

TOWN OF GIBSONS

BYLAW NO. 1065-81, 2024

A Bylaw to amend *Town of Gibsons Zoning Bylaw No. 1065, 2007*

WHEREAS the Council for the Town of Gibsons has adopted *Town of Gibsons Zoning Bylaw No. 1065, 2007*;

AND WHEREAS the Council deems it desirable to amend the Zoning Bylaw to facilitate development of high-density residential uses in areas that the Official Community Plan designates “High Density Residential” and “Residential/Tourist Accommodation”.

NOW THEREFORE the Council, in open meeting assembled, enacts as follows:

- 1) This Bylaw may be cited as the *Zoning Amendment Bylaw No. 1065-81, 2024*.
- 2) The *Town of Gibsons Zoning Bylaw No. 1065, 2007* is amended by:
 - a) Inserting the new Multi-Family Residential Zone 8 (RM-8) in numerical order in Part 10 to Bylaw 1065, attached to and forming part of this bylaw as Appendix A;
 - b) Altering the zoning designation of LOTS 19, 20, 21 and 24 of Lot 20 BLOCK 2 DISTRICT LOT 686 PLAN 3307, from the existing Comprehensive Development Area 1 (CDA-1) to Multi-Family Residential Zone 8 (RM-8), as shown in Appendix B attached to and forming part of this bylaw;
 - c) Replacing Schedule “B” – Sub-Areas of Part 5 View Protection and Massing of Bylaw 1065 with the new Schedule “B” attached to and forming part of this bylaw as Appendix C; and
 - d) Making such consequential alterations and annotations as are required to give effect to this amending bylaw, including renumbering of subsequent provisions of the Bylaw.

NOTICE of First Reading, mailed the	11 TH	DAY OF JULY,	2024
READ a first time the	XX	DAY OF MONTH,	202X
READ a second time the	XX	DAY OF MONTH,	202X
READ a third time the	XX	DAY OF MONTH,	202X
APPROVED pursuant to Section 52(3)(a) of the <i>Transportation Act</i> the	XX	DAY OF MONTH,	202X
ADOPTED the	XX	DAY OF MONTH,	202X

Silas White, Mayor

Rebecca Anderson, Corporate Officer

APPENDIX A

Multi-Family Residential Zone 8 (RM-8)

10.88 Application and Intent of Zone

The regulations of this zone apply to the use of land, buildings, and structures within the Multi-Family Residential Zone 8 (RM-8). The intent of the RM-8 zone is to allow for the development of high-density residential uses in areas that the Official Community Plan designates in the “High Density Residential” and the “Residential/Tourist Accommodation” categories.

10.89 Permitted Principal Uses

- (1) apartment use; and,
- (2) townhouses.

10.90 Permitted Accessory Uses

- (1) In conjunction with a principal dwelling unit, one:
 - a. Secondary suite as permitted by Section 8.9; or,
 - b. Lock-off suite as permitted by Section 8.11
- (2) accessory off-street parking and loading;
- (3) accessory buildings as permitted by Section 4.13-4.20;
- (4) a home occupation use as permitted by Section 8.05
- (5) other accessory uses customarily incidental and subordinate to a permitted principal use.

10.91 Minimum Lot Area

The minimum lot size is not less than 1,000 m² (10,764 ft²);

10.92 Minimum Lot Width

The minimum lot width is not less than 25 m (82 ft);

10.93 Minimum Lot Depth

The minimum lot depth is not less than 25 m (82 ft);

10.94 Maximum Density

- (1) The maximum base density shall not exceed 75 units per hectare;
- (2) A bonus density to permit a maximum residential density of 120 units per hectare for *apartment use* is permitted subject to:
 - (a) The provision of a Community Amenity Contribution based on an economic analysis, which would be conducted at the applicant's expense, to calculate the land value created by the proposal beyond the land value under the base density to identify justifiable Community Amenity Contribution levels while maintaining project economic viability.

10.95 Setbacks

- (1) Except as required or permitted by Section 4.30 and Section 4.13-4.20, *buildings* must be sited no closer to a lot line than the following:
 - (a) *front lot line*: 7.5 m (24.6 ft)
 - (b) *rear lot line*: 7.5 m (24.6 ft)
 - (c) *interior* and *exterior side lot line*: 4.5 m (14.8 ft)
- (2) No *structure* shall be sited within 1.5m of a property line.
- (3) Notwithstanding Section 10.95 (2), a *structure* not more than 1.5 m in height may be sited in any location on a lot.

10.96 Maximum Lot Coverage

- (1) For the purposes of calculating *lot coverage*, underground parking *structures* are deemed to be *impermeable surfaces* in this zone and therefore constitute *lot coverage*, unless they are covered with at least 450 mm of topsoil;
- (2) The maximum lot coverage is 80%.

10.97 Maximum Height of Buildings

- (1) The maximum height of a principal building is 15 m (49.2 ft), except where fill is required, the maximum height is 16 m (52.5 ft).

10.98 Required Off-Street Parking

- (1) Off-street parking must be provided and maintained in accordance with the requirements of Part 6, except that *tandem parking* is permitted.

- (2) Notwithstanding subsection 10.98 (1) of this Bylaw, off-street parking requirements for apartment dwelling units secured as rentals through a legal agreement, shall be one space per unit.

10.99 Landscaping

- (1) The uses in the RM-8 zone must be landscaped and maintained as required by Sections 4.5 and 6.14 of this Bylaw.

10.100 Site-Specific Conditions

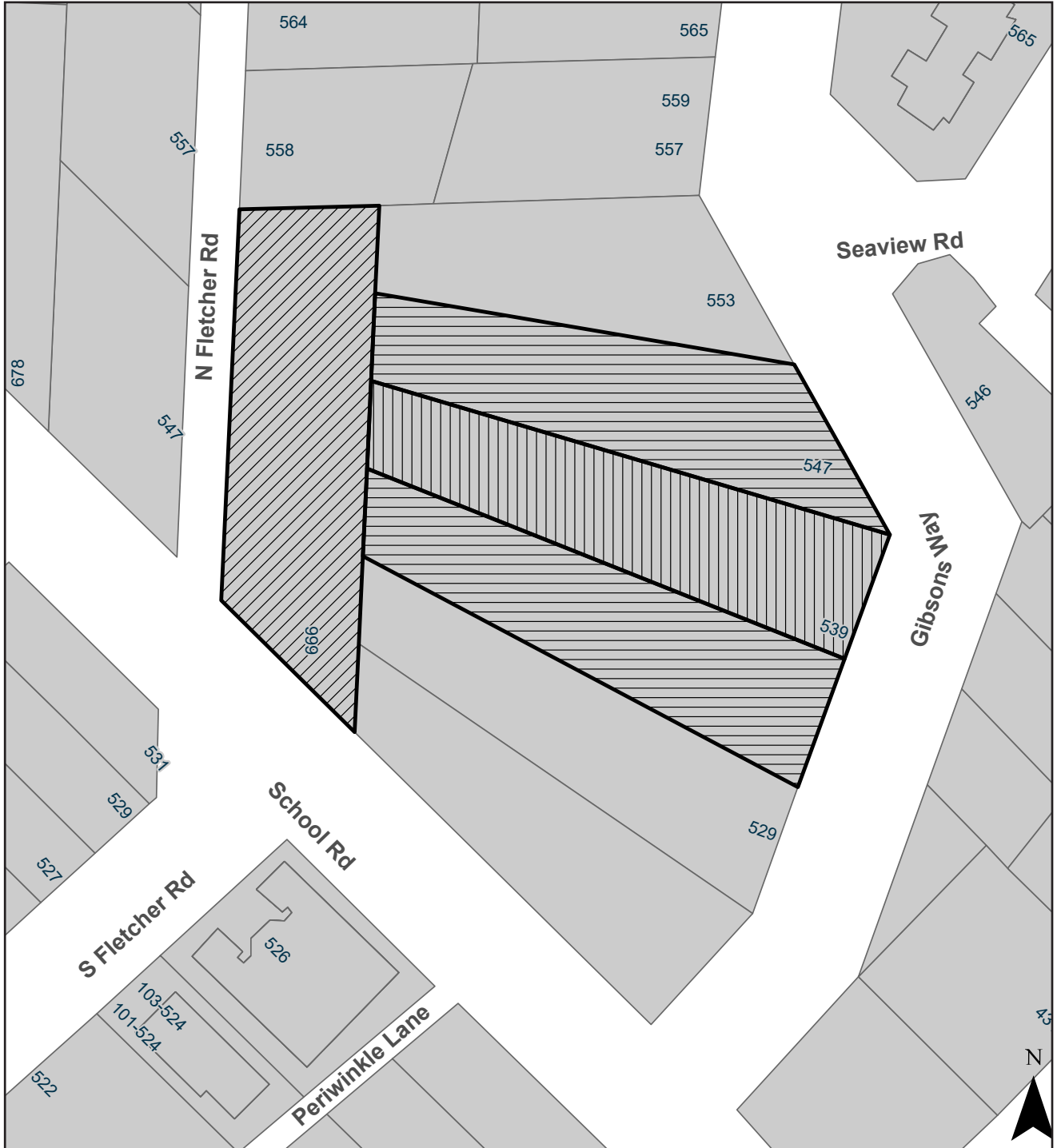
- (1) For lots legally described as LOTS 5, 6, 7, 8 BLOCK A DISTRICT LOT 685 PLAN 5579; (Civic Addresses: Lots 19,20 and 21 Gibsons Way and 666 South Fletcher Road); buildings must be sited no closer to a lot line than the following:

- | | |
|----------------------------------|-----------------|
| a) <u>front lot line</u> | 1.91m (6.3 ft) |
| b) <u>rear lot line</u> | 1.88m (6.2 ft) |
| c) <u>interior side lot line</u> | 0.45m (1.5 ft) |
| d) <u>exterior side lot line</u> | 2.59m (8.5 ft). |



Appendix B

Zoning Amendment Bylaw No. 1065-81, 2024

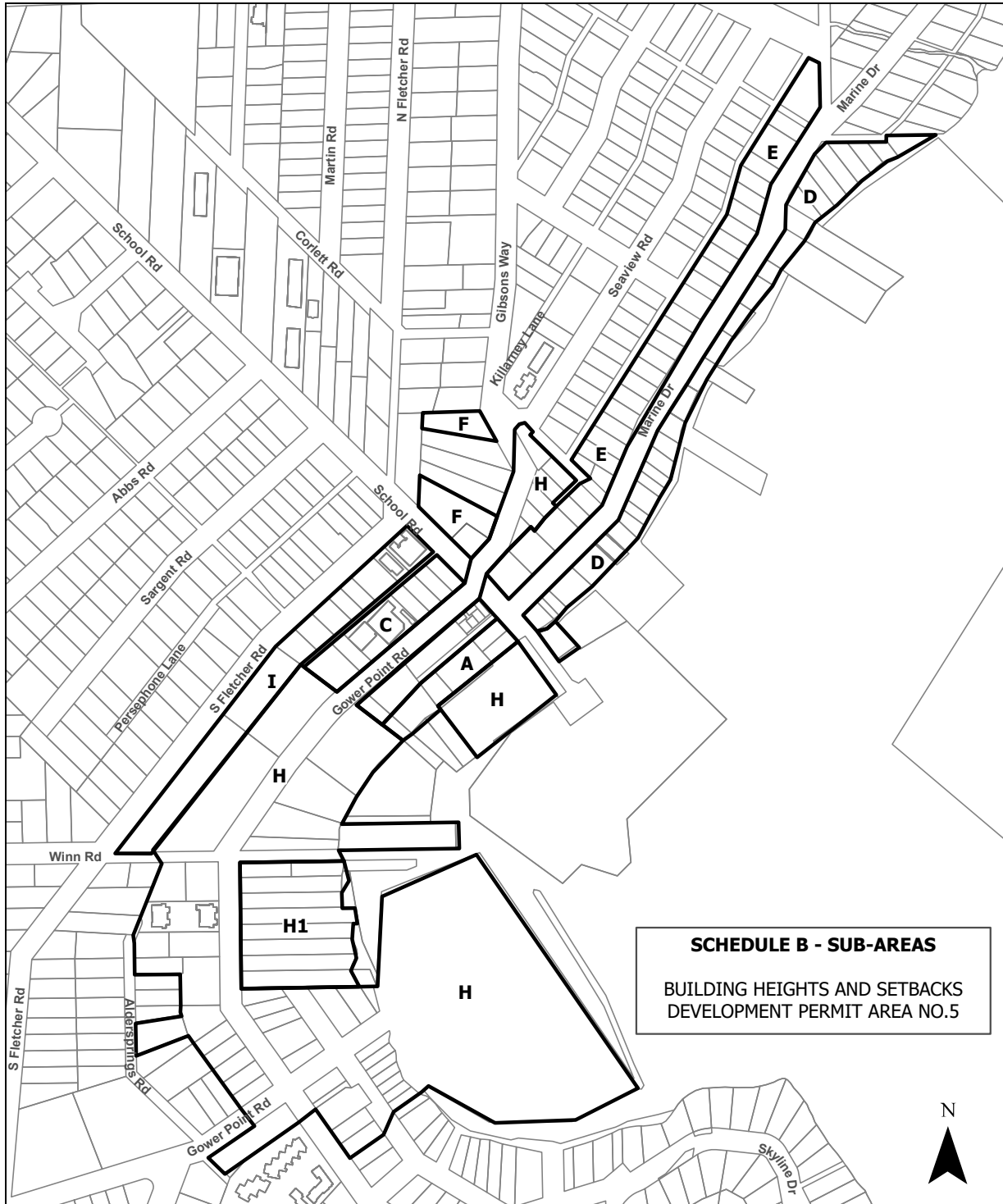


To alter the zoning of LOTS 19, 20, 21 and 24 of Lot 20 BLOCK 2 DISTRICT LOT 686 PLAN 3307, to Multi-family Residential Zone 8 (RM-8),



Appendix C

Zoning Amendment Bylaw No. 1065-81, 2024



To replace Schedule B with new Schedule B - Sub Areas of Part 5 View Protection and Massing