

Property Location: 528 Marine Drive
Application Number(s): ZA-2024-01
Date of Referral: 25-Jun-24

Referrals sent	Comments Received
S <u>k</u> w <u>x</u> wú7mesh Úxwumix (Squamish Nation)	No comments received as of September 26, 2024
Gibsons and District Volunteer Fire Department (GDVFD)	<p><i>*Please follow the BCBC and BCFC for this project.</i></p> <p><i>*Would like this to be a sprinklered building</i></p> <p><i>*Is there any consideration for outside wall sprinklers for spatial separation from neighbouring buildings?</i></p>
Vancouver Coastal Health	No comments received as of September 26, 2024
Ministry of Transportation and Infrastructure (MOTI)	No comments received as of September 26, 2024
Infrastructure Services Department	<p><i>*Design should take into consideration that there is a long-term plan to raise the seawalk by about 75 cm.</i></p> <p><i>*Currently no required frontage works on the waterside of the development. However, the Town has an environmental consultant, who will review the proposed landscaping plan on the foreshore, and will likely provide an approved plantings list.</i></p> <p><i>*Currently, the northern driveway appears to be too close to Beach Avenue intersection. Please show on the drawings the driveway measurements, including the distance of the northern driveway to the Beach Avenue intersection.</i></p> <p><i>*Consider mirroring the building so that driveway access and parking are at the centre of the building and only one central driveway is required. Alternatively, consider moving the two driveways closer together with a small strip of landscaping (approximately 1 meter wide) in between the driveways.</i></p> <p><i>*Frontage works on Marine Drive to include sidewalks.</i></p>
Building Department	<p><i>* All construction must conform to the 2024 Building Code.</i></p> <p><i>*Compliance to be determined upon building permit application review.</i></p>
Finance Department	<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.</i></p>
Sunshine Coast Regional District	<i>*No concerns</i>