

Property Location: 421-445 Gower Point Road
Application Number(s): (ZA-2022-02)
Date of Referral: 02-Sep-22

Referrals sent	Comments Received
<p><i>S k w x wú7mesh Úxwumix (Squamish Nation)</i></p>	<p><i>Squamish Nation recommends an archeological assessment using a local/coastal archeology firm. Our Climate Action Managers recommend implementation of climate resilient standards (for example: HEPA smoke filters, passive cooling, and increased stormwater drainage capacity) and to ensure the design of the building incorporates future climate impacts (increased temperatures, increased fire risk/smoke, increased rainfall and wind, changes to external flood risks). We also recommend buildings be designed to net zero carbon emissions (considering clean power/heat, building envelope, renewables, embodied carbon) and the highest sustainability standards (including considerations for water conservation, stormwater management, waste management, transportation, environmental conservation, food security).</i></p>
<p>Gibsons and District Volunteer Fire Department (GDVFD)</p>	<p><i>The Gibsons & District Volunteer Fire Department approves this application with the following recommendations:</i></p> <ol style="list-style-type: none"> <i>1. Fire hydrants are installed in accordance with BCBC 3.2.5.15.</i> <i>2. A water supply in accordance with BCBC 3.2.5.7.</i> <i>3. Standpipe Systems are installed in accordance with BCBC 3.2.5.8.</i> <i>4. Automatic Sprinkler Systems are installed in accordance with BCBC 3.2.5.12.</i> <i>5. Road design is in accordance with BCBC 3.2.5.6.</i> <i>6. Access Routes and Access Route locations are in accordance with BCBC 3.2.5.4. and 3.2.5.5.</i> <i>7. Fire Alarm system to be installed in accordance with BCBC 3.2.4.1.</i> <i>8. Annunciators to be installed in accordance with BCBC 3.2.4.9.</i> <i>9. Roof access design in accordance with BCBC 3.2.5.3.</i> <i>10. A key lock box is located at or near the front entrance.</i> <i>11. A fire safety plan is developed and completed and put in the fire safety plan box at the front entrance.</i>
<p>Vancouver Coastal Health</p>	<p><i>Our agency will assume that all proposed properties will be serviced by TOG sanitary sewer system, so our agency's interests are unaffected on that regard. If new mains are constructed, then a construction permit will need to be applied for and issued by the VCH Public Health Engineer. We have no objections to this proposal.</i></p>
<p>Ministry of Transportation and Infrastructure (MOTI)</p>	<p><i>This area falls outside our controlled area (800m distance from a controlled access highway intersection). As such we have no comments to provide.</i></p>

<p>Infrastructure Services Department</p>	<ul style="list-style-type: none"> <i>* submit a tree survey and ensure tree protection is in place as per the Tree Preservation Bylaw SCHEDULE "C" -TREE PROTECTION PRACTICES</i> <i>* Developer to confirm own inverts (stated waiting inverts from Town).</i> <i>* Existing Gravity sewer and Prowse Road pumpstation may need to be upgraded. AC Sanitary sewer along foreshore should be replaced prior to walkway improvements.</i> <i>* Water modeling required to determine off-site water upgrades. Developer to submit water demands to Town. Upgrading watermain along Gower Point may be required.</i> <i>* Sanitary Sewer ROW along Harbour required.</i> <i>* Street lighting on Gower Point required</i> <i>* Infrastructure Service Plan to be provided (Stated forthcoming).</i> <i>* Geotechnical Report required. To be submitted.</i> <i>* Located in: DPA-1 Geotech Hazard, DPA -2 Marine Shore, DPA-9 Gibsons Aquifer. No documentation to support these DPA's. Please submit documentation. (ex. Hydrogeology Report)</i> <i>* Stormwater Management Plan to be provided. See Bylaw 1175.</i> <i>* Prowse Road Latecomer Agreement to apply to DCC's.</i> <i>* DFO review/approval required for any marine work.</i> <i>* Flood Construction Level be established at 5.9 m per KWL's Foreshore and Seawall Final Report November 2017. No living area or mechanical/electrical equipment to be placed below this level.B15</i>
<p>Building Department</p>	<p><i>No comments received</i></p>