



TOWN OF GIBSONS

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Gibsons BC | VON 1VO

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www.gibsons.ca
604-886-2274

January 15, 2025

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)

Due to unforeseen circumstances the consideration of this variance application is delayed until February 18, 2025.

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, February 18, 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.

The application will be considered at the Committee of the Whole meeting scheduled for February 18, 2025, 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 February 17, 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, February 18, 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,

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Planning Department

Renderings of the proposed mixed use development at 672 North Road



