

Property Location: Lots 19, 20 & 21 Gibsons Way and Lot 24 School Road
Application Number(s): ZA-2024-02
Date of Referral: 19-Apr-24

Referrals sent	Comments Received
<i>S k w x wú7mesh Úxwumix (Squamish Nation)</i>	<i>No comments received as of June 21, 2024</i>
Gibsons and District Volunteer Fire Department (GDVFD)	<ol style="list-style-type: none"> 1. Fire hydrants are installed in accordance with BCBC 3.2.5.15. 2. A water supply in accordance with BCBC 3.2.5.7. 3. Standpipe Systems are installed in accordance with BCBC 3.2.5.8. 4. Automatic Sprinkler Systems are installed in accordance with BCBC 3.2.5.12 5. Road design is in accordance with BCBC 3.2.5.6. 6. Access Routes and Access Route locations are in accordance with BCBC 3.2.5.4. and 3.2.5.5. 7. Fire Alarm system to be installed in accordance with BCBC 3.2.4.1. 8. Annunciators to be installed in accordance with BCBC 3.2.4.9. 9. Roof access design in accordance with BCBC 3.2.5.3. 10. A key lock tube is installed and located at or near the front entrance. 11. A Fire Safety Plan is complete and put in a box beside the alarm panel at the front entrance before occupancy is given. 12. The fire department would ask for standpipe connections on each landing for fire fighting in the stairwells
Vancouver Coastal Health	<i>No comments received as of June 21, 2024</i>
Ministry of Transportation and Infrastructure (MOTI)	<p><i>*OCP calls for closing the bottom of School Rd and developing an extension of South Fletcher Rd through the properties to connect with Gibsons Way. Council direction is required regarding whether to pursue closing School Rd.</i></p> <p><i>* Modeling required for water and sanitary capacity for the development.</i></p> <p><i>* DCCs apply</i></p> <p><i>*Prowse Rd Latecomer fees apply.</i></p> <p><i>* Servicing Agreement Required.</i></p> <p><i>* Developer's engineers to determine sightlines and safety regarding how the road will intersect with Gibsons Way.</i></p> <p><i>* Servicing fees apply.</i></p>

<p>Infrastructure Services Department</p>	<ul style="list-style-type: none"> <i>* OCP calls for closing the bottom of School Rd and developing an extension of South Fletcher Rd through the properties to connect with Gibsons Way. Council direction is required regarding whether to pursue closing School Rd.</i> <i>* Modeling required for water and sanitary capacity for the development.</i> <i>* DCCs apply</i> <i>*Prowse Rd Latecomer fees apply.</i> <i>* Servicing Agreement Required.</i> <i>* Developer's engineers to determine sightlines and safety regarding how the road will intersect with Gibsons Way.</i> <i>* Servicing fees apply.</i>
<p>Building Department</p>	<ul style="list-style-type: none"> <i>*Separate demo permits required for each building to be demolished.</i> <i>*Separate building permits required for each building.</i> <i>*All new buildings to be sprinklered.</i> <i>*Envelope engineering required. Must include sign off for green roofs.</i> <i>*Full building code compliance to be further reviewed upon building permit submission.</i>
<p>Finance Department</p>	<p><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></p> <p><i>Development of the vacant lot will translate into new taxation and user fee revenue on the improvements, where previously revenue was limited to taxation on the vacant land only. The stratified portion of the development will generate additional taxation revenue as parcel taxes will applied to the individual parcels.</i></p>