



# STAFF REPORT

**TO:** Advisory Design Panel **MEETING DATE:** December 4, 2024  
**FROM:** Planner II **FILE NO:** 3220-GibsonsWay-702  
**SUBJECT:** Zoning Amendment for an 8-unit residential development at 702 Gibsons Way

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## REPORT FOR RECOMMENDATION

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### PURPOSE

This report is to provide the Advisory Design Panel (ADP) with the revised application for 702 Gibsons Way. At the November 19, 2024 Committee of the Whole meeting, it was recommended to rerefer the application back to the ADP for comment. The purpose of the report is to obtain a recommendation to Council on the form and character of the development.

### BACKGROUND

A previous version of this application was reviewed by the ADP on January 10, 2024, and the following recommendation was made to Council:

**ADP 2024-01      702 Gibsons Way - OCP & Zoning Amendment with DP**

THAT the Advisory Design Panel does not support the change in land use to a lesser density  
AND THAT Council directs the applicant to re-design the project to increase density on-site.

Council subsequently passed Resolution R2024-07, on January 23, 2024:

**R2024-07      702 Gibsons Way - OCP Amendment & ZA**

MOVED by Councillor De Andrade  
SECONDED by Councillor Croal

THAT the applicant be directed to revise the proposal to meet the Medium Density Residential OCP land use designation for 702 Gibsons Way more closely.

A link to the January 23, 2024, Staff Report to Council is found here: [Council](#). The Staff Report provides a summary of previous applications for this property.

This proposal involves two applications:

1. Zoning Amendment – to change the zoning to increase the density to allow 8 units. Currently, 1 duplex with secondary suites is permitted.
2. Development Permit for Form and Character – under DPA 4

Council resolved that the revised project is consistent with the OCP, and therefore the OCP amendment is no longer necessary.

## **SUMMARY**

Several changes have been made to the proposal:

- Now proposing 8 residential units, 3 more than the previous proposal reviewed on January 10, 2024, by the ADP
- Attached duplex-type housing rather than single-family homes.

The property remains difficult to develop due to the following:

- The property is narrow and long, with a 15 m width and 77 m length, as shown in Figure 1.
- 6-metre wide access must be provided to meet Fire Code specifications unless sprinklers are provided in all units.
- With a 1.5 m side yard setback, the maximum building width is limited to 7.5 m.
- Fulfilling parking requirements is challenging: 2 spaces are required per duplex or townhouse unit, and 1.5 spaces per apartment unit.

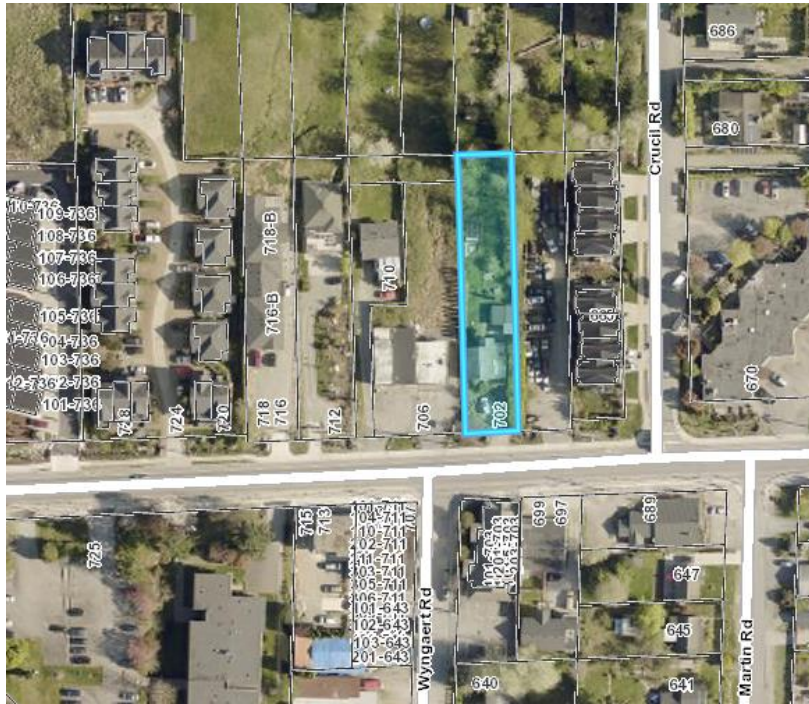


Figure 1: Location of subject property

## DISCUSSION

### Application proposal

The applicant has applied to demolish the existing home on the property and replace it with four 3-storey duplexes, connected to one another with decks.

The dwelling composition includes four 2/3-bedroom units and four 1-bedroom units.

Sixteen (16) parking spaces are required (2 spaces per dwelling), however, 12 parking spaces are proposed for 8 units, with the intent that the four larger units have 2 parking spaces each, and the small 1-bedroom units have 1 parking space each.

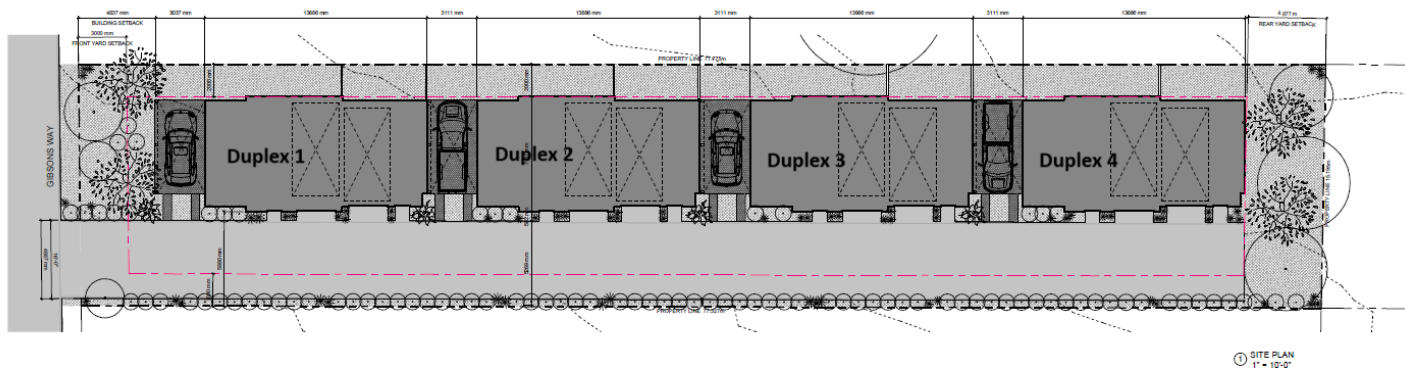


Figure 2: Site plan showing 4 duplex buildings



Figure 3: East elevation of the proposal

### Official Community Plan Land Use Designation

The property is within Development Permit Area 4 for Multi-Unit Residential development.

The OCP designates 702 Gibsons Way as Medium Density Residential. The intent of this designation is:

*To permit townhouses, stacked townhouses and 2 to 4 storey apartments with a Floor Space Ratio (FSR) of 0.7 to a maximum of 1.2 (generally between 40-75 units per hectare).*

The Medium Density Residential land use designation intends for generally 4.6 - 8.7 units on this property, in a townhouse or apartment building form.

The development proposes 8 units with an FSR of 0.72 which aligns with the OCP's density.

Council resolved that the attached duplex building form is consistent with the townhouse building form envisioned for the area.

### Zoning

The property is designated as Single-Family Residential and Two-Family Residential Zone 3 (R-3) which permits one single-family house or one duplex. Secondary suites are also permitted.

The density of the R-3 zone is significantly lower than what is envisioned for this area of Gibsons Way, and the applicants are requesting to change the zoning to allow for more residential density (housing units) on the property.

For the development proposal to move forward, the zoning would need to be changed to increase density, allowing for 8 dwelling units on one property. A Zoning Bylaw Amendment will be prepared for Council early next year.

## CONDITIONS FOR ZONING APPROVAL

The conditions of approval remain as per the original proposal: Right of Way at the rear for future lane and sprinklers in all units.

### 1) Lane development between Hillcrest and Gibsons Way

The Town is slowly creating a lane parallel to and between Hillcrest Road and Gibsons Way, as many of the lots fronting these roads are long and narrow. This lane is created through rezonings or subdivisions with road dedications and is currently intermittent. New legislation has given municipalities the authority to require these dedications at the time of building permit issuance, however, a bylaw is required which the Town has not yet prepared.

By creating a rear access lane, the area can densify more easily, and the Town's active transportation network is improved with a new link. Thus, the Town will request a 5 m right of way for future lane access at the rear of the property. The current drawings show a 4.8-metre rear setback. This would need to be increased to provide the 5-metre right of way, perhaps by reducing the front setback.

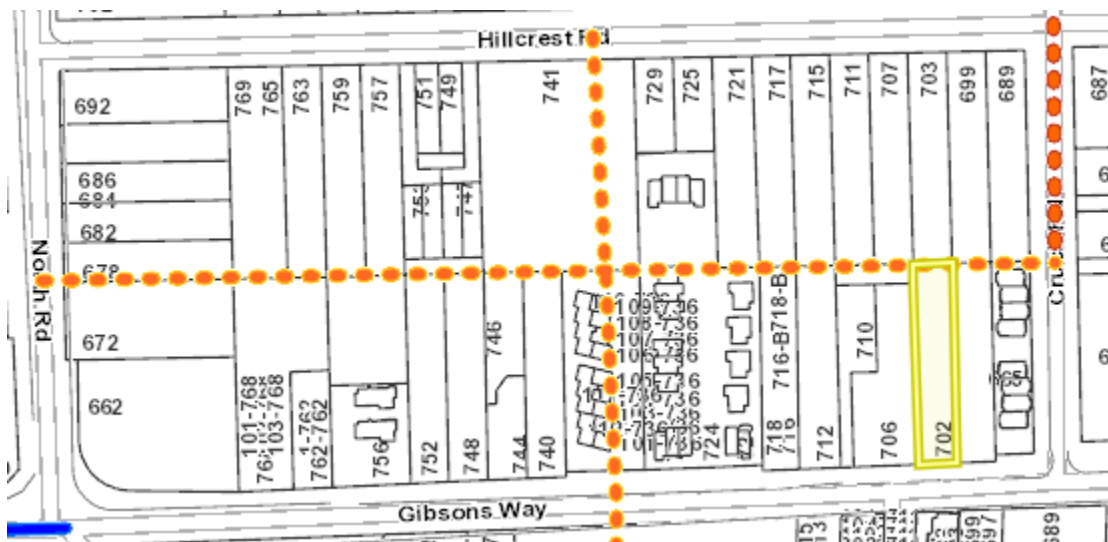


Figure 4: subject property highlighted in yellow, and future Active Transportation network link shown in orange dotted line

### 2) Sprinkler Covenant

The Fire Department reviewed the development plans, and because the access driveway is 5.8 m, under the 6 m specification, the Fire Department is requesting that all dwelling units on the property be sprinklered. This would be included in a Covenant and registered to the Property Title as a condition of rezoning.

## DEVELOPMENT PERMIT ANALYSIS

The project falls under Multi-Unit Residential Development Permit Area 4.

Please note that a landscape plan has not been received. Any comments on landscaping recommendations can be shared with the applicant to incorporate in the landscape plan.

### *General Design Guidelines*

The guidelines state that development should promote a small town character by encouraging architecture, landscape design and environment settings that respect the surrounding context as well as suggesting building elements such as pitched roof lines, dormers, porches and low building profiles, simple residences, set well back from the roadway and nestled into the landscape.

The proposal, as shown in Figure 3, incorporates pitched roof lines and simple residences, with at grade entries.

### *Building Wall Design*

The guidelines state that the general character of the development should reflect aspects of Gibsons' semi-rural coastal setting, using natural and typical local wall materials including wood siding, wood shingles, stucco, stone and brick. The proposal includes hardi-cement board and batten and shingles in white, with black window features, which is consistent with coastal themes.

### *Roof Design and Integration with Surrounding Areas*

The proposal meets the guidelines for roof lines to include steep pitches typical of west coast building forms.

The guidelines state that new residential buildings should not in general be much larger than the surrounding buildings. The deck areas help to reduce the massing and provide visual corridors through the proposed development. The guidelines also speak to roof lines stepping down from building ends to reduce the apparent mass of the building. Staff note that the proposal does not meet this guideline, however this would likely be more appropriate for a larger scale development.

The guidelines also speak to end units at road edges being 2 storeys in height to establish a single-detached residential appearance. The proposal is 3 storeys. Staff considers that the duplex-style building form meets the intent of a "single detached residential appearance" however, the ADP can advise whether this guideline is appropriate. Staff note that the existing townhouse development two lots to the east is also 3-storeys and the updated provincial guidelines for small scale multi-unit housing recommends increasing the building height of houseplexes to 3 storeys.

### *Amenity Spaces*

The guidelines speak to outdoor living spaces with a minimum 5 m depth. The proposal has 2-unit sizes – the 3-bedroom units have two 3-metre by 5-metre decks and the 1-bedroom units have one small inset deck which is under 1-metre in depth.

There is limited space for a central gathering space, due to the property size and proposed building type. The 5 m right of way at the rear of the property for a future active transportation lane further reduces the lot size.

### *Parking and Garbage*

Parking is proposed in garages and in carports. The units do not have their own driveways. As each unit has their own garage, there is no central garbage/compost area.

### *Signage, Lighting and landscaping*

A lighting and landscape plan has not been received.

Staff welcomes ADP comments on how landscaping can supplement this development.

A condition of permit issuance would be to receive a landscaping plan, with lighting details, and a landscape cost estimate.

### *Stormwater Management and Drainage.*

The proposal is outside the Upper Gibsons Neighbourhood Plan area and therefore the DPA 4 guidelines relating to stormwater management are not applicable – however it should be noted that the Town's Subdivision and Development and Stormwater Management Bylaw Number 1175 speaks to ensuring that the lot is graded in a manner that prevents cross lot drainage.

Staff conclude that the proposal meets most of the guidelines.

## **OPTIONS**

Two options are provided for the ADP's consideration.

### **Option 1      Proceed with the proposal as presented**

*THAT the Advisory Design Panel recommends that Council issues form and character DP-2023-14 for the development at 702 Gibsons Way subject to:*

- *Approval of the Zoning Amendment*
- *Receipt of a landscape plan with a cost estimate; and*
- *Receipt of a lighting plan.*

**Option 2      Proceed with changes**

*THAT the Advisory Design Panel recommends that Council issues form and character DP-2023-14 for the development at 702 Gibsons Way subject to making the following changes to better meet DPA 4 guidelines:*

*a)...*

*b)...*

**Attachments**

- Attachment A – Application Package (revised September 2024)
- Attachment B – DPA 4 Design guidelines

Respectfully Submitted,

Katie Thomas  
Planner II

**Report reviewed by:**

X	Director of Planning and Development
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