

Nature of the Proposed Development

This application proposes the development of two small-scale residential buildings, each containing three apartment units, for a total of six residential dwellings on the lot at 565 Gibsons Way. The development would require rezoning from its current residential zoning to Part 9. RCL.

Fit Within the Neighborhood

The subject property is located along Gibsons Way, a key arterial road that serves as a transitional area between commercial and residential uses. The surrounding context includes a mix of single-family homes and Townhome with nearby commercial services, making this property well-suited for a modest increase in residential density.

The proposal is aligned with existing neighborhood heights and built form, providing infill housing that maintains a human scale and respects neighboring properties through setbacks, landscaping, and compatible scale and massing.

Design Character

The proposed buildings will be designed in a modern West Coast architectural style, using natural materials, clean lines, and a palette that blends into the coastal landscape. Each unit includes;

- Private outdoor space (e.g. patios or decks)
- Energy-efficient construction
- Landscaped buffers to create a soft transition with adjacent lots from the roof tops that belong to the units on the third Floor

Parking and access are carefully planned to be functional yet unobtrusive, prioritizing both vehicle access and pedestrian connectivity.

Benefit to the Community

- Housing Diversity: Adds 6 attainable residential units, helping meet local housing demand.
- Sustainable Growth: Encourages smart, compact development near transit and amenities.
- Efficient Land Use: Utilizes existing infrastructure and contributes to infill without sprawl.
- Economic Support: Brings additional residents to support nearby shops and services.

Impact on Land Use Pattern

The proposed development represents a logical intensification of land use along an existing arterial corridor. It supports the Town of Gibsons' goals for mixed-density housing and walk-able neighborhoods, and maintains compatibility with surrounding land uses. No significant disruption to the existing land use pattern is anticipated.



VIEWED FROM GIBSONS WAY



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All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
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Client

Address

Project No.

2201

DWG. NO:

565 GIBSONS WAY,

Date

JULY 2025

A02

Project

Drawing

Drawn by

TM

DOUBLE TRIPLEX

PROPOSED SUMMARY

Checked by

DM

Scale:

1/4" = 1'-0"