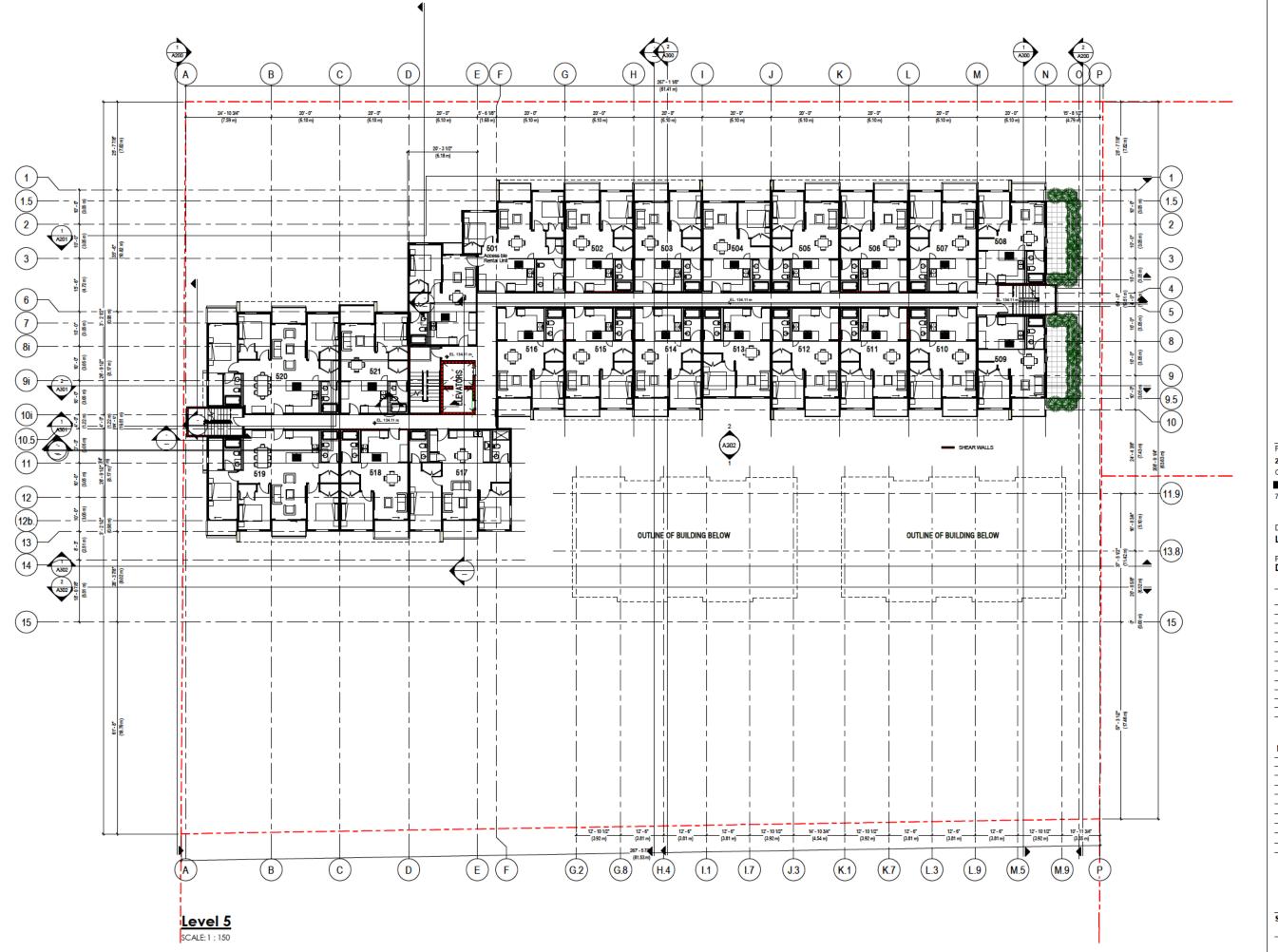
A R C H I T E C T S 718 North Road, Gibsons, BC LEVEL 4 Project Status: **Development Permit** SUBMISSION

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REVISION

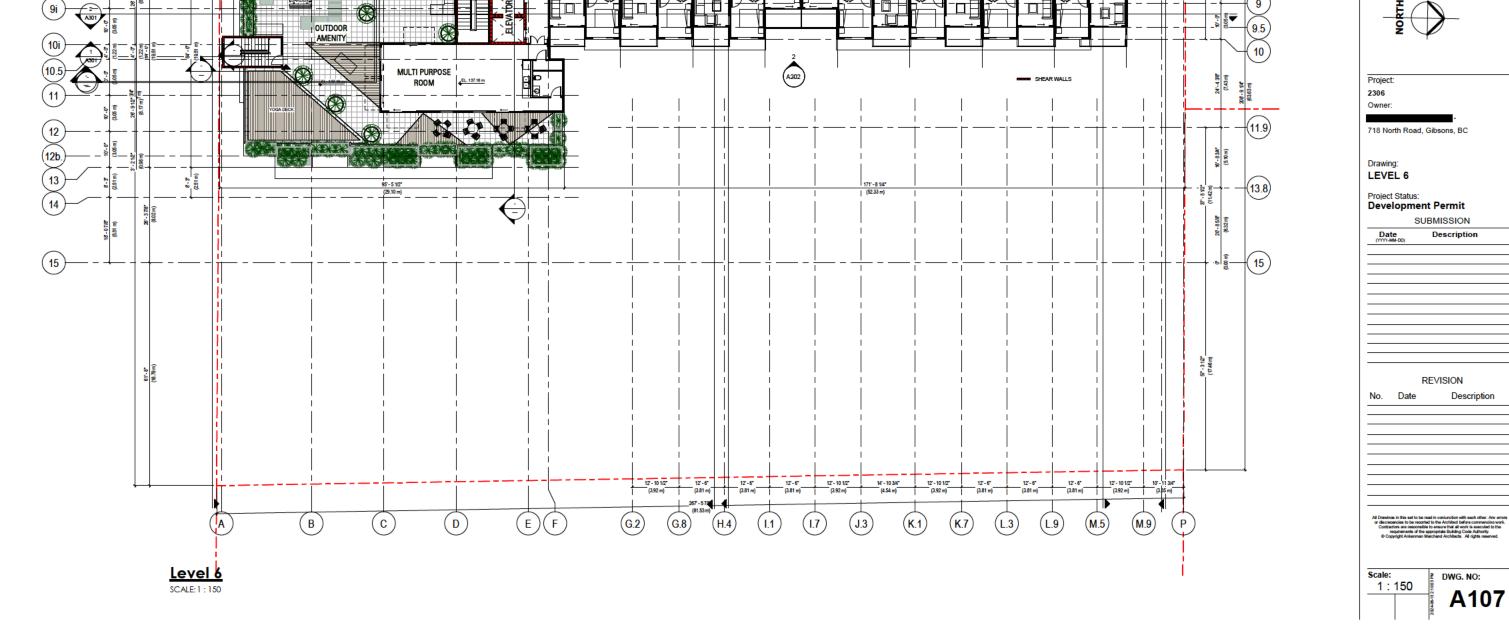
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A R C H I T E C T S 1645 West 5th Avenue Vancouver, BC V6J 1N5 Project: 2306 718 North Road, Gibsons, BC Drawing: LEVEL 5 Project Status: **Development Permit** SUBMISSION Description REVISION Scale: DWG. NO: 1:150

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1645 West 5th Avenue Vancouver, BC V6J 1N5

A R C H I T E C T S

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1 EXPOSED ARCHITECTURAL CAST-IN-PLACE CONCRETE WALL / PEDESTAL / STAIRS / RAMP 2 FIBER CEMENT PANEL SYSTEMS. COLOR: WHITE 3 FIBER CEMENT PANEL SYSTEMS. COLOR: DARK GREY 4 FIBER CEMENT PANEL. COLOR: CEDAR STAINED WOOD TEXTURE HORIZONT. 5 ALUMINUM AND CLEAR GLASS GUARD. COLOR: CHARCOAL 6 METAL RESIDENTIAL WINDOWS AND PATIO SLIDER. COLOR: CHARCOAL 8 PIVACY SCREEN. OBSCURED GLASS & METAL 9 WOOD ROOF FASCIA. PAINTED. COLOUR: CHARCOAL	Key Value	Keynote Text
STAIRS / RAMP 2 FIBER CEMENT PANEL SYSTEMS. COLOR: WHITE 3 FIBER CEMENT PANEL SYSTEMS. COLOR: DARK GREY 4 FIBER CEMENT PANEL. COLOR: CEDAR STAINED WOOD TEXTURE HORIZONT. 5 ALUMINUM AND CLEAR GLASS GUARD. COLOR: CHARCOAL 6 METAL RESIDENTIAL WINDOWS AND PATIO SLIDER. COLOR: CHARCOAL 8 PIVACY SCREEN. OBSCURED GLASS & METAL		<u> </u>
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5 ALUMINUM AND CLEAR GLASS GUARD. COLOR: CHARCOAL 6 METAL RESIDENTIAL WINDOWS AND PATIO SLIDER. COLOR: CHARCOAL 8 PIVACY SCREEN. OBSCURED GLASS & METAL	3	FIBER CEMENT PANEL SYSTEMS. COLOR: DARK GREY
6 METAL RESIDENTIAL WINDOWS AND PATIO SLIDER. COLOR: CHARCOAL 8 PIVACY SCREEN. OBSCURED GLASS & METAL	4	FIBER CEMENT PANEL. COLOR: CEDAR STAINED WOOD TEXTURE HORIZONTA
8 PIVACY SCREEN. OBSCURED GLASS & METAL	5	ALUMINUM AND CLEAR GLASS GUARD. COLOR: CHARCOAL
	6	METAL RESIDENTIAL WINDOWS AND PATIO SLIDER. COLOR: CHARCOAL
9 WOOD ROOF FASCIA. PAINTED, COLOUR: CHARCOAL	8	PIVACY SCREEN. OBSCURED GLASS & METAL
	9	WOOD ROOF FASCIA. PAINTED, COLOUR: CHARCOAL



A R C H I T E C T S 1645 West 5th Avenue Vancouver, BC V6J 1N5 ANKENMAN MARCHAND **9** Project: 2306 Owner: 718 North Road, Gibsons, BC Drawing: **ELEVATIONS** Project Status: **Development Permit** SUBMISSION Description Description Scale: DWG. NO:

Scale: DWG.





2306

718 North Road, Gibsons. BC

Development Permit

SUBMISSION

ELEVATIONS Project Status:

DWG. NO: 1:150 A201

ARCHITECT S

ANKENMAN MARCHAND



East Internal Elevation



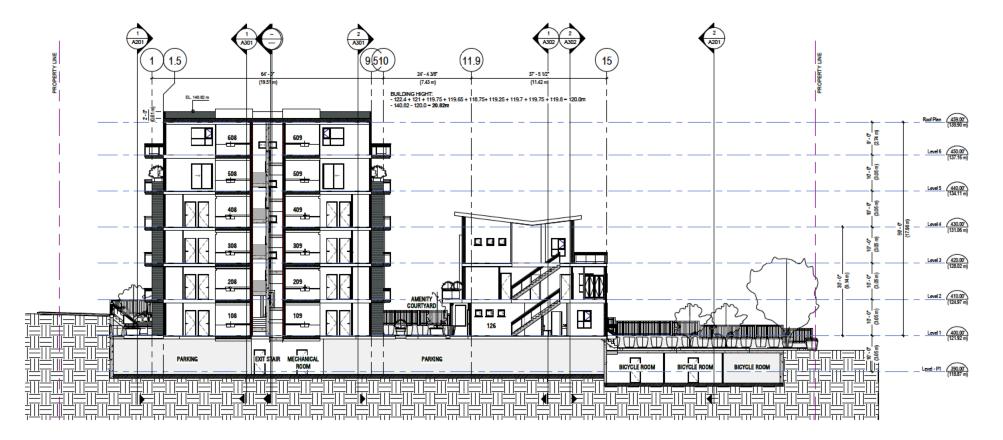
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2	FIBER CEMENT PANEL SYSTEMS. COLOR: WHITE
3	FIBER CEMENT PANEL SYSTEMS. COLOR: DARK GREY
4	FIBER CEMENT PANEL. COLOR: CEDAR STAINED WOOD TEXTURE HORIZONTAL
5	ALUMINUM AND CLEAR GLASS GUARD: COLOR: CHARCOAL
6	METAL RESIDENTIAL WINDOWS AND PATIO SLIDER. COLOR: CHARCOAL
8	PIVACY SCREEN. OBSCURED GLASS & METAL
9	WOOD ROOF FASCIA. PAINTED. COLOUR: CHARCOAL

1645 West 5th Avenue Vancouver, BC V6J 1N5 ANKENMAN MARCHAND (604) E 2306 718 North Road, Gibsons, BC **ELEVATIONS** Project Status: **Development Permit** SUBMISSION

ARCHITECTS

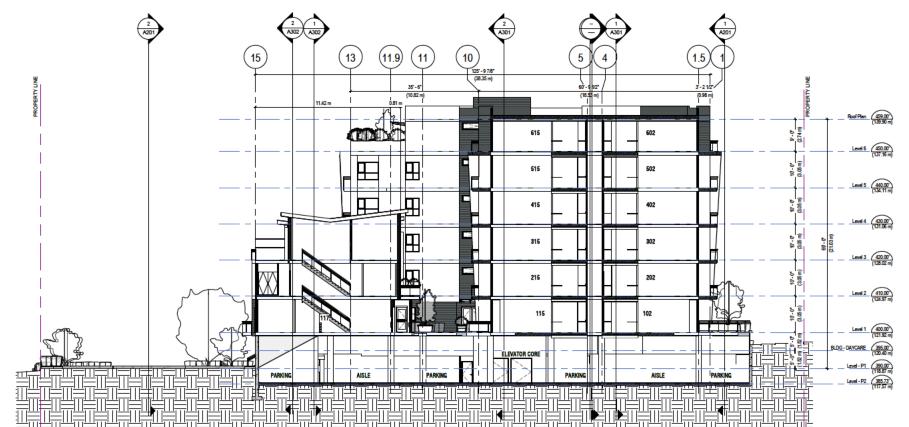
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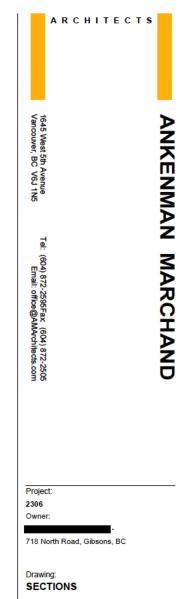


Typical Short Section at Units

SCALE: 1:15



Typical Short Section at Units.



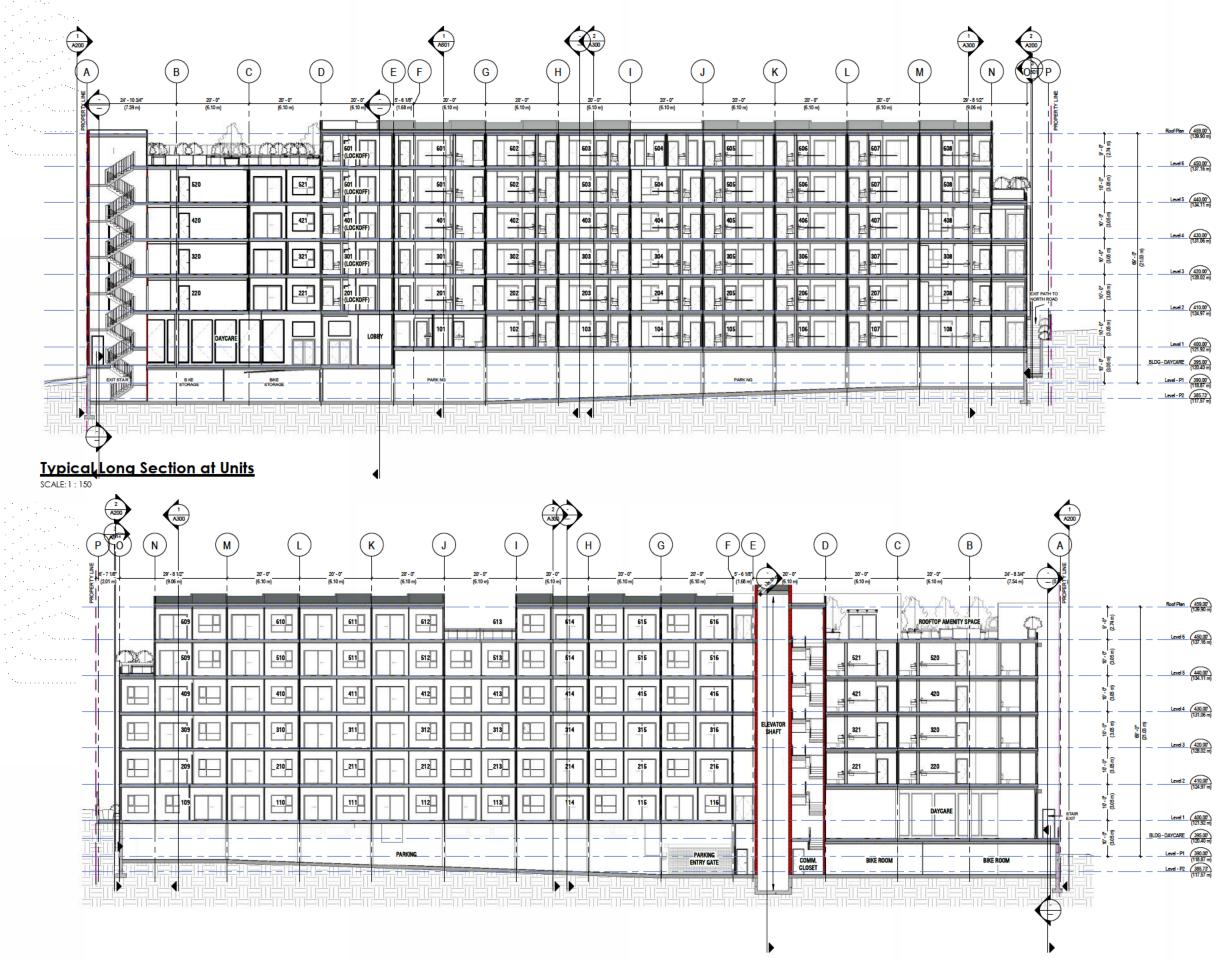
Project Status: Development Permit

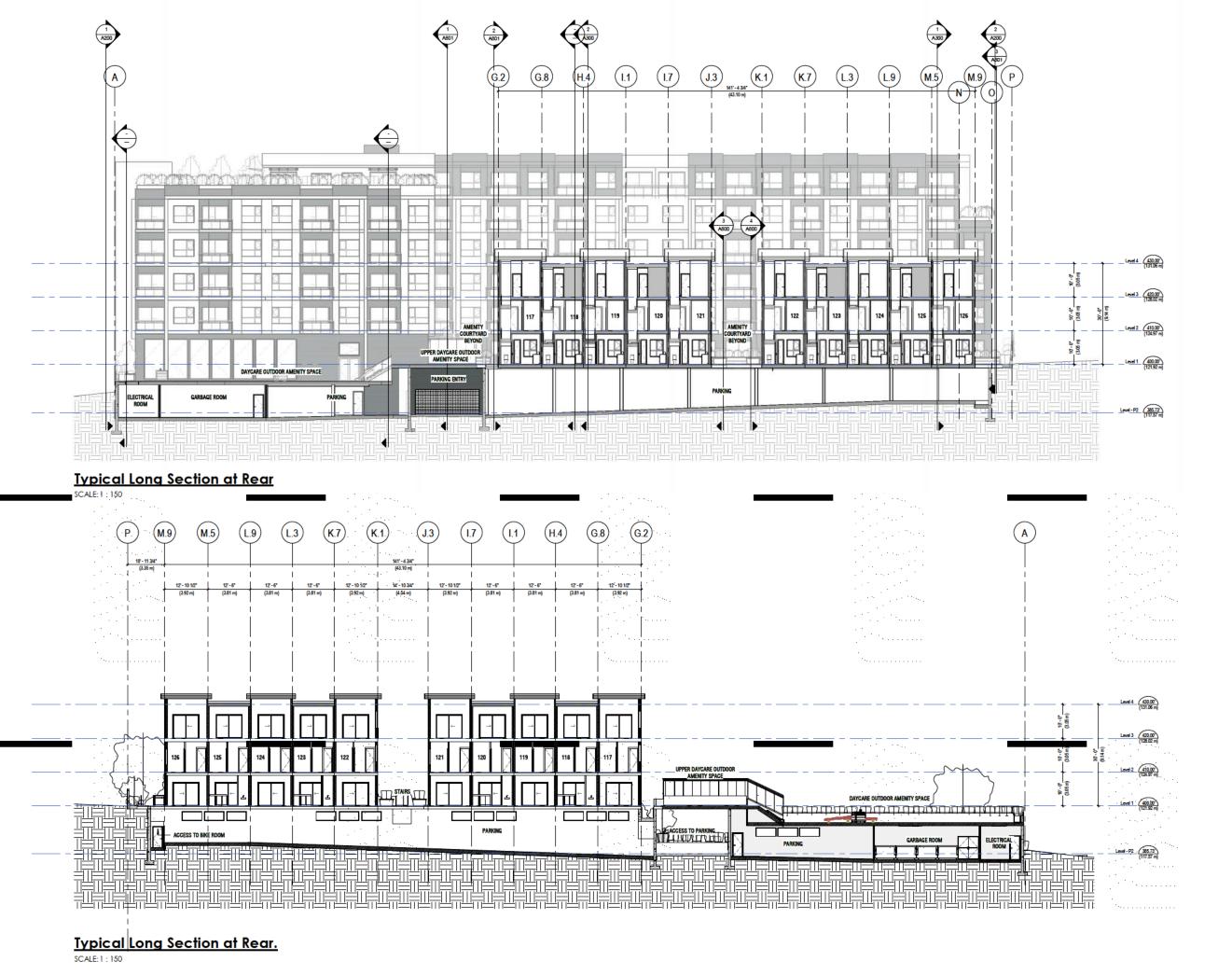
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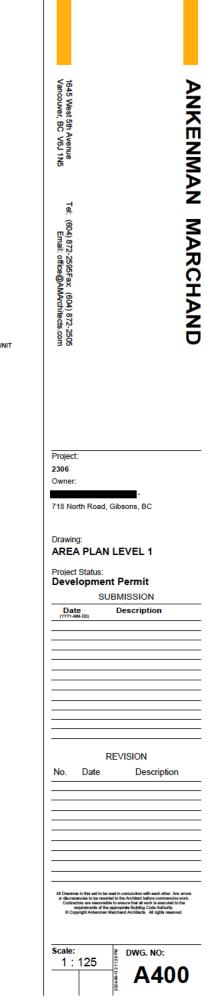
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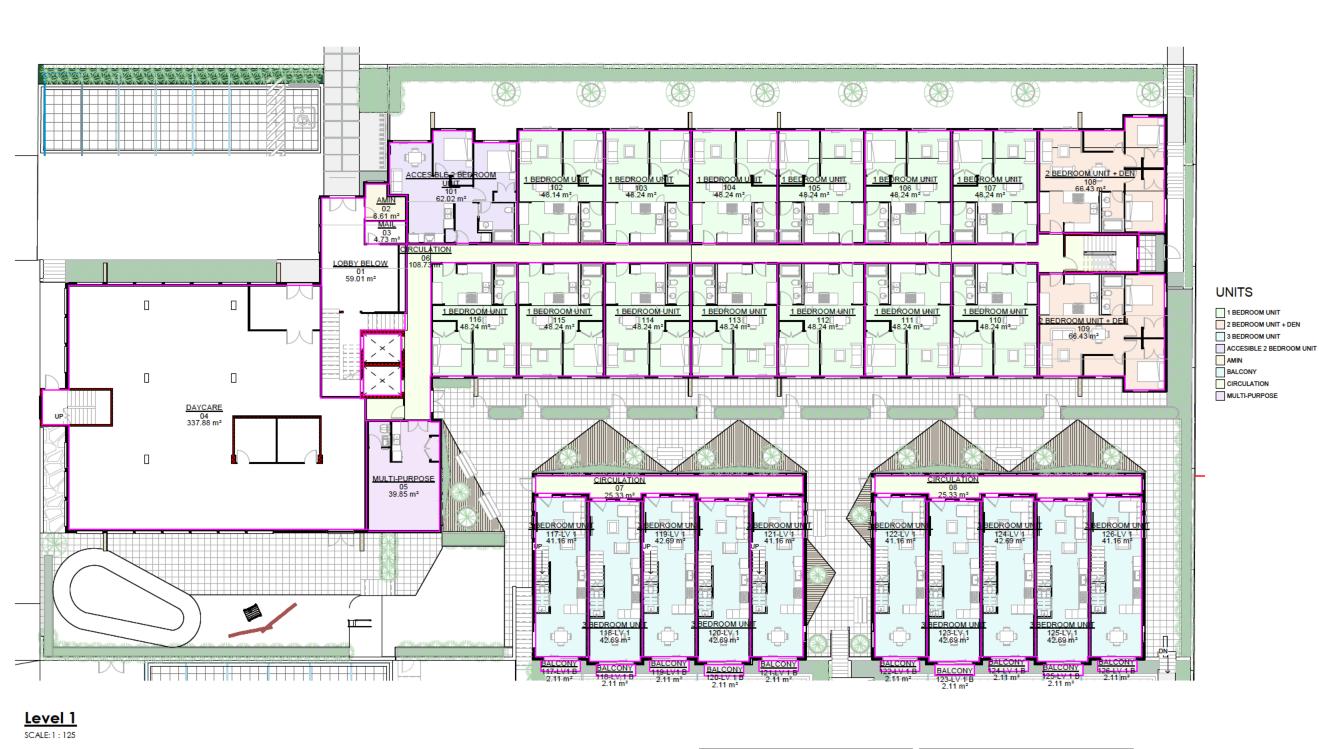


ANKENMAN MARCHAND 2306 718 North Road, Gibsons, BC SECTIONS Project Status: SUBMISSION DWG. NO: 1:150 A302





ARCHITECTS



	AREA (Gross Building) Level 1		
Number	Name	Area	Number
101	ACCESIBLE 2 BEDROOM UNIT	668 ft ²	114
102	1 BEDROOM UNIT	518 ft²	115
103	1 BEDROOM UNIT	519 ft²	116
104	1 BEDROOM UNIT	519 ft²	117-LV 1
105	1 BEDROOM UNIT	519 ft²	118-LV 1
106	1 BEDROOM UNIT	519 ft²	119-LV 1
107	1 BEDROOM UNIT	519 ft²	120-LV 1
108	2 BEDROOM UNIT + DEN	715 ft²	121-LV 1
109	2 BEDROOM UNIT + DEN	715 ft²	122-LV 1
110	1 BEDROOM UNIT	519 ft²	123-LV 1
111	1 BEDROOM UNIT	519 ft²	124-LV 1
112	1 BEDROOM UNIT	519 ft²	125-LV 1
113	1 BEDROOM UNIT	519 ft²	126-LV 1

1 BEDROOM UNIT 519 ft² 1 BEDROOM UNIT 519 ft² 1 BEDROOM UNIT 519 ft² 117-LV 1 3 BEDROOM UNIT 443 ft² 118-LV 1 3 BEDROOM UNIT 119-LV 1 3 BEDROOM UNIT 460 ft² 459 ft² 20-LV 1 3 BEDROOM UNIT 459 ft² 21-LV 1 3 BEDROOM UNIT 443 ft² 22-LV 1 3 BEDROOM UNIT 443 ft² 23-LV 1 3 BEDROOM UNIT 460 ft² 24-LV 1 3 BEDROOM UNIT 459 ft² 125-LV 1 3 BEDROOM UNIT 460 ft² 126-LV 1 3 BEDROOM UNIT 443 ft²

AREA (Gross Building) Level 1

Area

Name

13376 ft² 13376 ft² Grand total: 26



Level 2 SCALE: 1: 125

	12	REA (Gross Building) Leve	<u>Al</u>
Numb	Area	Name	Number
207	463 ft ²	3 BEDROOM UNIT	117-LV 2
208	480 ft ²	3 BEDROOM UNIT	118-LV 2
209	480 ft ²	3 BEDROOM UNIT	119-LV 2
210	480 ft²	3 BEDROOM UNIT	120-LV 2
211	463 ft ²	3 BEDROOM UNIT	121-LV 2
212	463 ft ²	3 BEDROOM UNIT	122-LV 2
213	480 ft ²	3 BEDROOM UNIT	123-LV 2
214	480 ft²	3 BEDROOM UNIT	124-LV 2
215	480 ft ²	3 BEDROOM UNIT	125-LV 2
216	463 ft ²	3 BEDROOM UNIT	126-LV 2
217	1271 ft²	3 BEDROOM UNIT	201
218	548 ft ²	1 BEDROOM UNIT	202
219	548 ft ²	1 BEDROOM UNIT	203
220	519 ft ²	1 BEDROOM UNIT	204
221	548 ft²	1 BEDROOM UNIT	205
31	549 ft ²	1 BEDROOM UNIT	206
Crondt			

_		
Number	Name	Area
207	1 BEDROOM UNIT	548 ft ²
208	2 BEDROOM UNIT + DEN	745 ft²
209	2 BEDROOM UNIT + DEN	745 ft²
210	1 BEDROOM UNIT	548 ft²
211	1 BEDROOM UNIT	548 ft ²
212	1 BEDROOM UNIT	548 ft²
213	1 BEDROOM UNIT	519 ft²
214	1 BEDROOM UNIT	549 ft²
215	1 BEDROOM UNIT	549 ft ²
216	1 BEDROOM UNIT	548 ft ²
217	2 BEDROOM UNIT	821 ft²
218	1 BEDROOM UNIT	550 ft ²
219	3 BEDROOM UNIT	1031 ft ²
220	3 BEDROOM UNIT	1030 ft ²
221	1 BEDROOM UNIT	548 ft ²
31		18544 ft ²

AREA (Gross Building) Level 2

Grand total: 31 18544 ft²

ANKENMAN MARCHAND 1645 West 5th Avenue Vancouver, BC V6J 1N5 Project: 2306 Owner: 718 North Road, Gibsons, BC Drawing: AREA PLAN LEVEL 2 Project Status: Development Permit SUBMISSION Description REVISION No. Date Description

3 BEDROOM UNIT

BALCONY

ARCHITECTS

Scale: 1:125

A401

DWG. NO:





BALCONY LV 3-01B 10.51 m²



A	REA (Gross Building) Leve	e <u>l 3</u>	<u>A</u>	REA (Gross Building) Leve	13
Number	Name	Area	Number	Name	Area
117-LV 3	3 BEDROOM UNIT	354 ft ²	307	1 BEDROOM UNIT	548 ft ²
118-LV 3	3 BEDROOM UNIT	368 ft ²	308	2 BEDROOM UNIT + DEN	745 ft²
119-LV 3	3 BEDROOM UNIT	368 ft²	309	2 BEDROOM UNIT + DEN	745 ft ²
120-LV 3	3 BEDROOM UNIT	368 ft²	310	1 BEDROOM UNIT	548 ft²
121-LV 3	3 BEDROOM UNIT	354 ft ²	311	1 BEDROOM UNIT	548 ft ²
122-LV 3	3 BEDROOM UNIT	354 ft ²	312	1 BEDROOM UNIT	548 ft ²
123-LV 3	3 BEDROOM UNIT	368 ft²	313	1 BEDROOM UNIT	519 ft²
124-LV 3	3 BEDROOM UNIT	368 ft²	314	1 BEDROOM UNIT	549 ft ²
125-LV 3	3 BEDROOM UNIT	368 ft²	315	1 BEDROOM UNIT	549 ft ²
126-LV 3	3 BEDROOM UNIT	354 ft ²	316	1 BEDROOM UNIT	548 ft ²
301	3 BEDROOM UNIT	1271 ft²	317	2 BEDROOM UNIT	821 ft ²
302	1 BEDROOM UNIT	548 ft²	318	1 BEDROOM UNIT	550 ft ²
303	1 BEDROOM UNIT	548 ft²	319	3 BEDROOM UNIT	1031 ft ²
304	1 BEDROOM UNIT	519 ft²	320	3 BEDROOM UNIT	1030 ft ²
305	1 BEDROOM UNIT	548 ft ²	321	1 BEDROOM UNIT	548 ft²
306	1 BEDROOM UNIT	549 ft ²	31		17436 ft ²
	•		Grand total:	21	17/26 ft2

BALCONY LV 3-08 B 9.88 m²

BALCONY LV 3-09 B 10.46 m²

17436 ft² 17436 ft²

BALCONY LV 3-05 B 10.51 m²

BALCONY LV 3-04 B 10.46 m²

1645 West 5th Avenue Vancouver, BC V6J 1N5 Project: 2306 Owner: 718 North Road, Gibsons, BC Drawing: **AREA PLAN LEVEL 3** Project Status: Development Permit SUBMISSION Date

Description

ARCHITECTS

ANKENMAN MARCHAND

REVISION

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No.	Date	Description	

Scal	e:			
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DWG. NO: A402



Level 4 SCALE: 1: 125

AREA (Gross Building) Leve		ng) Level 4 AREA		
Number	Name	Area	Number	Т
401	3 BEDROOM UNIT	1271 ft²	412	1 B
402	1 BEDROOM UNIT	548 ft ²	413	1 B
403	1 BEDROOM UNIT	548 ft ²	414	1 B
404	1 BEDROOM UNIT	519 ft²	415	1 B
405	1 BEDROOM UNIT	548 ft ²	416	1 B
406	1 BEDROOM UNIT	549 ft ²	417	2 B
407	1 BEDROOM UNIT	548 ft ²	418	1 B
408	2 BEDROOM UNIT + DEN	745 ft ²	419	3 B
409	2 BEDROOM UNIT + DEN	745 ft²	420	3 B
410	1 BEDROOM UNIT	548 ft ²	421	1 B
411	1 BEDROOM UNIT	548 ft ²	21	
	•		Grand total:	21

Number	Name	Area
412	1 BEDROOM UNIT	548 ft²
413	1 BEDROOM UNIT	519 ft²
414	1 BEDROOM UNIT	549 ft²
415	1 BEDROOM UNIT	549 ft ²
416	1 BEDROOM UNIT	548 ft ²
417	2 BEDROOM UNIT	821 ft²
418	1 BEDROOM UNIT	550 ft²
419	3 BEDROOM UNIT	1031 ft²
420	3 BEDROOM UNIT	1030 ft ²
421	1 BEDROOM UNIT	548 ft²
21	•	13813 ft²

13813 ft²

AREA (Gross Building) Level 4

ANKENMAN MARCHAND Project: 2306 Owner: 718 North Road, Gibsons, BC Drawing: AREA PLAN LEVEL 4 Project Status: Development Permit SUBMISSION Description REVISION Description Scale: DWG. NO: 1:125 A403

ARCHITECTS

1645 West 5th Avenue Vancouver, BC V6J 1N5

UNITS

1 BEDROOM UNIT

2 BEDROOM UNIT

2 BEDROOM UNIT + DEN 3 BEDROOM UNIT BALCONY CIRCULATION



Level 5 SCALE: 1:125

		AF		
Number	Name	Area	Number	
501	3 BEDROOM LOCK-OFF UNIT	1272 ft²	512	1 B
502	1 BEDROOM UNIT	548 ft ²	513	1 B
503	1 BEDROOM UNIT	548 ft ²	514	1 B
504	1 BEDROOM UNIT	520 ft ²	515	1 B
505	1 BEDROOM UNIT	549 ft ²	516	1 B
506	1 BEDROOM UNIT	548 ft ²	517	2 B
507	1 BEDROOM UNIT	548 ft ²	518	1 B
508	1 BEDROOM UNIT	493 ft ²	519	3 B
509	1 BEDROOM UNIT	493 ft ²	520	3 B
510	1 BEDROOM UNIT	548 ft ²	521	1 B
511	1 BEDROOM UNIT	548 ft ²	21	
	•	•	Grand total:	21

AREA (Gross Building) Level 5				
Number	Name	Area		
512	1 BEDROOM UNIT	548 ft²		
513	1 BEDROOM UNIT	519 ft²		
514	1 BEDROOM UNIT	549 ft²		
515	1 BEDROOM UNIT	549 ft ²		
516	1 BEDROOM UNIT	548 ft²		
517	2 BEDROOM UNIT	821 ft²		
518	1 BEDROOM UNIT	550 ft²		
519	3 BEDROOM UNIT	1031 ft²		
520	3 BEDROOM UNIT	1030 ft ²		
521	1 BEDROOM UNIT	548 ft²		
21		13310 ft ²		

13310 ft²

1645 West 5th Avenue Vancouver, BC V6J 1N5 Project: 2306 Owner: 718 North Road, Gibsons, BC Drawing: **AREA PLAN LEVEL 5** Project Status: Development Permit SUBMISSION Description REVISION Description

Scale:

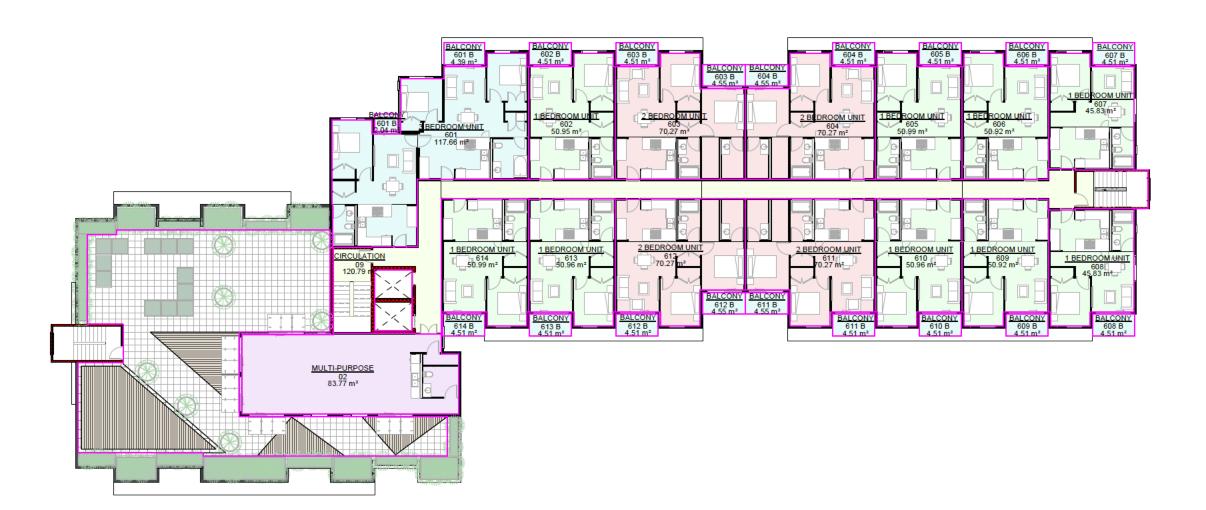
1:125

DWG. NO:

A404

ARCHITECTS

ANKENMAN MARCHAND



Level 6 SCALE: 1: 125

AREA (Gross Building) Level 6			
Number	Name	Area	
601	3 BEDROOM UNIT	1266 ft ²	
602	1 BEDROOM UNIT	548 ft²	
603	2 BEDROOM UNIT	756 ft²	
604	2 BEDROOM UNIT	756 ft ²	
605	1 BEDROOM UNIT	549 ft ²	
606	1 BEDROOM UNIT	548 ft²	
607	1 BEDROOM UNIT	493 ft²	
608	1 BEDROOM UNIT	493 ft ²	

AREA (Gross Building) Level 6			
Number	Name	Area	
609	1 BEDROOM UNIT	548 ft ²	
610	1 BEDROOM UNIT	548 ft²	
611	2 BEDROOM UNIT	756 ft²	
612	2 BEDROOM UNIT	756 ft ²	
613	1 BEDROOM UNIT	549 ft ²	
614	1 BEDROOM UNIT	549 ft ²	
14 9118 ft²			
Grand total:	9118 ft ²		

Vancouver, BC V6J 1N5 Tel: (804) 872-2595Fax (604) 872-2505 Project: 2306 Owner: 718 North Road, Gibsons, BC Drawing: AREA PLAN LEVEL 6 Project Status: Development Permit SUBMISSION Date (YYYY-MMLOD) Date (YYYY-MMLOD) Description	Port Status: elopment Permit SUBMISSION		AR	C	н	T	E	C	TS	
Project: 2306 Owner: 718 North Road, Gibsons, BC Drawing: AREA PLAN LEVEL 6 Project Status: Development Permit SUBMISSION	Port Status: elopment Permit SUBMISSION									
Project: 2306 Owner: 718 North Road, Gibsons, BC Drawing: AREA PLAN LEVEL 6 Project Status: Development Permit SUBMISSION	Port Status: elopment Permit SUBMISSION									
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Project: 2306 Owner: 718 North Road, Gibsons, BC Drawing: AREA PLAN LEVEL 6 Project Status: Development Permit SUBMISSION	ect: er: North Road, Gibsons, BC ing: EA PLAN LEVEL 6 ect Status: elopment Permit SUBMISSION									5
Project: 2306 Owner: 718 North Road, Gibsons, BC Drawing: AREA PLAN LEVEL 6 Project Status: Development Permit SUBMISSION	oct: er: North Road, Gibsons, BC ing: EA PLAN LEVEL 6 ect Status: elopment Permit SUBMISSION	Tel:								2
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Project: 2306 Owner: 718 North Road, Gibsons, BC Drawing: AREA PLAN LEVEL 6 Project Status: Development Permit SUBMISSION	oct: er: North Road, Gibsons, BC ing: EA PLAN LEVEL 6 ect Status: elopment Permit SUBMISSION	872-259 ail: offic								5
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Project: 2306 Owner: 718 North Road, Gibsons, BC Drawing: AREA PLAN LEVEL 6 Project Status: Development Permit SUBMISSION	oct: er: North Road, Gibsons, BC ing: EA PLAN LEVEL 6 ect Status: elopment Permit SUBMISSION	(604) 8 Archite								2
Project: 2306 Owner: 718 North Road, Gibsons, BC Drawing: AREA PLAN LEVEL 6 Project Status: Development Permit SUBMISSION	ect: Porth Road, Gibsons, BC FA PLAN LEVEL 6 Hect Status: elopment Permit SUBMISSION	72-250 cts.con								2
2306 Owner: 718 North Road, Gibsons, BC Drawing: AREA PLAN LEVEL 6 Project Status: Development Permit SUBMISSION	er: North Road, Gibsons, BC ing: EA PLAN LEVEL 6 ect Status: elopment Permit SUBMISSION	5 01								
2306 Owner: 718 North Road, Gibsons, BC Drawing: AREA PLAN LEVEL 6 Project Status: Development Permit SUBMISSION	er: North Road, Gibsons, BC ing: EA PLAN LEVEL 6 ect Status: elopment Permit SUBMISSION									
2306 Owner: 718 North Road, Gibsons, BC Drawing: AREA PLAN LEVEL 6 Project Status: Development Permit SUBMISSION	er: North Road, Gibsons, BC ing: EA PLAN LEVEL 6 ect Status: elopment Permit SUBMISSION									
2306 Owner: 718 North Road, Gibsons, BC Drawing: AREA PLAN LEVEL 6 Project Status: Development Permit SUBMISSION	er: North Road, Gibsons, BC ing: EA PLAN LEVEL 6 ect Status: elopment Permit SUBMISSION									
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UNITS

1 BEDROOM UNIT
2 BEDROOM UNIT
3 BEDROOM UNIT
BALCONY
CIRCULATION

MULTI-PURPOSE

	RE	VISION
No.	Date	Description

Scale: 1:125

DWG. NO: A405



NORTH WEST VIEW FROM NORTH ROAD



SOUTH WEST VIEW FROM NORTH ROAD



VIEW FROM NORTH ROAD



VIEW FROM NORTH ROAD

1645 West 5th Avenue Vancouver, BC V6J 1N5

2306

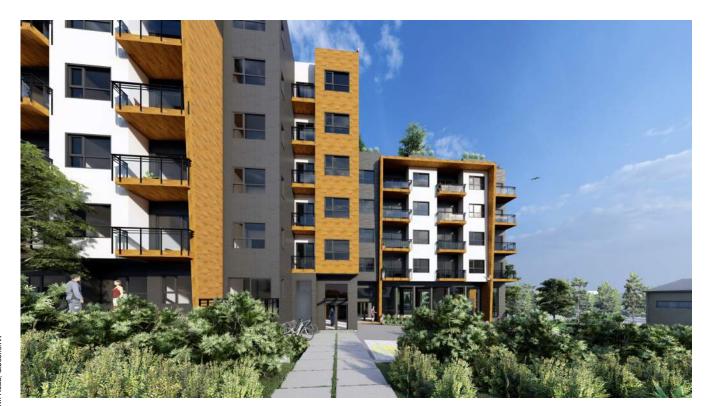
718 North Road, Gibsons, BC

Drawing:
RENDERED VIEWS

Project Status:
Development Permit

REVISION

DWG. NO:



DEVELOPMENT ENTRY FROM NORTH ROAD



ROOFTOP AMENITY VIEW FROM SOUTH EAST CORNER



OUTDOOR DAYCARE VIEW FROM NORTH EAST CORNER



OUTDOOR DAYCARE VIEW FROM SOUTH EAST CORNER

5Fax: (604) 872-2505 e@AMArchitects.com

Project: 2306 Owner:

718 North Road, Gibsons, BC

Drawing:
RENDERED VIEWS

Project Status:

Development Perm

Date (YYYY-MM-DD)	Description
, ,	

REVIS	OI

No. Date Description

All prawings in this set to be read in conjunction with each other. Any e or discrepancies to be reported to the Architect before commencing w Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority. © Copyright Ankennan Marchand Architects. All fights reserved.

Scale:

DWG. NO:



A R C H I T E C T S B # Avenue V6J 1N5 Project: 2306 Owner 718 North Road, Gibsons, BC SPATIAL SEPARATION DESIGN Project Status: **Development Permit** SUBMISSION Date Description REVISION No. Date Description

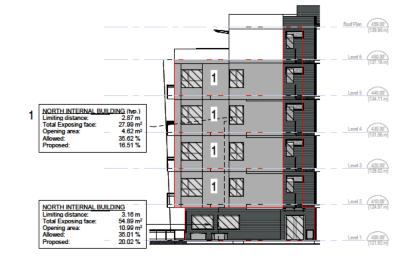
ANKENMAN MARCHAND

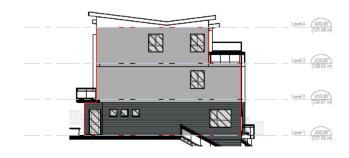
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1645 West 5th Avenue Vancouver, BC V6J 1N5

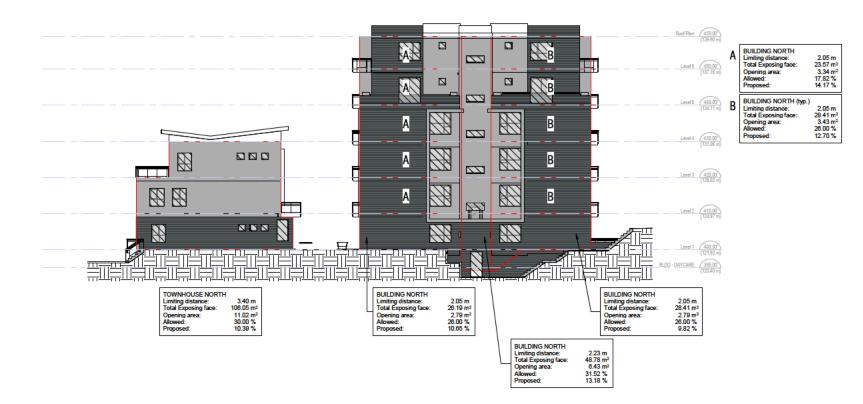
CALCULATION OF EXPOSING BUILDING FACE BASED ON BCBC 2018 TABLE 3.2.3.1.D. SEE LIMITING DISTANCES ON PLAN A100







SOUTH INTERNAL TO	WNHOUSES
Limiting distance:	2.87 m
Total Exposing face:	108.13 m ²
Opening area:	11.22 m ²
Allowed:	22.00 %
Proposed:	10 57 %



Project: 2306 Owner 718 North Road, Gibsons, BC SPATIAL SEPARATION DESIGN
Project Status:
Development Permit SUBMISSION Description REVISION

Scale: DWG. NO: 1:150 A801

1645 West 5th Avenue Vancouver, BC V6J 1N5

(604) 872-2595Fax: (604) 872-2505 Email: office@AMArchitects.com

2306

3. Horizontal Wood Siding - Colour: Iron Gray

718 North Road, Gibsons, BC

DWG. NO: A900



2. Horizontal Wood Siding - Colour: Cedar



1. Horizontal Wood Siding - Colour: White

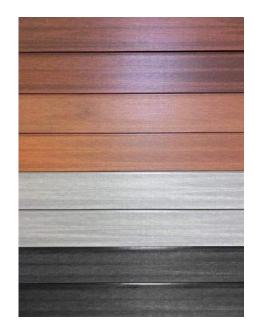


ii. Typical canopy and soffit





i. Typical railing



5. Colour Palette

4. South East corner rendering