



1057 Gibsons Way

ZA-2023-03

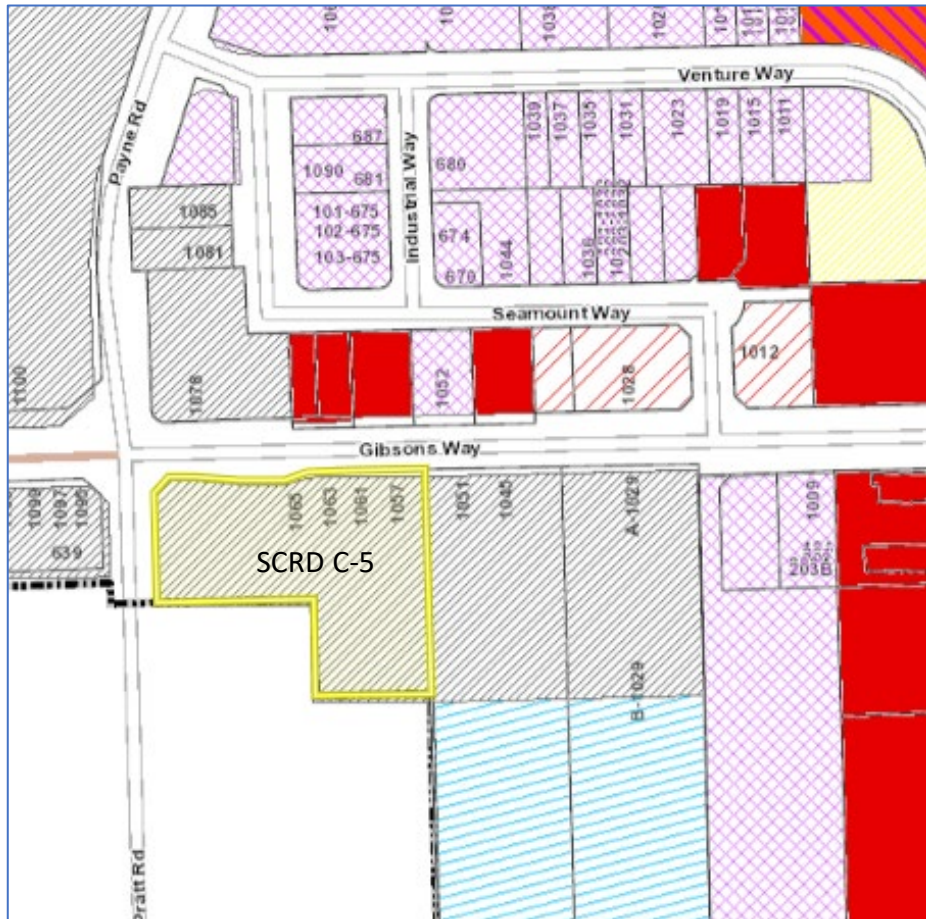
COUNCIL – JULY 23, 2024

Proposal Updates



- One (1) additional storey
- 30 additional apartment units = 171
- 100% of apartment units to be secured rental and/or assisted living.
- Step-back at top storey provides rooftop outdoor space.
- No change of building footprint or location.
- Added ~1000 ft² amenity room with children's play area, adjacent kitchen and seating area for parents.
- Trail ROW to be registered over property for future development.
- 2 car share vehicles (Coast Car Co-op)
- Space dedicated to Town for public art at corner of Pratt and Gibsons Way.
- Changes to exterior finishing.
- 4 adaptable or accessible units designated in Building B.

Amendment Bylaw 1065-78



1. Changes zoning of property from (SCRD) C5 to C-1
2. Eliminates 55 m² minimum apartment size
3. Introduces site-specific conditions in the zone for the rental housing development:
 - a) Height to 23 m (6 stories) from 12 m
 - b) Allow apartments to be located on the ground floor, below or behind commercial uses on Gibsons Way
 - c) Reduce required parking to 0.97 spaces per unit
 - d) Alterations to car share security to for viability of an agreement