

HERITAGE REVITALIZATION AGREEMENT APPLICATION



PROPOSED DEVELOPMENT

Viewed from the 'five corners' intersection.

Residences behind historic Stonehurst, with a seaside village character, linked by an enclosed glass bridge to the inn. Proposed development is four storeys above the parking garage. Behind the landscaped garage roof, two residential floors are below the existing grade of the Town of Gibsons' open air gravel parking on Lot 23 along School Road.

Frits de Vries Architects + Associates Ltd

www.frits.ca
1834 West 1st Avenue
Vancouver, BC
604.736.7820
frits@frits.ca

GENERAL NOTES:
Contractor to verify all notes and dimensions and report any discrepancies to architect prior to construction.
Scale drawings.
Construction shall be limited to what is shown on the permit drawings.
All work shall be done in accordance with all relevant codes, by-laws and ordinances.
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DEVELOPER:



PACIFIC RAY DEVELOPMENT INC.

50210_HRA

[illegible]

ONEHURST
Gibsons Way,
Gibsons, BC

Block 2, D.L. 686, Group
W.D., Plan 3307

NTS

own By:

Session #: 01

ving #:

A0.0c

ILLUSTRATIVE RENDERING

GIBSONS WAY

SETBACK SUMMARY		
	METRIC	IMPERIAL
FRONT SETBACK - PARKING	1.22 m	4.00 ft
FRONT SETBACK - STONEHURST	10.53 m	34.55 ft
NORTH SIDE SETBACK	1.22 m	4.00 ft
SOUTH SIDE SETBACK	1.22 m	4.00 ft
REAR SETBACK	6.84 m	22.44 ft
SETBACK BETWEEN BUILDINGS	6.65 m	21.82 ft

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IED (yy/mm/dd):
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Gibsons Way,
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Description:
2, Block 2, D.L. 686, Group
W.D., Plan 3307

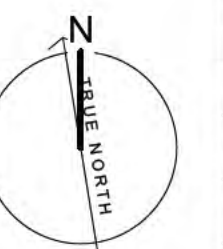
1/16" = 1'-0"

By: JK

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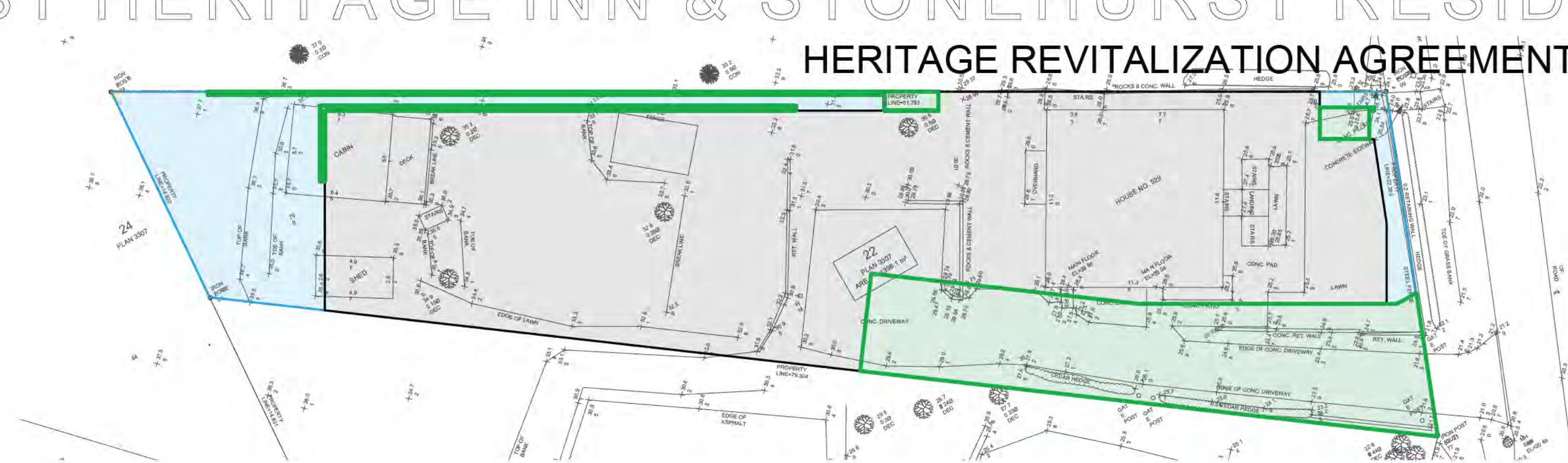
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SITE PLAN

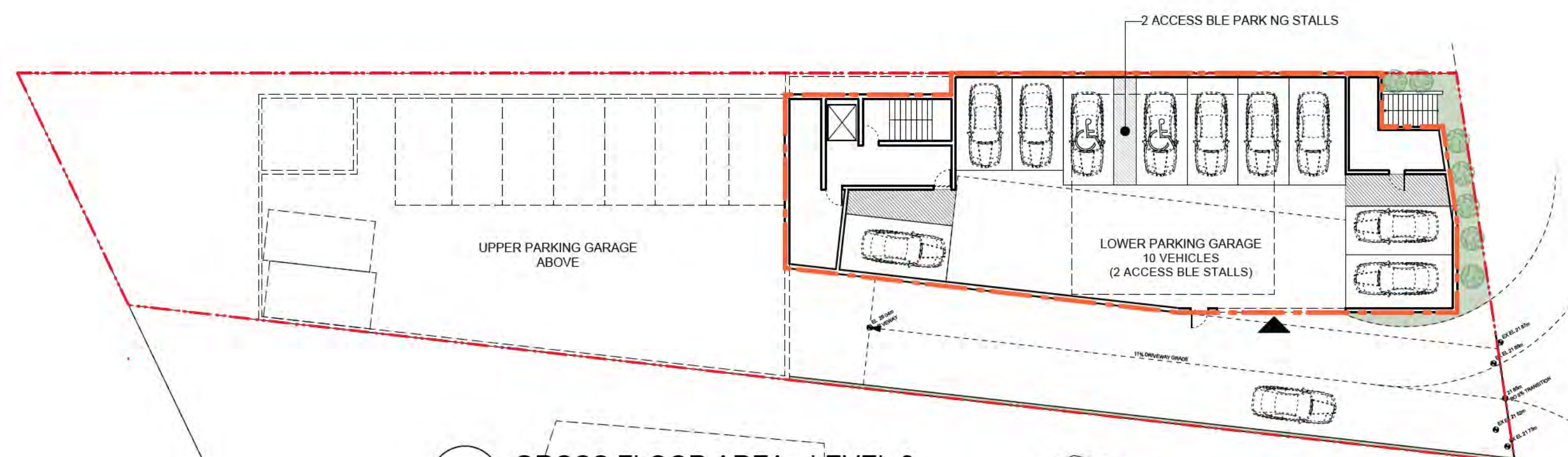
STONEHURST HERITAGE INN & STONEHURST RESIDENCES

HERITAGE REVITALIZATION AGREEMENT APPLICATION

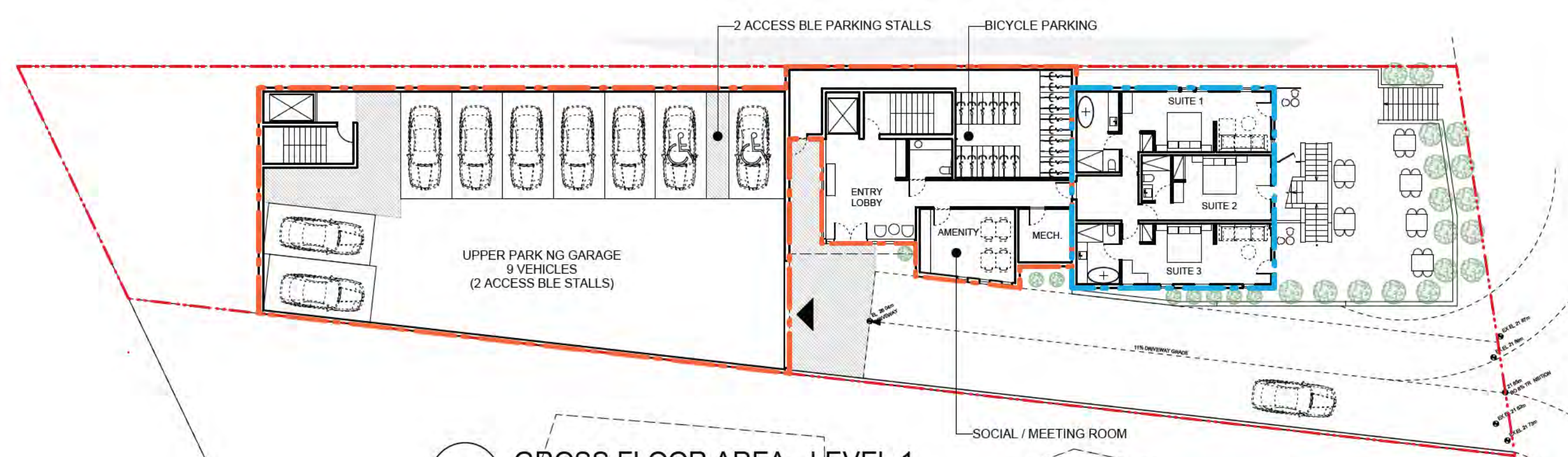


0A	LOT COVERAGE (ZONING) Scale: 1:250	RATIO	METRIC	IMPERIAL
		0.87	1207.90 m ²	13,001.75 s.f.

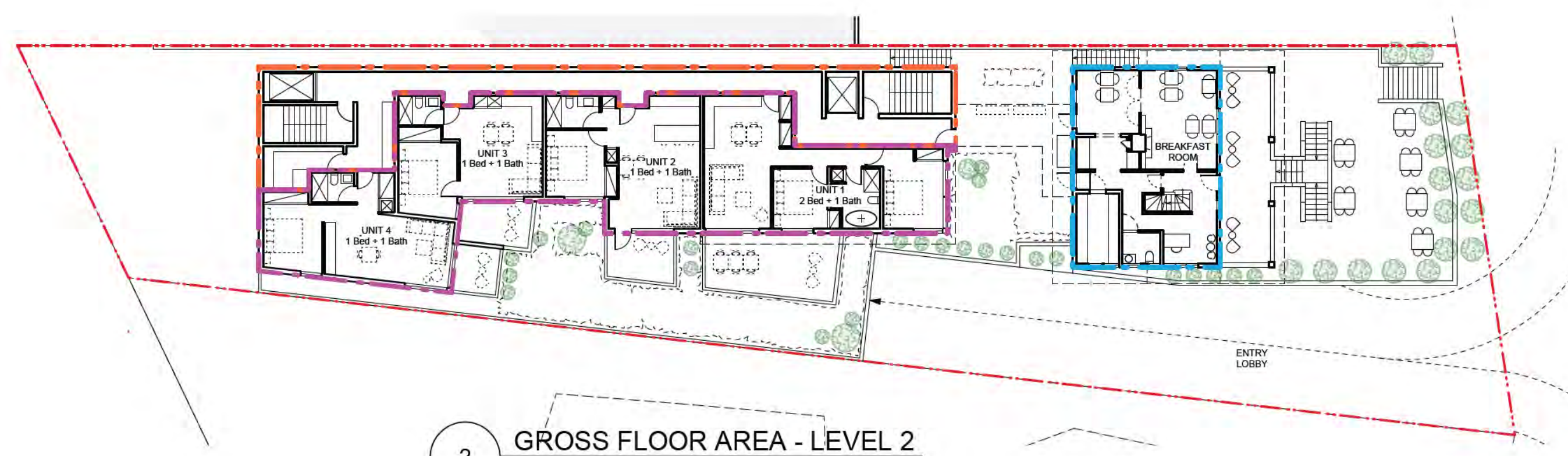
0B	BUILDING FOOTPRINT, OPEN SPACE & PERMEABLE LANDSCAPE Scale: 1:250	RATIO	METRIC	IMPERIAL
		0.67	929.17 m ²	10,001.53 s.f.
		0.20	278.73 m ²	3,000.22 s.f.
		0.13	188.19 m ²	2,025.66 s.f.



0 GROSS FLOOR AREA - LEVEL 0
Scale: 1:250



1 GROSS FLOOR AREA - LEVEL 1
Scale: 1:250



2 GROSS FLOOR AREA - LEVEL 2
Scale: 1:250

LEGEND	
SHARED AREAS:	—
STONEHURST:	—
RESIDENCES:	—

UNIT COUNT	
1 Bed + 1 Bath:	9
1 Bed + 1 Bath + Den:	4
2 Bed + 1 Bath:	1
2 Bed + 2 Bath:	4
Total:	18

STONEHURST GUEST SUITE COUNT	
Lower Level:	3
Upper Level:	3
Total:	6

PROPOSED FSR CALCULATION							
LEVEL 0	Stonehurst & Residences	Shared					
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Vehicle Count	Bike Count	Note
Parkade		5004.5 s.f.					Parkade Egress Elevator, Corridor, Mechanical
Vehicles					10 stalls		2 Accessible Stalls
Sub-total	0.0 s.f.	5004.5 s.f.					
LEVEL 1							
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Stonehurst - Lower	1410.1 s.f.			3 suites			3 Suites with courtyard views.
Parkade		6524.5 s.f.					
Vehicles + Bikes					9 stalls		2 Accessible Stalls
Support						22 stalls	11 large lockers, Store 2 bikes / locker
							Egress Elevator, Corridor, Mechanical
Sub-total	1410.1 s.f.	6524.5 s.f.					
LEVEL 2							
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Stonehurst - Main	1026.7 s.f.						Bistro / Reception / Kitchen
Residences	2834.5 s.f.		4 units				4 Units with park views.
Support		1343.4 s.f.					Egress Elevator, Corridor, Mechanical
Sub-total	3861.2 s.f.	1343.4 s.f.					
LEVEL 3							
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Stonehurst - Upper	1026.7 s.f.			3 suites			2 Suites with water views, 1 Suite with courtyard views.
Residences	2967.0 s.f.		4 units				4 Units with park views.
Support		1305.5 s.f.					Glass Bridge, Egress Elevator, Corridor, Mechanical
Sub-total	3993.6 s.f.	1305.5 s.f.					
LEVEL 4							
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Residences	2967.0 s.f.		4 units				4 Units with amazing water views.
Support		1134.4 s.f.					Egress Elevator, Corridor, Mechanical
Sub-total	2967.0 s.f.	1134.4 s.f.					
LEVEL 5							
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Residences	2967.0 s.f.		4 units				4 Units with amazing water views.
Support		1134.4 s.f.					Egress Elevator, Corridor, Mechanical
Sub-total	2967.0 s.f.	1134.4 s.f.					
LEVEL 6							
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Residences	2124.2 s.f.		2 units				2 Units with amazing water views.
Support		307.0 s.f.					Egress Elevator, Corridor, Mechanical
Sub-total	2124.2 s.f.	307.0 s.f.					
TOTAL							
	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	
Floor Area	17323.1 s.f.	16753.7 s.f.					Floor area measured to outside of exterior walls.
Lot Area	15027.5 s.f.	15027.5 s.f.					
FSR	1.153	1.115	18	6	19 stalls	22 stalls	Parking: 1 stalls/unit, Bikes: 2.17 stalls/unit

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ISSUED (yy/mm/dd):
250210_HRA

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Gibsons, BC

Legal Description:
Lot 22, Block 2, D.L. 686, Group 1, N.W.D., Plan 3307

Scale: 1/16" = 1'-0"

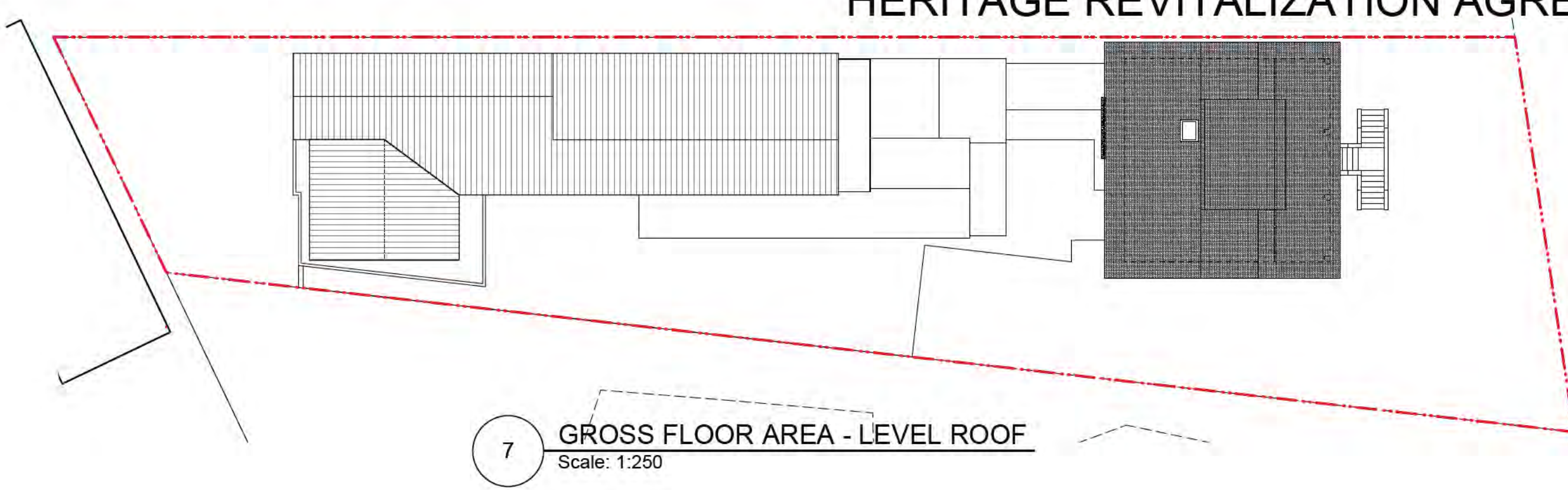
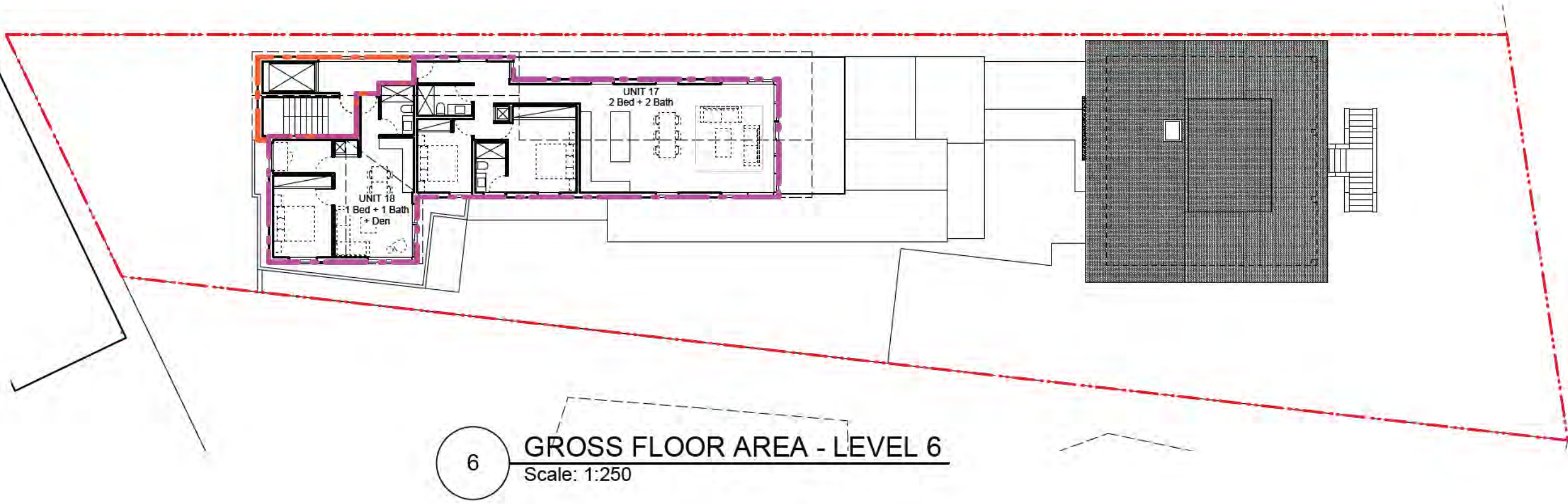
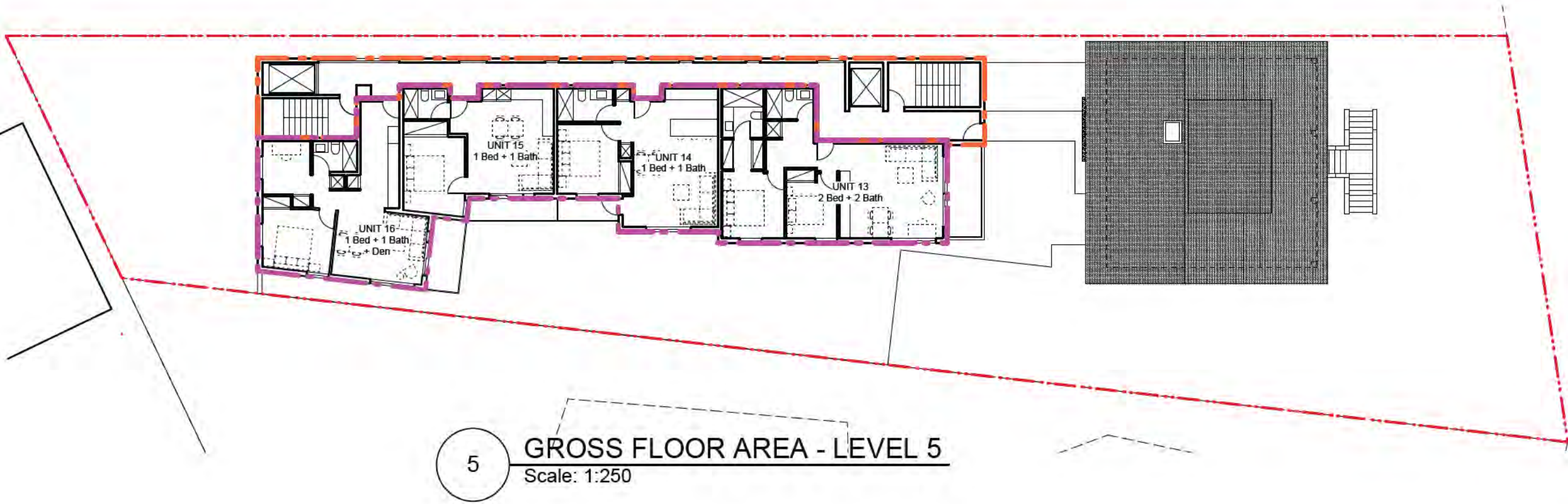
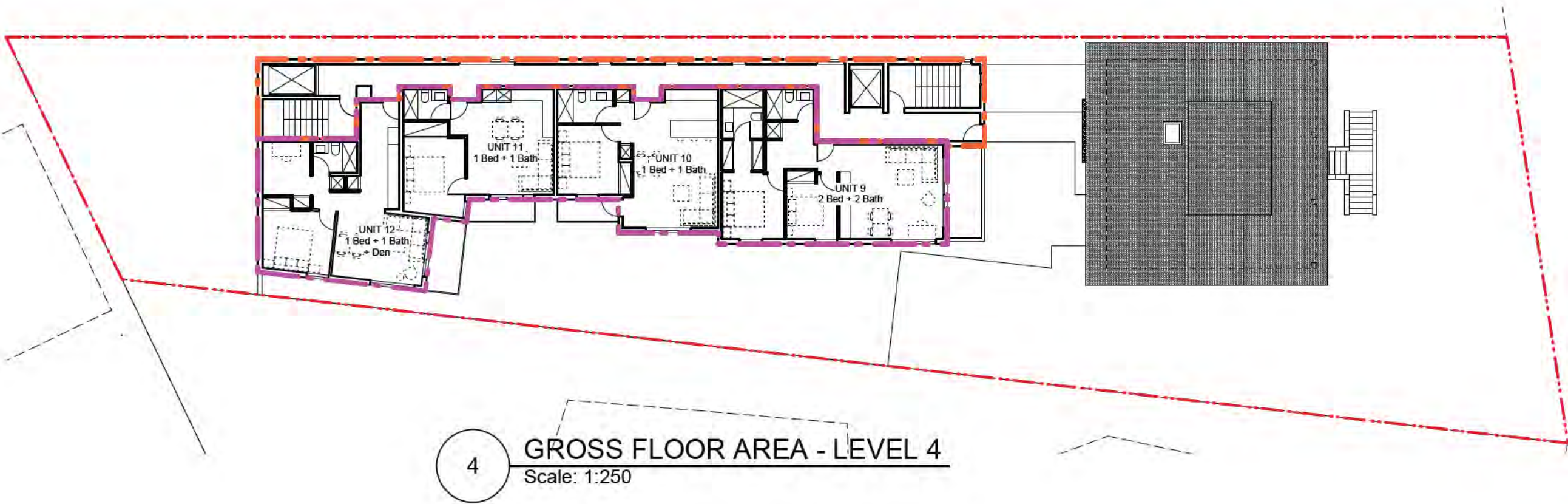
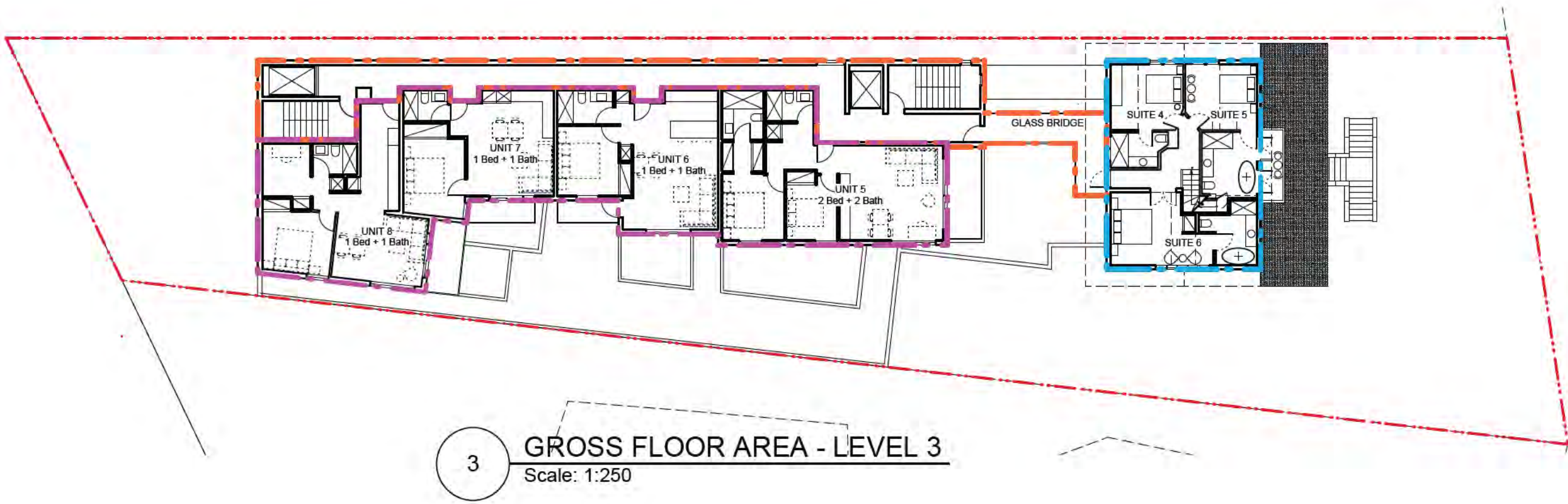
Drawn By: JK

Revision #: 01

Drawing #: A0.3

STONEHURST HERITAGE INN & STONEHURST RESIDENCES

HERITAGE REVITALIZATION AGREEMENT APPLICATION



LEGEND

SHARED AREAS: ---

STONEHURST: ---

RESIDENCES: ---

UNIT COUNT

1 Bed + 1 Bath:	9
1 Bed + 1 Bath + Den:	4
2 Bed + 1 Bath:	1
2 Bed + 2 Bath:	4
Total:	18

STONEHURST GUEST SUITE COUNT

Lower Level:	3
Upper Level:	3
Total:	6

PROPOSED FSR CALCULATION							
LEVEL 0	Stonehurst & Residences		Shared	Unit Count	Suite Count	Vehicle Count	Bike Count
Name	Area (s.f.)	Area (s.f.)					Note
Parkade		5004.5 s.f.				10 stalls	Parkade Egress Elevator, Corridor, Mechanical 2 Accessible Stalls
Vehicles							
Sub-total	0.0 s.f.	5004.5 s.f.					
LEVEL 1	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Stonehurst - Lower	1410.1 s.f.			3 suites			3 Suites with courtyard views.
Parkade		6524.5 s.f.					
Vehicles + Bikes					9 stalls		2 Accessible Stalls
Support						22 stalls	11 large lockers, Store 2 bikes / locker Egress Elevator, Corridor, Mechanical
Sub-total	1410.1 s.f.	6524.5 s.f.					
LEVEL 2	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Stonehurst - Main	1026.7 s.f.						Bistro / Reception / Kitchen
Residences	2834.5 s.f.		4 units				4 Units with park views.
Support		1343.4 s.f.					Egress Elevator, Corridor, Mechanical
Sub-total	3861.2 s.f.	1343.4 s.f.					
LEVEL 3	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Stonehurst - Upper	1026.7 s.f.			3 suites			2 Suites with water views, 1 Suite with courtyard views.
Residences	2967.0 s.f.		4 units				4 Units with park views.
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LEVEL 4	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
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Support		1134.4 s.f.					Egress Elevator, Corridor, Mechanical
Sub-total	2967.0 s.f.	1134.4 s.f.					
LEVEL 5	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Residences	2967.0 s.f.		4 units				4 Units with amazing water views.
Support		1134.4 s.f.					Egress Elevator, Corridor, Mechanical
Sub-total	2967.0 s.f.	1134.4 s.f.					
LEVEL 6	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Residences	2124.2 s.f.		2 units				2 Units with amazing water views.
Support		307.0 s.f.					Egress Elevator, Corridor, Mechanical
Sub-total	2124.2 s.f.	307.0 s.f.					
TOTAL	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	
Floor Area	17323.1 s.f.	16753.7 s.f.					Floor area measured to outside of exterior walls.
Lot Area	15027.5 s.f.	15027.5 s.f.					
FSR	1.153	1.115	18	6	19 stalls	22 stalls	Parking: 1 stalls/unit Bikes: 2.17 stalls/unit

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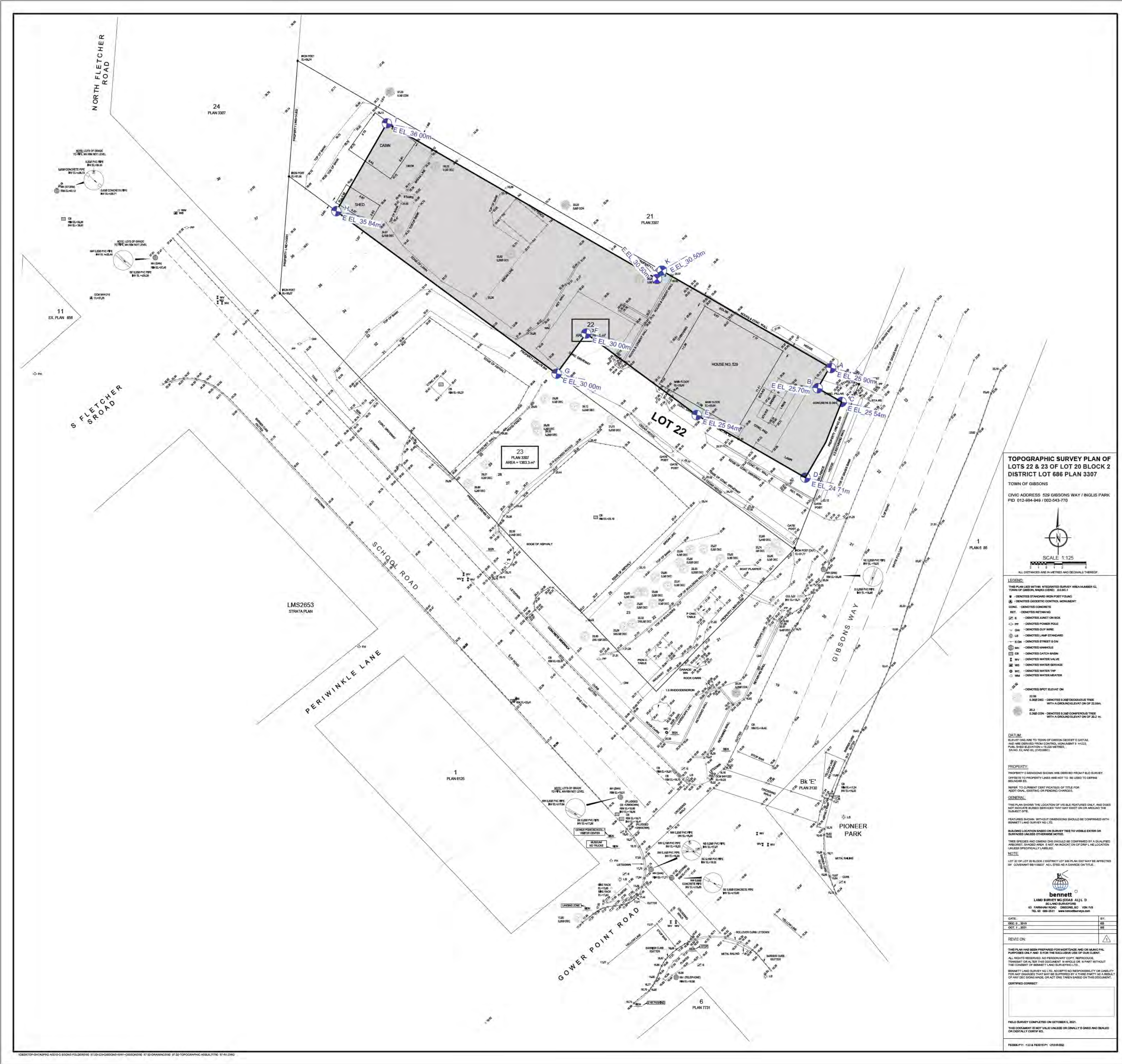
Drawn By: JK

Revision #: 01

Drawing #: A0.4

STONEHURST HERITAGE INN & STONEHURST RESIDENCES

HERITAGE REVITALIZATION AGREEMENT APPLICATION



NATURAL AVERAGE GRADE FOR HEIGHT LIMIT CALCULATION			
HEIGHT LIMIT	8.0m	26'3"	
SEGMENT	NATURAL GRADE		
A	25.90m		
B	25.70m		
C	25.54m		
D	24.71m		
E	25.94m		
F	30.00m		
G	30.00m		
H	35.84m		
I	36.00m		
J	30.50m		
K	30.50m		
TOTALS	320.63		
AVERAGE EL		29.15m	
HEIGHT LIMIT EL (AVG. GRADE + 8m)		37.15m	
HEIGHT-BUILDING EL		45.47m	
HEIGHT-BUILDING (ABOVE AVG. GRADE)		16.32m	

NOTE:
REFER TO ELEVATION DRAWINGS FOR VISIBLE BUILDING HEIGHT ABOVE ADJACENT LOT GRADES.

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Scale: 1:300

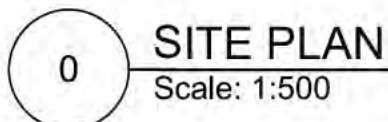
Drawn By: JK

Revision #: 01

Drawing #: A0.5

BUILDING FOOTPRINT ON SURVEY

HERITAGE REVITALIZATION AGREEMENT APPLICATION



TOWN OF GIBSONS ZONING SUMMARY							
CIVIC ADDRESS	529 Gibsons Way, Gibsons BC						
LEGAL ADDRESS	Lot 22, Block 2, D.L.686, Group 1, N.W.D. Plan 3307						
ZONING	CDA-1						
OCF	RESIDENTIAL / TOURIST ACCOMMODATION						
	METRIC	IMPERIAL					
SITE AREA	1,396.05 m2	15,027.00 s.f.					
LOT DEPTH	81.79 m	268.35 ft					
LOT WIDTH (16m REAR OF FRONT LOT LINE)	20.59 m	67.54 ft					
STREET FRONTAGE	22.37 m	73.39 ft					
BUILDABLE AREA	PERMITTED			PROPOSED			
	RATIO	METRIC	IMPERIAL	RATIO	METRIC	IMPERIAL	
MAX HEIGHT	N/A	8.00 m	26.25 ft	N/A	16.32 m	53.54 ft	
FRONT SETBACK (MIN)	N/A	10.50 m	34.45 ft	N/A	1.22 m	4.00 ft	
NORTHERN SIDE YARD DEPTH (MIN)	0.00	10.50 m	34.45 ft	N/A	1.22 m	4.00 ft	
SOUTHERN SIDE YARD DEPTH (MIN)	0.00	10.50 m	34.45 ft	N/A	1.22 m	4.00 ft	
REAR YARD DEPTH (MIN)	N/A	10.50 m	34.45 ft	N/A	6.65 m	21.82 ft	
LOT COVERAGE (ZONING)	0.25	349.01 m2	3,756.75 s.f.	0.87	1207.90 m2	13,001.75 s.f.	
BUILDING FOOTPRINT	N/A	N/A	N/A	0.67	929.17 m2	10,001.53 s.f.	
OPEN SPACE (PATIO, PATHWAYS, DRIVEWAY)	N/A	N/A	N/A	0.20	278.73 m2	3,000.23 s.f.	
PERMEABLE LANDSCAPE	N/A	N/A	N/A	0.13	188.19 m2	2,025.66 s.f.	

DENSITY: TOWN OF GIBSONS		
		Notes
SITE AREA	1,396.10 m2	Site Area is 13.96% of 1 Hectare (10,000m2)
RESIDENTIAL UNITS	18	Equivalent to 129 Units Per Hectare (UPH)

NATURAL AVERAGE GRADE FOR HEIGHT LIMIT CALCULATION		
HEIGHT LIMIT	8.0m	26'3"
SEGMENT	NATURAL GRADE	
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TOTALS	320.63	
AVERAGE EL		29.15m
HEIGHT LIMIT EL (AVG. GRADE + 8m)		37.15m
HEIGHT-BUILDING EL		45.47m
HEIGHT-BUILDING (ABOVE AVG. GRADE)		16.32m

<u>EXISTING STONEHURST FLOOR SPACE</u>	
LOWER LEVEL:	1,410.1 s.f.
MAIN LEVEL	1,026.7 s.f.
UPPER LEVEL:	1,026.7 s.f.
Total:	3,463.5 s.f.
COVERED PATIO:	377.2 s.f.
Note: Floor area taken to outside face of exterior walls.	

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Frits de Vries Architects + Associates Ltd

www.frits.ca
834 West 1st Avenue
Vancouver, BC
604.736.7820
frits@frits.ca

GENERAL NOTES:

Contractor to verify all notes and dimensions and report any discrepancies to the architect prior to construction.

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DEVELOPER:



FIC RAY DEVELOPMENT INC.

ISSUED (yy/mm/dd):
250210_HRA

STONEHURST
29 Gibsons Way,
Gibsons, BC

Legal Description:
Lot 22, Block 2, D.L. 686, Group
N.W.D., Plan 3307

Scale:	AS NOTED
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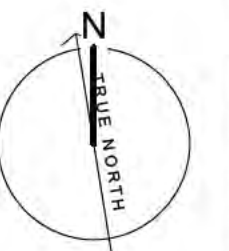
Drawn By: JK

Revision #: 01

Drawing #:

A1.0

A1.0



PROJECT SUMMARY SHEET

Frits de Vries Architects + Associates Ltd

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Scale:	AS NOTED
--------	----------

Drawn By: JK

Revision #: 01

Drawing #:

A1.0



THE PROPOSED REDEVELOPMENT SCHEME IS TO PRESERVE THE HISTORIC STONEHURST BUILDING, AND TO REVITALIZE THE SITE TO ALLOW FOR THE CONSTRUCTION OF A CONTEMPORARY BUILDING ADDITION IS CLARIFIED IN THE "STONEHURST CONSERVATION PLAN", DATED NOVEMBER 2024, PREPARED BY DONALD LUXTON & ASSOCIATES INC.

PRESERVED HISTORIC STONEHURST BUILDING: 6 GUEST SUITES AND UNDERGROUND PARKING BELOW.

CONTEMPORARY BUILDING ADDITION: 18 MULTI-FAMILY RESIDENTIAL UNITS WITH COVERED PARKING BELOW.

REFER TO SHEET A.02 SITE PLAN FOR PROPOSED SETBACK DIMENSIONS.

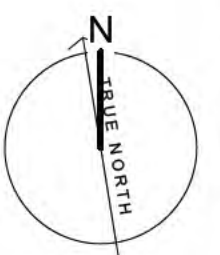


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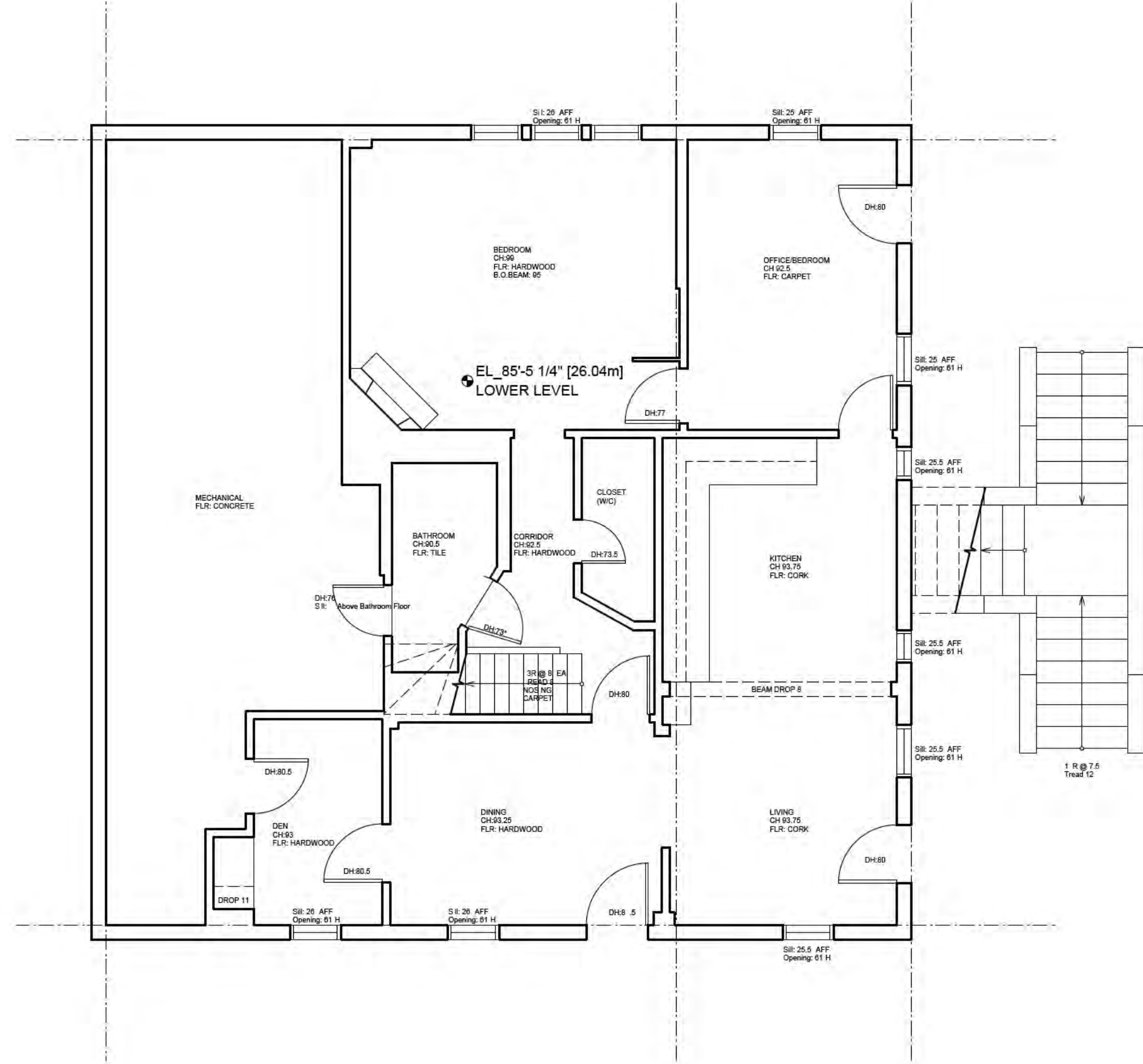
PRESERVED HISTORIC STONEHURST BUILDING: 6 GUEST SUITES AND UNDERGROUND PARKING BELOW.

CONTEMPORARY BUILDING ADDITION: 18 MULTI-FAMILY RESIDENTIAL UNITS WITH COVERED PARKING BELOW.

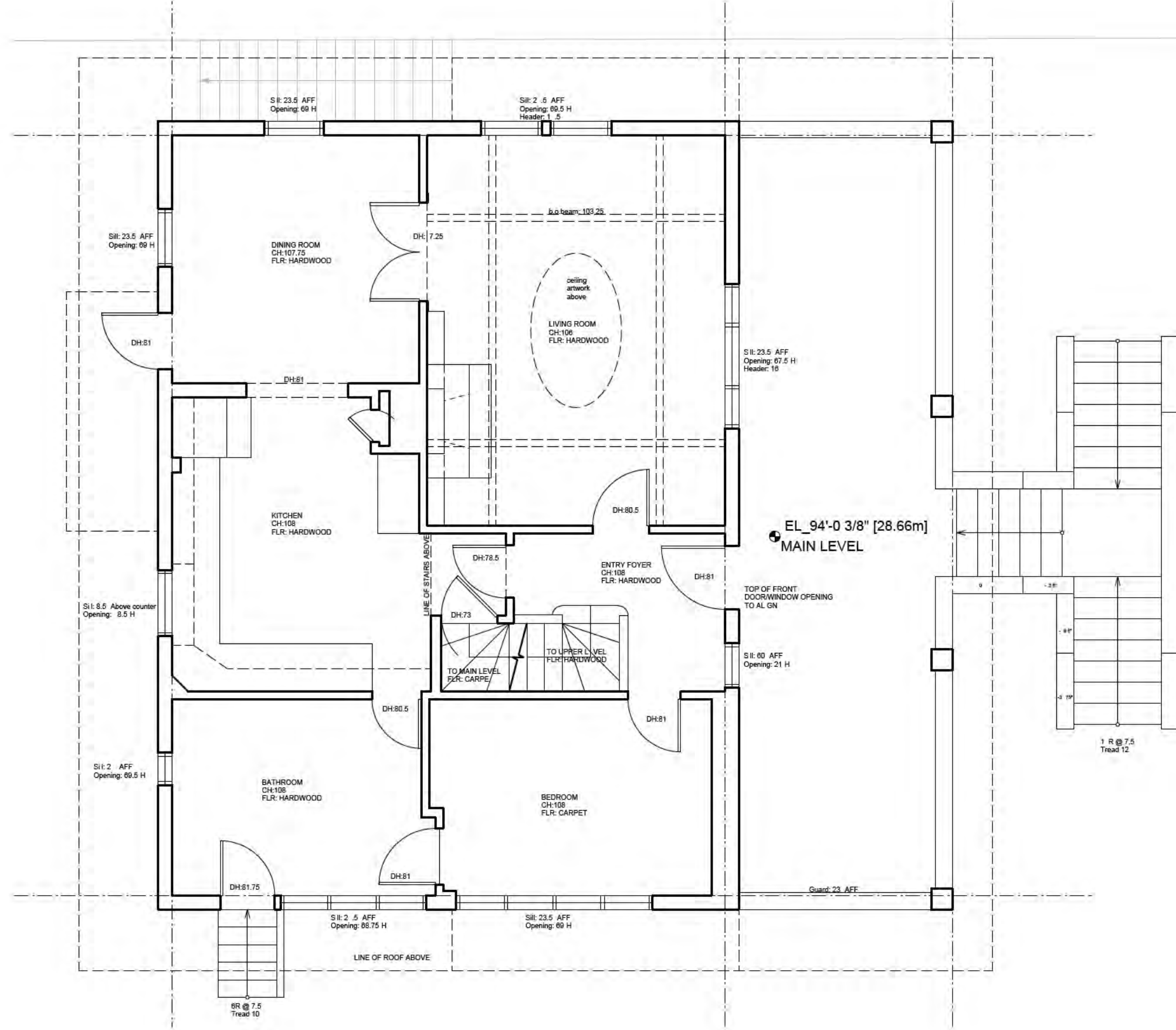
REFER TO SHEET A.02 SITE PLAN FOR PROPOSED SETBACK DIMENSIONS.



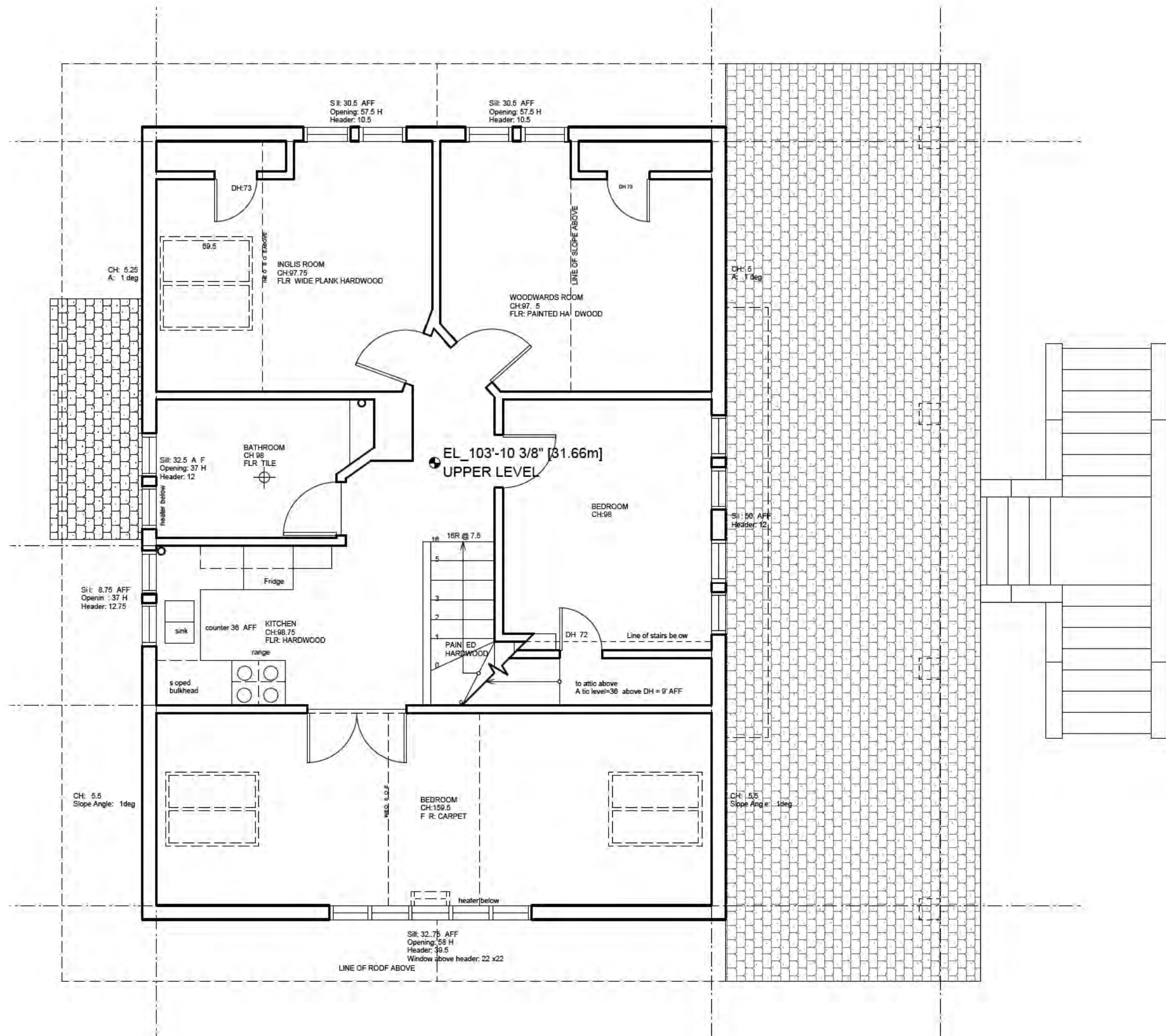
STONEHURST HERITAGE INN & STONEHURST RESIDENCES
HERITAGE REVITALIZATION AGREEMENT APPLICATION



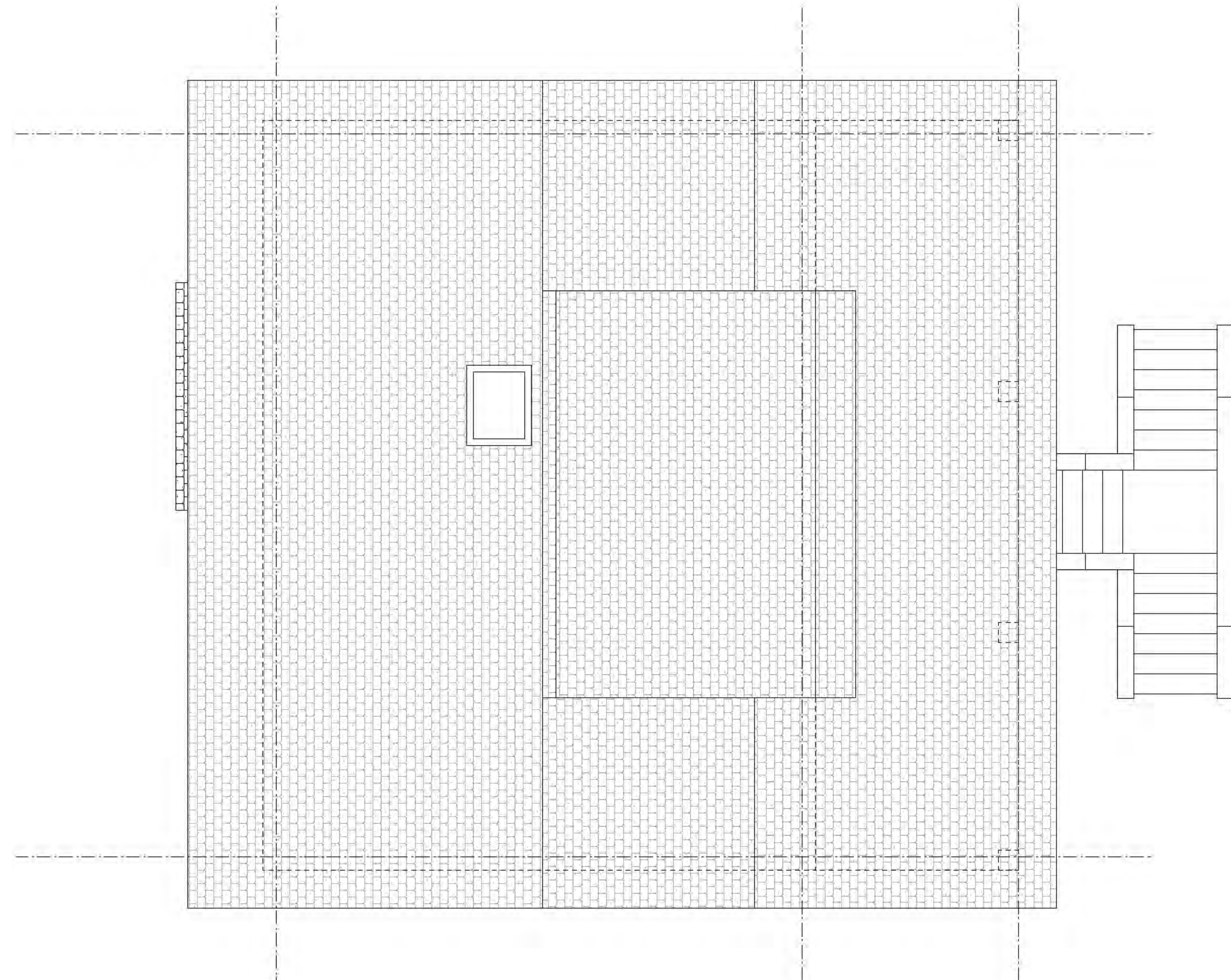
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Scale: 3/16" = 1'-0"



1 MAIN LEVEL
Scale: 3/16" = 1'-0"



2 UPPER LEVEL
Scale: 3/16" = 1'-0"



3 ROOF LEVEL
Scale: 3/16" = 1'-0"

NOTE:

REFER TO DONALD LUXTON & ASSOCIATES INC.
STATEMENT OF SIGNIFICANCE, DATED JULY 15, 2024, AND
CONSERVATION PLAN, DATED NOVEMBER 2024.

EXISTING STONEHURST FLOOR SPACE

LOWER LEVEL:	1,410.1 s.f.
MAIN LEVEL:	1,026.7 s.f.
UPPER LEVEL:	1,026.7 s.f.
Total:	3,463.5 s.f.
COVERED PATIO:	377.2 s.f.

Note: Floor area taken to outside face of exterior walls.

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DEVELOPER:



PACIFIC RAY DEVELOPMENT INC.

ISSUED (yy/mm/dd):

250210_HRA

STONEHURST
529 Gibsons Way,
Gibsons, BC

Legal Description:
Lot 22, Block 2, D.L. 686, Group
1, N.W.D., Plan 3307

Scale: 3/32" = 1'-0"

Drawn By: JK

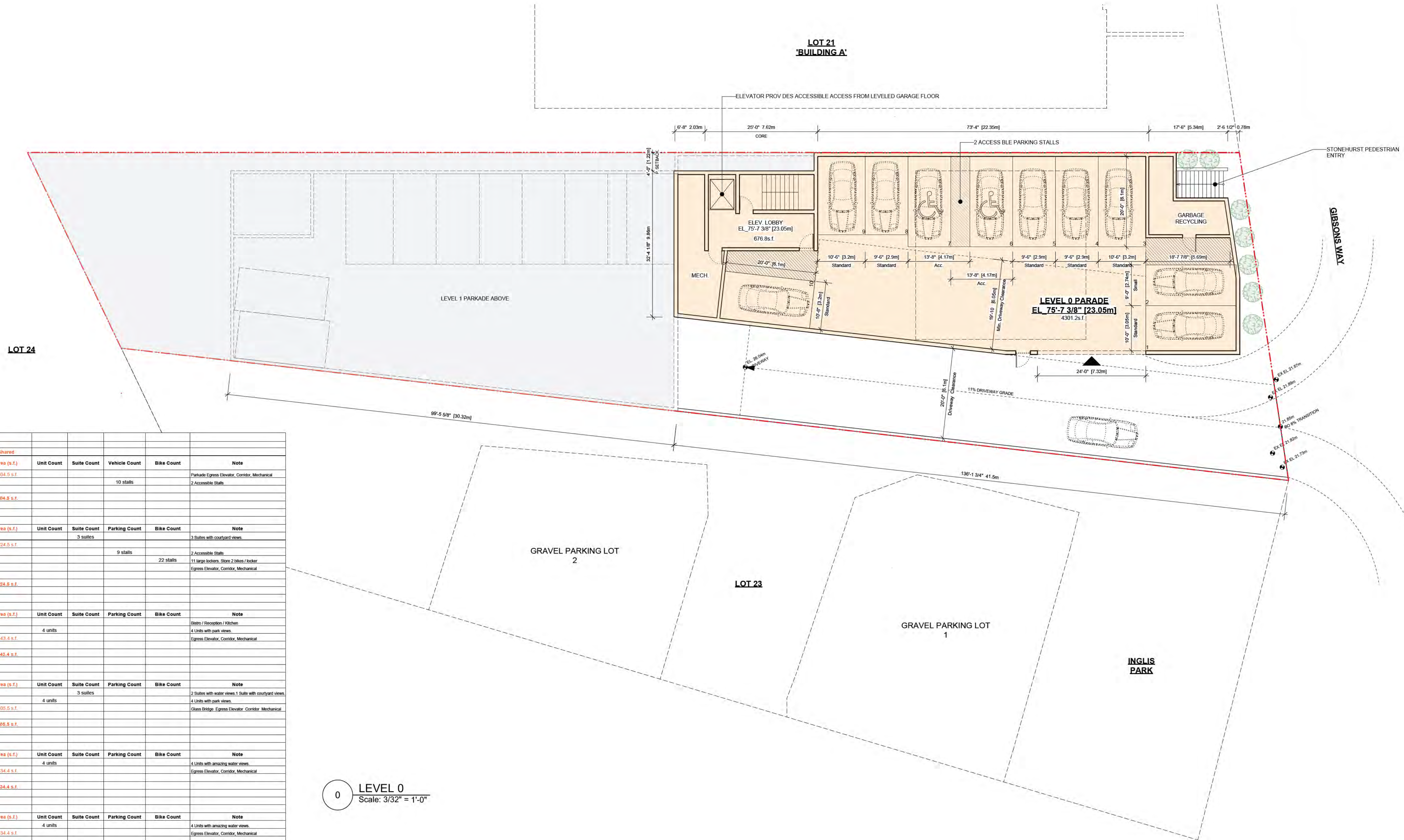
Revision #: 01

Drawing #:

A2.0

EXISTING STONEHURST FLOOR PLANS

STONEHURST HERITAGE INN & STONEHURST RESIDENCES



PROPOSED FSR CALCULATION							
LEVEL 0	Stonehurst & Residences	Shared					
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Vehicle Count	Bike Count	Note
Parkade		5004.5 s.f.					Parkade Egress Elevator, Corridor, Mechanical
	Venue				10 stalls		2 Accessible Stalls
Sub-total	0.0 s.f.	5004.5 s.f.					
LEVEL 1	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Stonehurst - Lower	1410.1 s.f.			3 suites			3 Suites with courtyard views
Parkade		6524.5 s.f.					
	Venue - Bikes				9 stalls		2 Accessible Stalls
Support						22 stalls	11 Large lockers, Shared 2 Bikes / Locker
							Egress Elevator, Corridor, Mechanical
Sub-total	1410.1 s.f.	6524.5 s.f.					
LEVEL 2	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Stonehurst - Main	1926.7 s.f.						Stair / Reception / Kitchen
Residences	2634.5 s.f.		4 units				4 Units with park views
Support		1543.4 s.f.					Egress Elevator, Corridor, Mechanical
Sub-total	3861.2 s.f.	1345.4 s.f.					
LEVEL 3	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Stonehurst - Upper	1026.7 s.f.			3 suites			2 Suites with water views, 1 Suite with courtyard views
Residences	2967.0 s.f.		4 units				4 Units with park views
Support		1505.5 s.f.					Glass Bridge, Egress Elevator, Corridor, Mechanical
Sub-total	3993.6 s.f.	1365.5 s.f.					
LEVEL 4	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Residences	2967.0 s.f.		4 units				4 Units with amazing water views
Support		1134.4 s.f.					Egress Elevator, Corridor, Mechanical
Sub-total	2867.0 s.f.	1134.4 s.f.					
LEVEL 5	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Residences	2967.0 s.f.		4 units				4 Units with amazing water views
Support		1134.4 s.f.					Egress Elevator, Corridor, Mechanical
Sub-total	2867.0 s.f.	1134.4 s.f.					
LEVEL 6	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Residences	2124.2 s.f.		2 units				2 Units with amazing water views
Support		397.6 s.f.					Egress Elevator, Corridor, Mechanical
Sub-total	2124.2 s.f.	397.6 s.f.					
TOTAL	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	
Floor Area	7323.1 s.f.	16753.7 s.f.					Floor area measured to outside of exterior walls.
Lot Area	5027.5 s.f.	15027.5 s.f.					
FSR	1.455	3.345	45	6	50 stalls	88 stalls	Stalls: 4 (Level 0) + 2 (Level 1) + 2 (Level 2) + 2 (Level 3) + 2 (Level 4) + 2 (Level 5) + 2 (Level 6) + 2 (Level 7) + 2 (Level 8) + 2 (Level 9) + 2 (Level 10) + 2 (Level 11) + 2 (Level 12) + 2 (Level 13) + 2 (Level 14) + 2 (Level 15) + 2 (Level 16) + 2 (Level 17) + 2 (Level 18) + 2 (Level 19) + 2 (Level 20) + 2 (Level 21) + 2 (Level 22) + 2 (Level 23) + 2 (Level 24) + 2 (Level 25) + 2 (Level 26) + 2 (Level 27) + 2 (Level 28) + 2 (Level 29) + 2 (Level 30) + 2 (Level 31) + 2 (Level 32) + 2 (Level 33) + 2 (Level 34) + 2 (Level 35) + 2 (Level 36) + 2 (Level 37) + 2 (Level 38) + 2 (Level 39) + 2 (Level 40) + 2 (Level 41) + 2 (Level 42) + 2 (Level 43) + 2 (Level 44) + 2 (Level 45) + 2 (Level 46) + 2 (Level 47) + 2 (Level 48) + 2 (Level 49) + 2 (Level 50) + 2 (Level 51) + 2 (Level 52) + 2 (Level 53) + 2 (Level 54) + 2 (Level 55) + 2 (Level 56) + 2 (Level 57) + 2 (Level 58) + 2 (Level 59) + 2 (Level 60) + 2 (Level 61) + 2 (Level 62) + 2 (Level 63) + 2 (Level 64) + 2 (Level 65) + 2 (Level 66) + 2 (Level 67) + 2 (Level 68) + 2 (Level 69) + 2 (Level 70) + 2 (Level 71) + 2 (Level 72) + 2 (Level 73) + 2 (Level 74) + 2 (Level 75) + 2 (Level 76) + 2 (Level 77) + 2 (Level 78) + 2 (Level 79) + 2 (Level 80) + 2 (Level 81) + 2 (Level 82) + 2 (Level 83) + 2 (Level 84) + 2 (Level 85) + 2 (Level 86) + 2 (Level 87) + 2 (Level 88) + 2 (Level 89) + 2 (Level 90) + 2 (Level 91) + 2 (Level 92) + 2 (Level 93) + 2 (Level 94) + 2 (Level 95) + 2 (Level 96) + 2 (Level 97) + 2 (Level 98) + 2 (Level 99) + 2 (Level 100) + 2 (Level 101) + 2 (Level 102) + 2 (Level 103) + 2 (Level 104) + 2 (Level 105) + 2 (Level 106) + 2 (Level 107) + 2 (Level 108) + 2 (Level 109) + 2 (Level 110) + 2 (Level 111) + 2 (Level 112) + 2 (Level 113) + 2 (Level 114) + 2 (Level 115) + 2 (Level 116) + 2 (Level 117) + 2 (Level 118) + 2 (Level 119) + 2 (Level 120) + 2 (Level 121) + 2 (Level 122) + 2 (Level 123) + 2 (Level 124) + 2 (Level 125) + 2 (Level 126) + 2 (Level 127) + 2 (Level 128) + 2 (Level 129) + 2 (Level 130) + 2 (Level 131) + 2 (Level 132) + 2 (Level 133) + 2 (Level 134) + 2 (Level 135) + 2 (Level 136) + 2 (Level 137) + 2 (Level 138) + 2 (Level 139) + 2 (Level 140) + 2 (Level 141) + 2 (Level 142) + 2 (Level 143) + 2 (Level 144) + 2 (Level 145) + 2 (Level 146) + 2 (Level 147) + 2 (Level 148) + 2 (Level 149) + 2 (Level 150) + 2 (Level 151) + 2 (Level 152) + 2 (Level 153) + 2 (Level 154) + 2 (Level 155) + 2 (Level 156) + 2 (Level 157) + 2 (Level 158) + 2 (Level 159) + 2 (Level 160) + 2 (Level 161) + 2 (Level 162) + 2 (Level 163) + 2 (Level 164) + 2 (Level 165) + 2 (Level 166) + 2 (Level 167) + 2 (Level 168) + 2 (Level 169) + 2 (Level 170) + 2 (Level 171) + 2 (Level 172) + 2 (Level 173) + 2 (Level 174) + 2 (Level 175) + 2 (Level 176) + 2 (Level 177) + 2 (Level 178) + 2 (Level 179) + 2 (Level 180) + 2 (Level 181) + 2 (Level 182) + 2 (Level 183) + 2 (Level 184) + 2 (Level 185) + 2 (Level 186) + 2 (Level 187) + 2 (Level 188) + 2 (Level 189)

0 LEVEL 0
Scale: $\frac{3}{32}'' = 1'-0''$

LEGEND

SHARED AREAS:

STONEHURST:

RESIDENCES:

BELOW GRADE:

Frits de Vries Architects + Associates Ltd

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DEVELOPER:



PACIFIC RAY DEVELOPMENT INC.

ISSUED (yy/mm/dd):

250210_HRA

STONEHURST

29 Gibsons Way,
Gibsons, BC

100

lot 22, Block 2, D.L. 686,
N.W.D. Plan 2207

Scale: $3/32" = 1'-0"$

Drawn By: JK

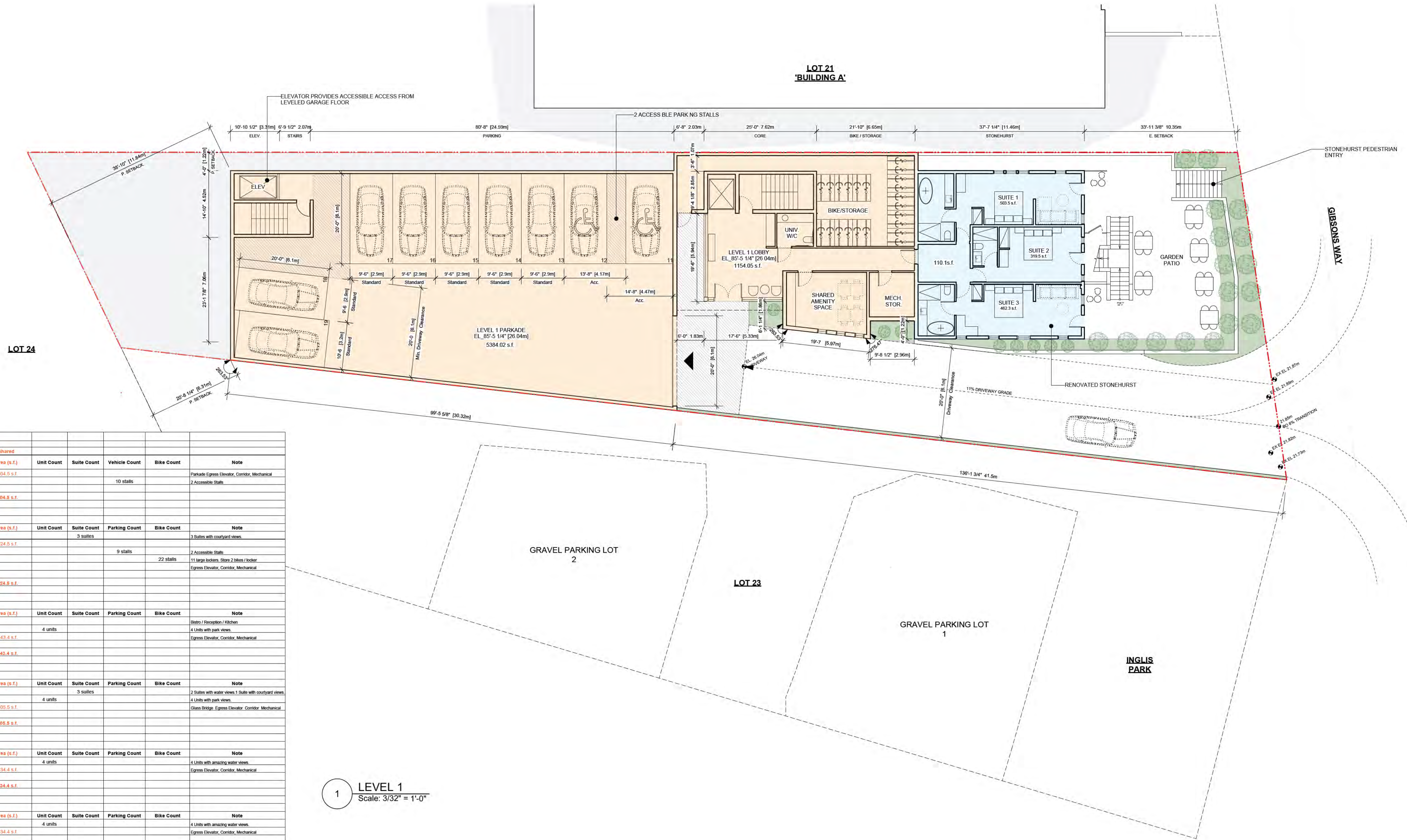
Revision #: 01

Drawing #:

A2.

PROPOSED FLOOR PLAN - LEVEL 0

STONEHURST HERITAGE INN & STONEHURST RESIDENCES



PROPOSED FSR CALCULATION							
LEVEL 0		Stonehurst & Residences	Shared				
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Vehicle Count	Bike Count	Note
Parkade		5004.5 s.f.					Parkade Egress Elevator, Corridor, Mechanical
					10 stalls		2 Accessible Stalls
Sub-total	0.0 s.f.	5004.5 s.f.					
LEVEL 1							
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Stonehurst - Lower	1410.1 s.f.			3 suites			3 Suites with courtyard views
Parkade		6524.5 s.f.					
					9 stalls		2 Accessible Stalls
Support						22 stalls	11 large lockers, Store 2 bikes / locker
							Egress Elevator, Corridor, Mechanical
Sub-total	1410.1 s.f.	6524.5 s.f.					
LEVEL 2							
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Stonehurst - Main	1026.7 s.f.						Bar/fo Reception / Kitchen
Residences	2834.5 s.f.		4 units				4 Units with park views
Support		1343.4 s.f.					Egress Elevator, Corridor, Mechanical
Sub-total	3861.2 s.f.	1343.4 s.f.					
LEVEL 3							
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Stonehurst - Upper	1967.0 s.f.		4 units	3 suites			2 Suites with water views 1 Suite with courtyard views
Residences	2967.0 s.f.						4 Units with park views
Support		1305.5 s.f.					Glass Bridge, Egress Elevator, Corridor, Mechanical
Sub-total	3993.6 s.f.	1305.5 s.f.					
LEVEL 4							
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Residences	2967.0 s.f.		4 units				4 Units with amazing water views
Support		1134.4 s.f.					Egress Elevator, Corridor, Mechanical
Sub-total	2967.0 s.f.	1134.4 s.f.					
LEVEL 5							
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Residences	2967.0 s.f.		4 units				4 Units with amazing water views
Support		1134.4 s.f.					Egress Elevator, Corridor, Mechanical
Sub-total	2967.0 s.f.	1134.4 s.f.					
LEVEL 6							
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Residences	2124.2 s.f.		2 units				2 Units with amazing water views
Support		307.0 s.f.					Egress Elevator, Corridor, Mechanical
Sub-total	2124.2 s.f.	307.0 s.f.					
TOTAL							
	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	
Floor Area	7323.1 s.f.	16753.1 s.f.					Floor area measured to outside of exterior walls.
Lot Area	5027.5 s.f.	15027.5 s.f.					
FSR	1.453	1.116	18	6	18 stalls	22 stalls	Reserves 1 wheelchair, 3 bikes, 2 x 17 wheelchair

1 LEVEL 1
Scale: 3/32" = 1'-0"

LEGEND

SHARED AREAS:

STONEHURST:

RESIDENCES:

BELOW GRADE:

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DEVELOPER:



PACIFIC RAY DEVELOPMENT INC.

ISSUED (yy/mm/dd):

250210_HRA

[illegible]

29 Gibsons Way,

Roberts, DO

Page 22 Block 2 D.I. 686

N.W.D., Plan 3307

Scale: $3/32 = 1 - 0$

Drawn By: JK

Division #: 01

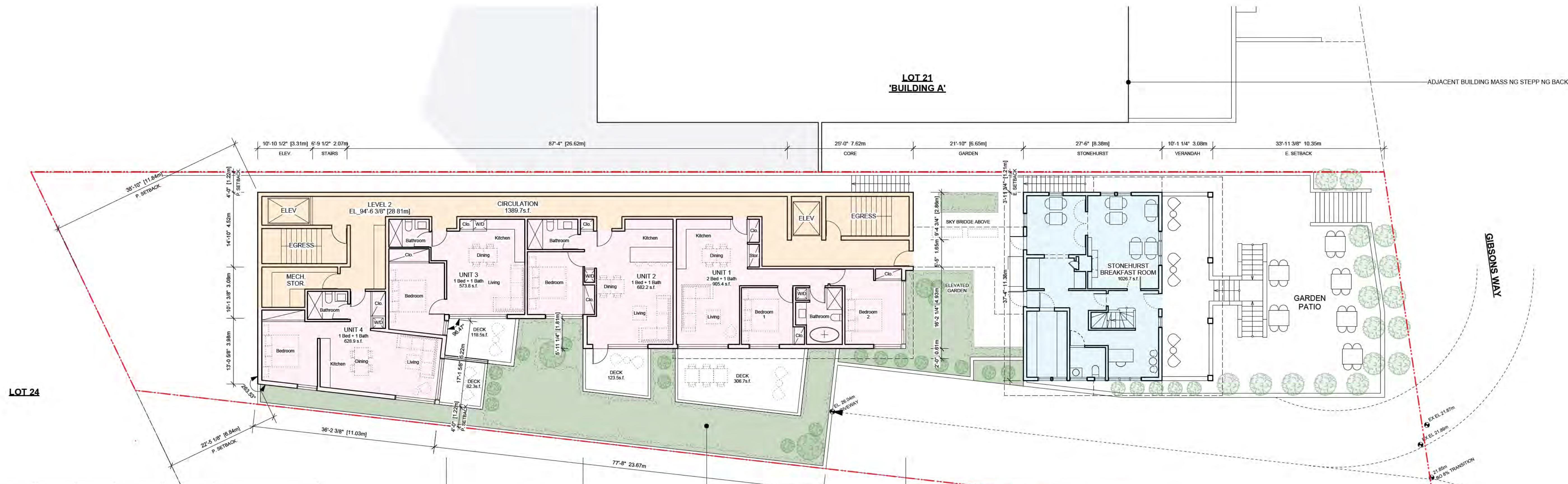
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PROPOSED FLOOR PLANS - LEVEL 1

STONEHURST HERITAGE INN & STONEHURST RESIDENCES

HERITAGE REVITALIZATION AGREEMENT APPLICATION



PROPOSED FSR CALCULATION						
LEVEL 0	Stonehurst & Residences	Shared				
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Vehicle Count	Bike Count
Parkade		5004.5 s.f.			10 stalls	
Sub-total	0.0 s.f.	5004.5 s.f.				
LEVEL 1						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Stonehurst - Lower	1410.1 s.f.			3 suites		
Parkade		6524.8 s.f.			9 stalls	
Support						22 stalls
Sub-total	1410.1 s.f.	6524.8 s.f.				
LEVEL 2						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Stonehurst - Main	1026.7 s.f.					
Residences	2034.5 s.f.		4 units			
Support		1343.4 s.f.				
Sub-total	3881.2 s.f.	1343.4 s.f.				
LEVEL 3						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Stonehurst - Upper	1026.7 s.f.			3 suites		
Residences	2967.0 s.f.		4 units			
Support		1308.5 s.f.				
Sub-total	3993.6 s.f.	1308.5 s.f.				
LEVEL 4						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Residences	2967.0 s.f.		4 units			
Support		1134.4 s.f.				
Sub-total	2967.0 s.f.	1134.4 s.f.				
LEVEL 5						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Residences	2967.0 s.f.		4 units			
Support		1134.4 s.f.				
Sub-total	2967.0 s.f.	1134.4 s.f.				
LEVEL 6						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Residences	2124.2 s.f.		2 units			
Support		307.6 s.f.				
Sub-total	2124.2 s.f.	307.6 s.f.				
TOTAL						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Floor Area	7323.1 s.f.	16753.7 s.f.				
Lot Area	5027.5 s.f.	15027.5 s.f.				
FSR	1.153	1.116	18	6	19 stalls	22 stalls

2 LEVEL 2
Scale: 3/32" = 1'-0"

LEGEND

SHARED AREAS: [Orange Box]

STONEHURST: [Blue Box]

RESIDENCES: [Pink Box]

BELOW GRADE: [Green Box]

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PACIFIC RAY DEVELOPMENT INC.

ISSUED (yy/mm/dd):

250210_HRA

STONEHURST

529 Gibsons Way,
Gibsons, BC

Legal Description:
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1, N.W.D., Plan 3307

Scale: 3/32" = 1'-0"

Drawn By: JK

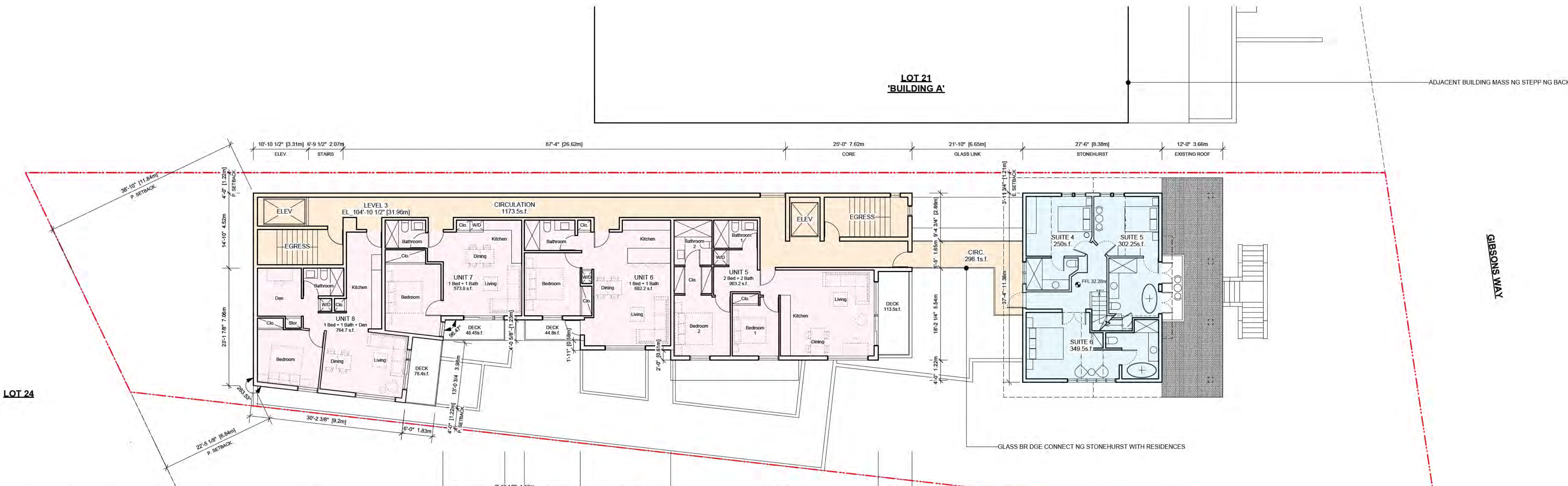
Revision #: 01

Drawing #:

A2.3

STONEHURST HERITAGE INN & STONEHURST RESIDENCES

HERITAGE REVITALIZATION AGREEMENT APPLICATION



PROPOSED FSR CALCULATION						
LEVEL 0	Stonehurst & Residences	Shared				
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Vehicle Count	Bike Count
Parkade		5004.5 s.f.			10 stalls	
Sub-total	0.0 s.f.	5004.5 s.f.				
LEVEL 1						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Stonehurst - Lower	1410.1 s.f.			3 suites		
Support					9 stalls	22 stalls
Sub-total	1410.1 s.f.	6524.6 s.f.				
LEVEL 2						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Stonehurst - Main	1026.7 s.f.			4 units		
Residences	2034.5 s.f.					
Support		1343.4 s.f.				
Sub-total	3881.2 s.f.	1343.4 s.f.				
LEVEL 3						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Stonehurst - Upper	1026.7 s.f.			3 suites		
Residences	2367.0 s.f.			4 units		
Support		1308.5 s.f.				
Sub-total	3993.6 s.f.	1308.5 s.f.				
LEVEL 4						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Residences	2967.0 s.f.			4 units		
Support		1134.4 s.f.				
Sub-total	2967.0 s.f.	1134.4 s.f.				
LEVEL 5						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Residences	2967.0 s.f.			4 units		
Support		1134.4 s.f.				
Sub-total	2967.0 s.f.	1134.4 s.f.				
LEVEL 6						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Residences	2124.2 s.f.			2 units		
Support		307.0 s.f.				
Sub-total	2124.2 s.f.	307.0 s.f.				
TOTAL						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Floor Area	7323.1 s.f.	10753.7 s.f.				
Lot Area	5027.5 s.f.	15027.5 s.f.				
FSR	1.153	1.116	18	6	19 stalls	22 stalls

3 LEVEL 3
Scale: 3/32" = 1'-0"

LEGEND

SHARED AREAS: [Orange line]

STONEHURST: [Blue line]

RESIDENCES: [Green line]

BELOW GRADE: [Grey line]

Frits de Vries Architects + Associates Ltd

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1834 West 1st Avenue
Vancouver, BC
604.736.7820
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DEVELOPER:

PACIFIC RAY DEVELOPMENT INC.

ISSUED (yy/mm/dd):

250210_HRA

STONEHURST

529 Gibsons Way,
Gibsons, BC

Legal Description:
Lot 22, Block 2, D.L. 686, Group
1, N.W.D., Plan 3307

Scale: 3/32" = 1'-0"

Drawn By: JK

Revision #: 01

Drawing #:

A2.4

STONEHURST HERITAGE INN & STONEHURST RESIDENCES

HERITAGE REVITALIZATION AGREEMENT APPLICATION



PROPOSED FSR CALCULATION						
LEVEL 0	Stonehurst & Residences	Shared				
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Vehicle Count	Bike Count
Parkade		5004.5 s.f.			10 stalls	
Sub-total	0.0 s.f.	5004.5 s.f.				
LEVEL 1						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Stonehurst - Lower	1410.1 s.f.			3 suites		
Support					9 stalls	22 stalls
Sub-total	1410.1 s.f.	6524.6 s.f.				
LEVEL 2						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Stonehurst - Main	1026.7 s.f.			4 units		
Residences	2034.5 s.f.					
Support		1343.4 s.f.				
Sub-total	3881.2 s.f.	1343.4 s.f.				
LEVEL 3						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Stonehurst - Upper	1026.7 s.f.			3 suites		
Residences	2367.0 s.f.			4 units		
Support		1308.5 s.f.				
Sub-total	3993.6 s.f.	1308.5 s.f.				
LEVEL 4						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Residences	2967.0 s.f.			4 units		
Support		1134.4 s.f.				
Sub-total	2967.0 s.f.	1134.4 s.f.				
LEVEL 5						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Residences	2967.0 s.f.			4 units		
Support		1134.4 s.f.				
Sub-total	2967.0 s.f.	1134.4 s.f.				
LEVEL 6						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Residences	2124.2 s.f.			2 units		
Support		307.6 s.f.				
Sub-total	2124.2 s.f.	307.6 s.f.				
TOTAL						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Floor Area	7323.1 s.f.	10753.7 s.f.				
Lot Area	5027.5 s.f.	15027.5 s.f.				
FSR	1.153	1.116	18	6	19 stalls	22 stalls

4 LEVEL 4
Scale: 3/32" = 1'-0"

LEGEND

SHARED AREAS: [Color swatch]

STONEHURST: [Color swatch]

RESIDENCES: [Color swatch]

BELOW GRADE: [Color swatch]

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DEVELOPER:

PACIFIC RAY DEVELOPMENT INC.

ISSUED (y/mm/dd):

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STONEHURST

529 Gibsons Way,
Gibsons, BC

Legal Description:
Lot 22, Block 2, D.L. 686, Group
1, N.W.D., Plan 3307

Scale: 3/32" = 1'-0"

Drawn By: JK

Revision #: 01

Drawing #:

A2.5

STONEHURST HERITAGE INN & STONEHURST RESIDENCES
HERITAGE REVITALIZATION AGREEMENT APPLICATION



PROPOSED FSR CALCULATION						
LEVEL 0	Stonehurst & Residences	Shared				
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Vehicle Count	Bike Count
Parkade		5004.5 s.f.			10 stalls	
Sub-total	0.0 s.f.	5004.5 s.f.				
LEVEL 1						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Stonehurst - Lower	1410.1 s.f.			3 suites		
Parkade		6024.5 s.f.			9 stalls	
Support						22 stalls
Sub-total	1410.1 s.f.	6024.5 s.f.				
LEVEL 2						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Stonehurst - Main	1026.7 s.f.					
Residences	2034.5 s.f.		4 units			
Support		1343.4 s.f.				
Sub-total	3881.2 s.f.	1343.4 s.f.				
LEVEL 3						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Stonehurst - Upper	1026.7 s.f.			3 suites		
Residences	2367.0 s.f.		4 units			
Support		1308.5 s.f.				
Sub-total	3993.6 s.f.	1308.5 s.f.				
LEVEL 4						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Residences	2967.0 s.f.		4 units			
Support		1134.4 s.f.				
Sub-total	2967.0 s.f.	1134.4 s.f.				
LEVEL 5						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Residences	2967.0 s.f.		4 units			
Support		1134.4 s.f.				
Sub-total	2967.0 s.f.	1134.4 s.f.				
LEVEL 6						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Residences	2124.2 s.f.		2 units			
Support		307.6 s.f.				
Sub-total	2124.2 s.f.	307.6 s.f.				
TOTAL						
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count
Floor Area	7323.1 s.f.	10733.7 s.f.				
Lot Area	5027.5 s.f.	15027.5 s.f.				
FSR	1.153	1.116	18	6	19 stalls	22 stalls

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DEVELOPER:


PACIFIC RAY DEVELOPMENT INC.

ISSUED (y/mm/dd):

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STONEHURST
529 Gibsons Way,
Gibsons, BC

Legal Description:
Lot 22, Block 2, D.L. 686, Group 1, N.W.D., Plan 3307

Scale: 3/32" = 1'-0"

Drawn By: JK

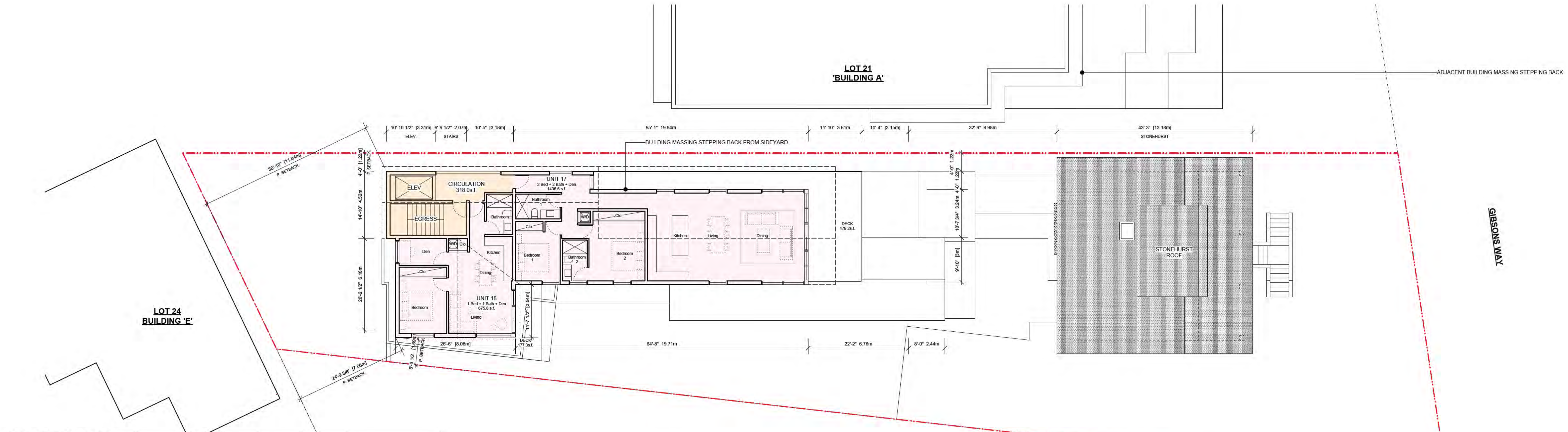
Revision #: 01

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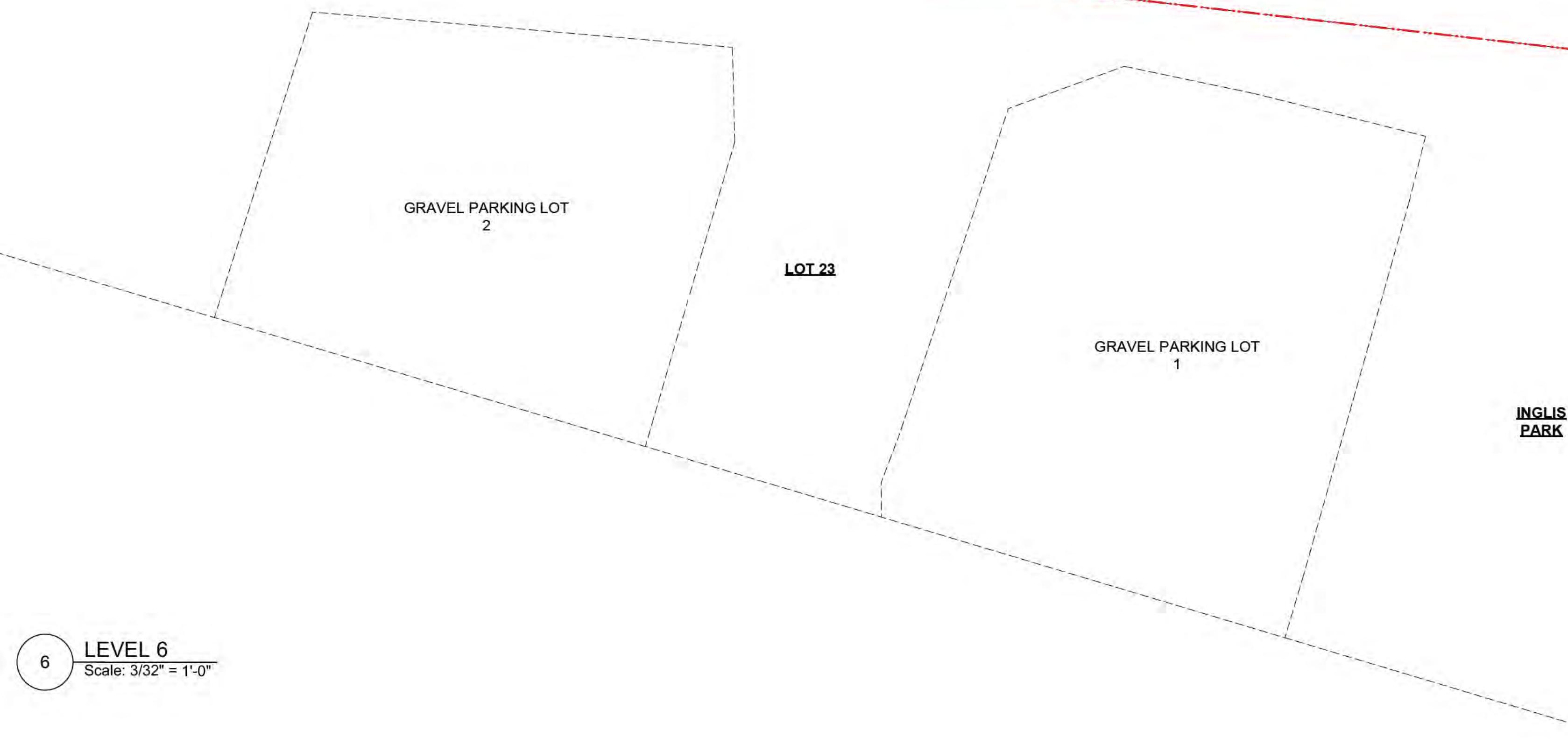
PROPOSED FLOOR PLANS - LEVEL 5

A2.6

STONEHURST HERITAGE INN & STONEHURST RESIDENCES
HERITAGE REVITALIZATION AGREEMENT APPLICATION



PROPOSED FSR CALCULATION							
LEVEL 0		Stonehurst & Residences	Shared				
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Vehicle Count	Bike Count	Note
Parkade		2404.5 s.f.					Parkade Egress Elevator, Corridor, Mechanical
Venue					10 stalls		2 Accessible Stalls
Sub-total	0.0 s.f.	2404.5 s.f.					
LEVEL 1							
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Stonehurst - Lower	1410.1 s.f.			3 suites			3 Suites with courtyard views
Parkade		6024.5 s.f.					
Venue + Base					9 stalls		2 Accessible Stalls
Support						22 stalls	11 large lockers, Store 2 bikes / locker Egress Elevator, Corridor, Mechanical
Sub-total	1410.1 s.f.	6024.5 s.f.					
LEVEL 2							
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Stonehurst - Main	1026.7 s.f.						Basin / Reception / Kitchen
Residences	2634.5 s.f.		4 units				4 Units with park views
Support		1343.4 s.f.					Egress Elevator, Corridor, Mechanical
Sub-total	3861.2 s.f.	1343.4 s.f.					
LEVEL 3							
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Stonehurst - Upper	1026.7 s.f.			3 suites			2 Suites with water views, 1 Suite with courtyard views
Residences	2367.0 s.f.		4 units				4 Units with park views
Support		1505.5 s.f.					Glass Bridge, Egress Elevator, Corridor, Mechanical
Sub-total	3993.6 s.f.	1385.5 s.f.					
LEVEL 4							
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Residences	2367.0 s.f.		4 units				4 Units with amazing water views
Support		1134.4 s.f.					Egress Elevator, Corridor, Mechanical
Sub-total	2967.0 s.f.	1134.4 s.f.					
LEVEL 5							
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Residences	2367.0 s.f.		4 units				4 Units with amazing water views
Support		1134.4 s.f.					Egress Elevator, Corridor, Mechanical
Sub-total	2967.0 s.f.	1134.4 s.f.					
LEVEL 6							
Name	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	Note
Residences	2124.2 s.f.		2 units				2 Units with amazing water views
Support		307.0 s.f.					Egress Elevator, Corridor, Mechanical
Sub-total	2124.2 s.f.	307.0 s.f.					
TOTAL							
	Area (s.f.)	Area (s.f.)	Unit Count	Suite Count	Parking Count	Bike Count	
Floor Area	7323.1 s.f.	10753.7 s.f.					Floor area measured to outside of exterior walls.
Lot Area	5027.5 s.f.	15027.5 s.f.					
ESF	1.153	1.115	18	6	15 stalls	22 stalls	Overhead 1 elevator, Bikes 2-17 stored/bike



6 LEVEL 6
Scale: 3/32" = 1'-0"

LEGEND

SHARED AREAS:

STONEHURST:

RESIDENCES:

BELOW GRADE:



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Vancouver, BC
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info@frits.ca

GENERAL NOTES:

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2. Construction shall be limited to what is shown on the permit drawings.

3. All work shall be done in accordance with all relevant codes, by-laws and ordinances.

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DEVELOPER:



PACIFIC RAY DEVELOPMENT INC.

JED (yy/mm/dd):

50210_HRA

Gibsons Way,

sons, DO

22 Block 2 D.I. 686

W.D., Plan 3307

$$3/32 = 1/10$$

Уч. Бу. JK

01

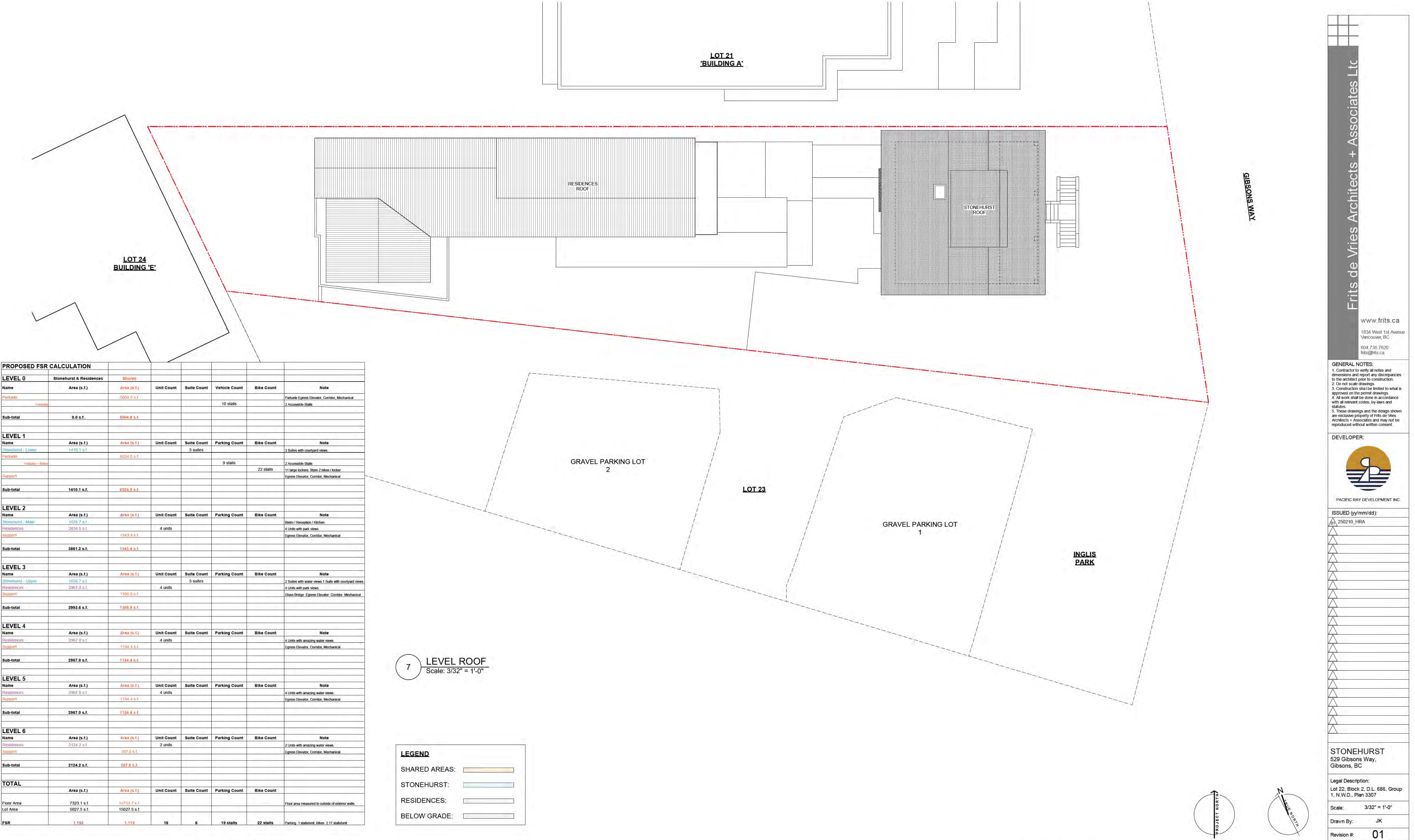
A27

A2.7

PROPOSED FLOOR PLANS - LEVEL 6

STONEHURST HERITAGE INN & STONEHURST RESIDENCES

HERITAGE REVITALIZATION AGREEMENT APPLICATION



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Vancouver, BC
604.736.7820
frits@frits.ca

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DEVELOPER:



PACIFIC RAY DEVELOPMENT INC.

ISSUED (yy/mm/dd):

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STONEHURST

529 Gibsons Way,
Gibsons, BC

Legal Description:

Lot 22, Block 2, D.L. 686, Group 1, N.W.D., Plan 3307

Scale:

3/32" = 1'-0"

Drawn By:

JK

Revision #:

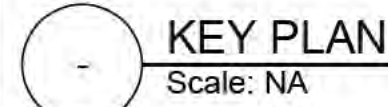
01

Drawing #:

A2.8

PROPOSED FLOOR PLANS - LEVEL ROOF

HERITAGE REVITALIZATION AGREEMENT APPLICATION



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STONEH

529 Gibsons'

GIBSON, BC

Legal Description

Lot 22, Block 2
1 N W D Plan

Scale. _____

Drawn By:

Revision #:

Drawing #

100

A3.0

HERITAGE REVITALIZATION AGREEMENT APPLICATION



604.736.7820
frts@frts.ca

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DEVELOPER:



PACIFIC RAY DEVELOPMENT INC.

ISSUED (yy/mm/dd): _____

250210_HRA



STONEHURST

29 Gibsons Way,

ibsons, BC

Legal Description:

ot 22, Block 2, D.L. 686, Group

N.W.D., Plan 3307

Scale: AS NOTED

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awn By: SR

Revision #: 01

Drawing #:

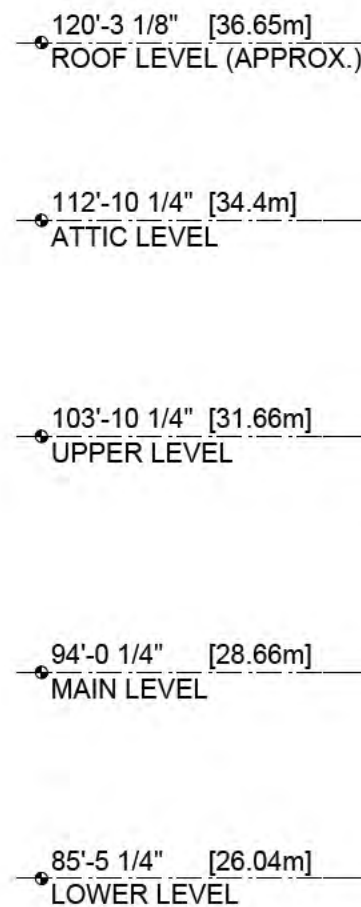
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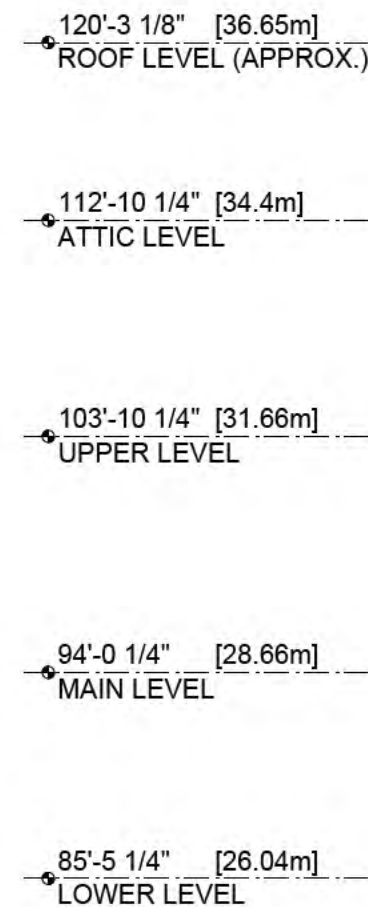


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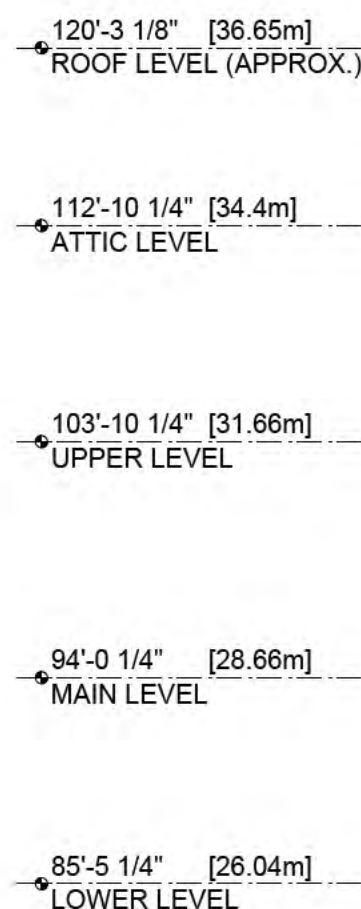
HERITAGE REVITALIZATION AGREEMENT APPLICATION



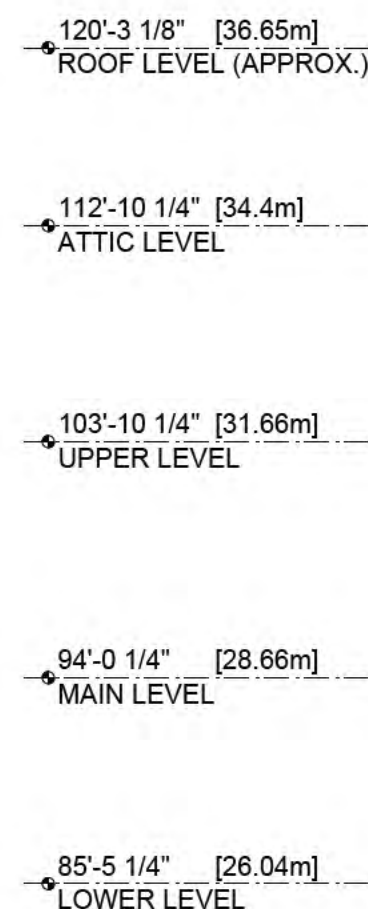
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2



3



4

ELEVATIONS - EXISTING STONEHURST

Frits de Vries Architects + Associates Ltd

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34 West 1st Avenue
Vancouver, BC
4.736.7820
@frits.ca

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DEVELOPER:



PACIFIC RAY DEVELOPMENT INC.

SUED (yy/mm/dd)

250210_HRA

STONEHURST
9 Gibsons Way,
Gibsons, BC

Legal Description:
22, Block 2, D.L. 686, Group
N.W.D., Plan 3307

ale: AS NOTED

own By:

Division #: 01

wing #:

A4.1a

STONEHURST HERITAGE INN & STONEHURST RESIDENCES
HERITAGE REVITALIZATION AGREEMENT APPLICATION



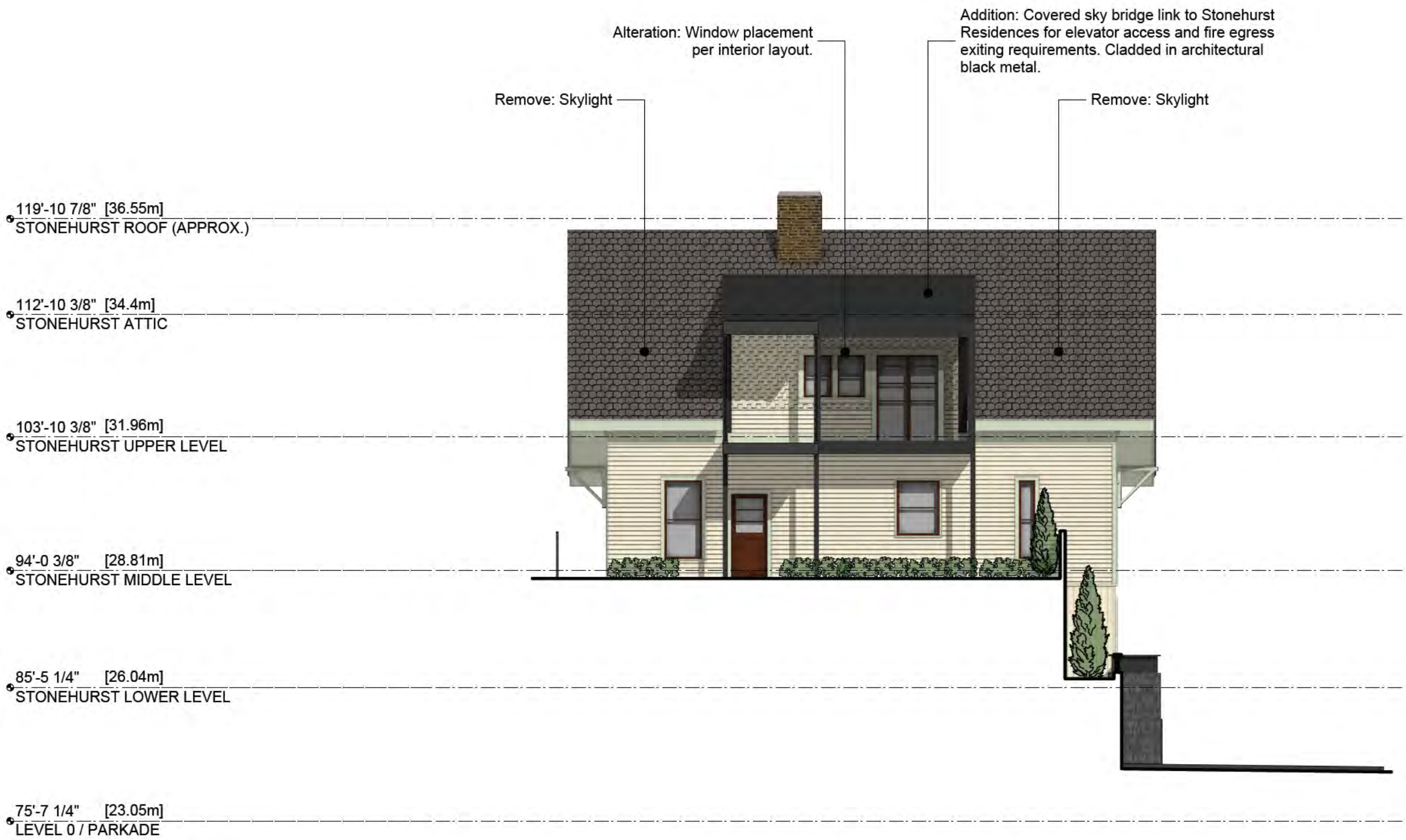
1 SOUTH ELEVATION - FACING INGLIS PARK
Scale: 3/32" = 1'-0"

STONEHURST HERITAGE INN & STONEHURST RESIDENCES

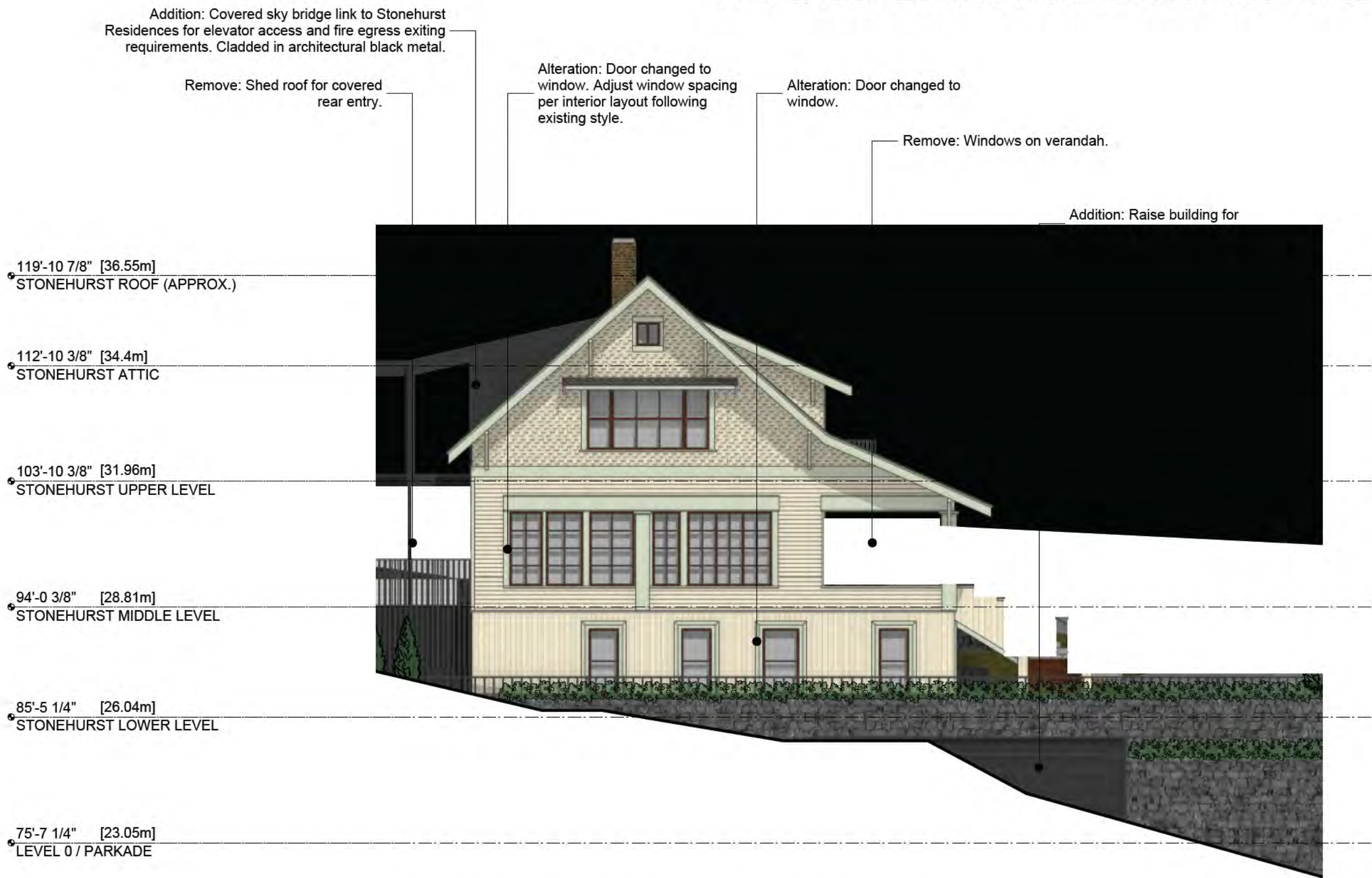
HERITAGE REVITALIZATION AGREEMENT APPLICATION



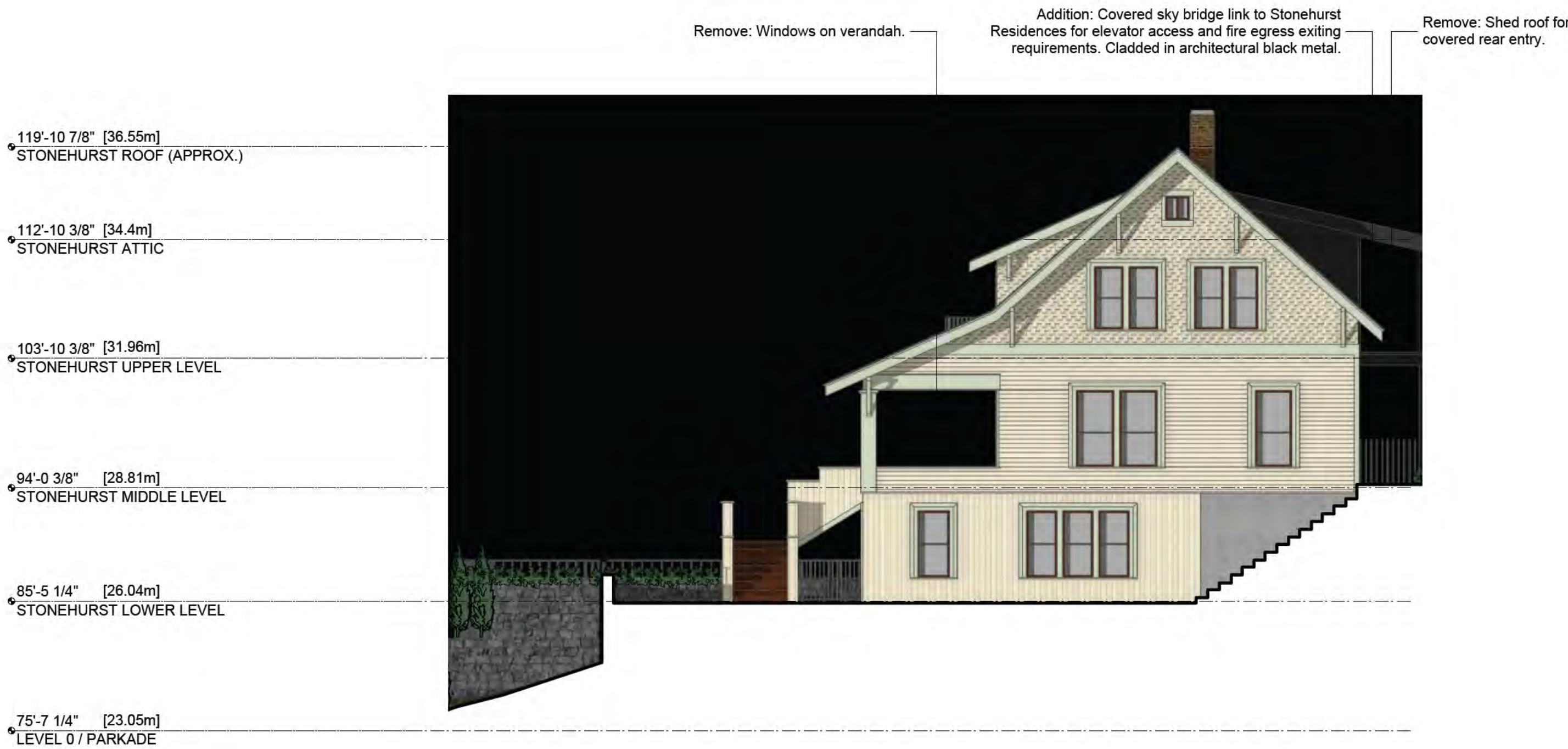
1 PROPOSED - FRONT FACADE (EAST)
Scale: 1/8" = 1'-0"



3 PROPOSED - WEST + SKY BRIDGE
Scale: 1/8" = 1'-0"



2 PROPOSED - SOUTH
Scale: 1/8" = 1'-0"



4 PROPOSED - NORTH
Scale: 1/8" = 1'-0"

ELEVATIONS - PROPOSED STONEHURST

Frits de Vries Architects + Associates Ltd

www.frits.ca
1834 West 1st Avenue
Vancouver, BC
604.736.7820
frits@frits.ca

GENERAL NOTES:
1. Contractor to verify all notes and dimensions and report any discrepancies to the architect prior to construction.
2. Do not scale drawings.
3. Construction shall be limited to what is approved on the permit drawings.
4. All work shall be done in accordance with all relevant codes, by laws and statutes.
5. These drawings and the design shown are exclusive property of Frits de Vries Architects + Associates and may not be reproduced without written consent.

DEVELOPER:

PACIFIC RAY DEVELOPMENT INC.

ISSUED (yy/mm/dd):
250210_HRA

STONEHURST
529 Gibsons Way,
Gibsons, BC

Legal Description:
Lot 22, Block 2, D.L. 686, Group 1, N.W.D., Plan 3307

Scale: 1/8" = 1'-0"

Drawn By:

Revision #: 01

Drawing #:

A4.1b

STONEHURST HERITAGE INN & STONEHURST RESIDENCES

HERITAGE REVITALIZATION AGREEMENT APPLICATION



1

EAST ELEVATION - STONEHURST FACADE

Scale: 1/8" = 1'-0"



2

EAST ELEVATION - STONEHURST RESIDENCES

Scale: 1/8" = 1'-0"

MATERIAL LEGEND:	
1	BOARD TRIM (TO MATCH EXISTING)
2	SHIPLAP CLADDING (TO MATCH EXISTING)
3	SHINGLE CLADDING (TO MATCH EXISTING)
4	BATT AND BOARD CLADDING (TO MATCH EXISTING)
5	WOOD GRAIN CLADDING
6	SHINGLE CLADDING - WHITE
7	FEATURE MASONRY
8	ARCHITECTURAL CORR. METAL - GRAY
9	ARCHITECTURAL CORR. METAL - BLACK
10	ARCHITECTURAL METAL PANEL - GRAY
11	ARCHITECTURAL METAL PANEL - BLACK

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Gibsons, BC

Legal Description:

Lot 22, Block 2, D.L. 686, Group 1, N.W.D., Plan 3307

Scale:

AS NOTED

Drawn By:

Revision #:

01

Drawing #:

A4.3

HERITAGE REVITALIZATION AGREEMENT APPLICATION

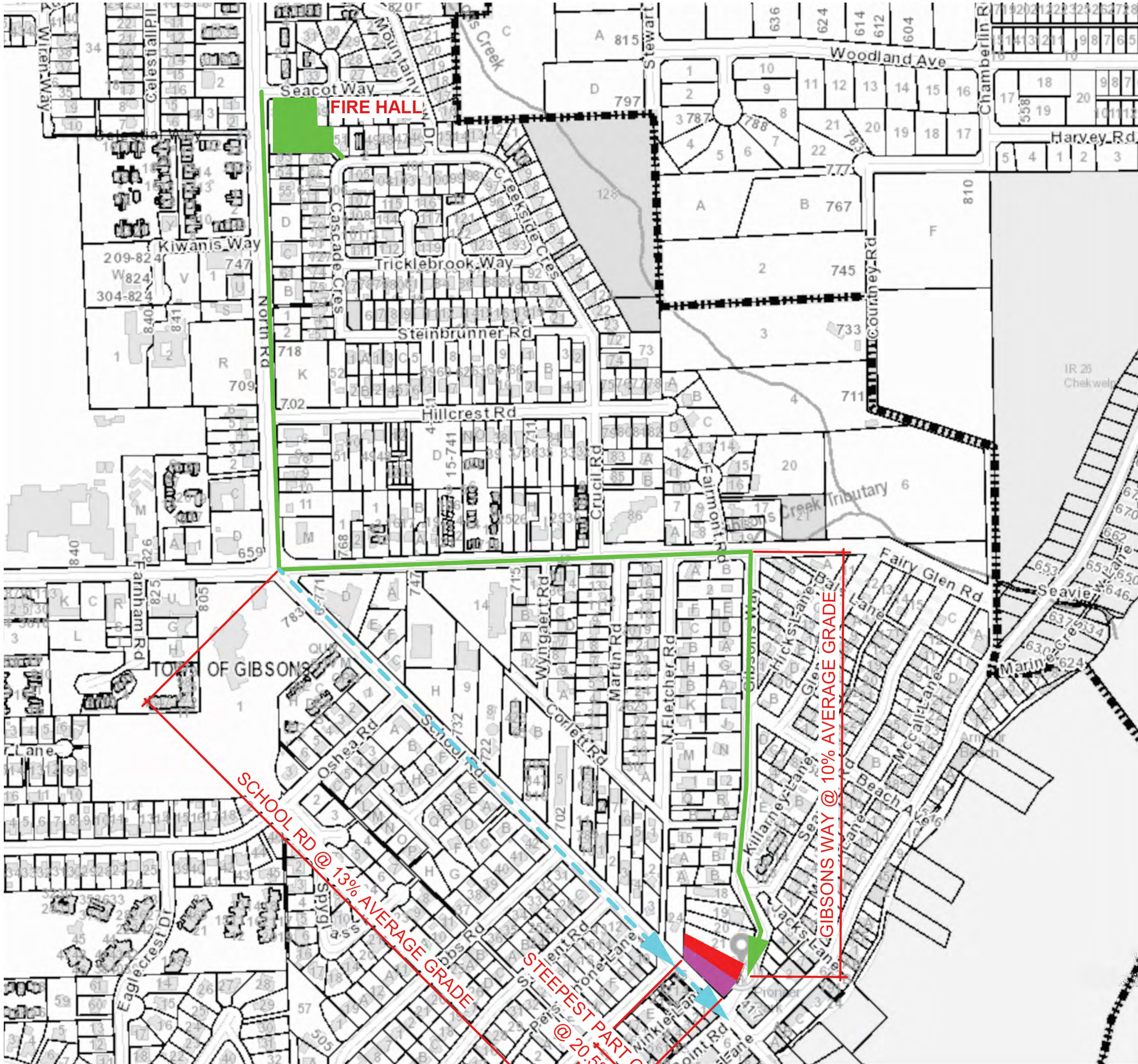


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STONEHURST HERITAGE INN & STONEHURST RESIDENCES

HERITAGE REVITALIZATION AGREEMENT APPLICATION



LEGEND:

- FIRE DEPARTMENT LOCATION, INTERSECTION SEACOT WAY AND SUNSHINE COAST HIGHWAY
- PRIMARY RESPONSE ROUTE VIA GIBSONS WAY APPROX 10% GRADE ALONG GIBSONS WAY DOWN FROM INTERSECTION APPROX 1.6km DISTANCE
- FIRE-FIGHTER ACCESS ROUTE
- SECONDARY RESPONSE ROUTE VIA SCHOOL RD APPROX 13% GRADE FROM SUNSHINE COAST HIGHWAY INTERSECTION DOWN TO GIBSONS WAY 20.5% GRADE ALONG LOT 23 PROPERTY LINE (SCHOOL RD) APPROX 1.4km DISTANCE
- SUBJECT SITE, 529 GIBSONS WAY
- GIBSONS TOWN LOT 23 GRAVEL CARPARKS

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DEVELOPER:

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ISSUED (yy/mm/dd):

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Gibsons, BC

Legal Description:
Lot 22, Block 2, D.L. 686, Group 1, N.W.D., Plan 3307

Scale: NTS

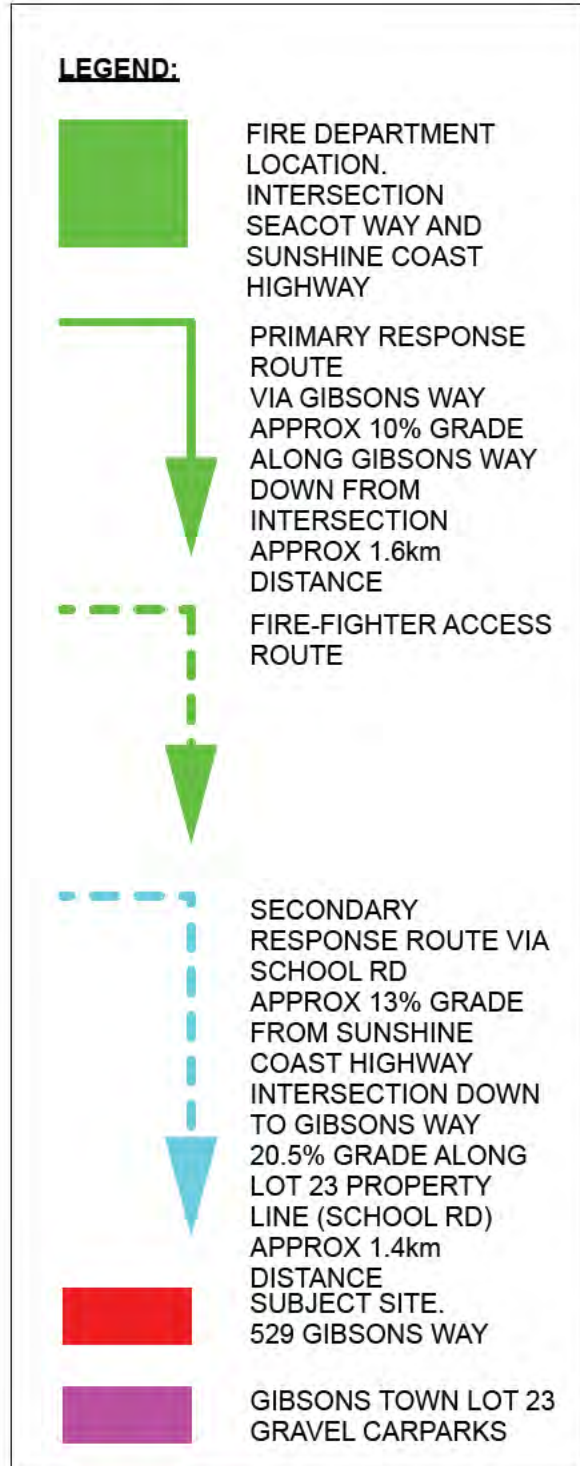
Drawn By:

Revision #: 01

Drawing #: A9.0

FIRE DEPARTMENT RESPONSE ROUTE

HERITAGE REVITALIZATION AGREEMENT APPLICATION



LEVEL 0 - FIRE DEPARTMENT ACCESS