



# TOWN OF GIBSONS

PO Box 340  
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Gibsons BC | VON 1V0

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604-886-2274

December 20, 2024

**File No.: 3220-North Road-672**  
**DVP-2024-03**

Dear Property Owner\ Tenant;

**Re: Notice of Development Variance Permit application for a mixed-use 42-unit residential rental development**

**Subject Property:** 672 North Road (LOT 11 OF LOT 1 BLOCK 7 DISTRICT LOT 688 PLAN 7392)

This letter is to advise you that Council will be considering an application to vary zoning regulations for the proposed re-development of the property at 672 North Road. You are being notified as you are a property owner or tenant located within 50 metres of the proposal.

The development proposal has 1 commercial retail space on the ground floor and 42 residential rental units above. Images of the proposal are attached to this letter.

You can provide comments to Council on the proposal. The application and comments will be considered at the Committee of the Whole meeting on Tuesday, January 21, 2025, beginning at 1:00pm.

**Requested bylaw variances:**

The applicant is requesting 2 variances to allow the development to be constructed within the property's Upper Gibsons Commercial District zone (C-1):

1. Increase Building Height from 12-metres to 16.25-metres
2. Reduce parking from 64 spaces to 33 spaces.

More information and a copy of the application materials are available for review on the Town of Gibsons website at: [www.gibsons.ca/current-development-applications](http://www.gibsons.ca/current-development-applications).

The application will be considered at the Committee of the Whole meeting scheduled for January 21, at 1:00p.m.

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*"Nature is our most valuable asset"*

**Submit your comments:**

You are invited to submit comments in the following ways:

1. **Before the meeting:** To be received prior to Councils' consideration of the application, written submissions must be received by the Planning Department , before 9:00a.m on January 20, 2025.

Email: submissions@gibsons.ca

Regular Mail: PO Box 340, Gibsons, BC, V0N 1V0

In Person: Gibsons' Town Hall, 474 South Fletcher Road, Gibsons, BC

2. **At the meeting: 1:00pm, Tuesday, January 21, 2025, at Town Hall**

Individuals may attend the meeting in person at Town Hall and will be provided an opportunity to present verbal submissions. The Committee of the Whole meeting will take place in Council Chambers.

Regards,

**TOWN OF GIBSONS**

Katie Thomas

Planner II

Renderings of the proposed mixed use development at 672 North Road



Height is measured to the midpoint of the roof

