

Development Variance Summary

565 Gibsons Way

Nature of the Proposed Development

This application proposes the development of two small-scale residential triplex buildings, each containing three stacked townhouse style units, for a total of six residential dwellings on the lot at 565 Gibson Way. The proposal meets the OCP for low to medium density and would require a development variance for subdivision for the frontage on one half of the subdivision plan. The lot exceeds the minimum for size and density with a site plan that provides safe unobstructed access.

Fit Within the Neighbourhood

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 single family homes, townhomes, and nearby commercial services. The zoning to the north is low density with medium to high density to the east south and west.

The proposal is aligned with existing neighbourhood heights and build form, providing infill housing that maintains a human scale and respects neighbouring properties through set backs, building into the terrain, landscaping buffers, and compatible scale and massing.

Design Character

Under the OCP, the proposed buildings are designed with a subtle coastal architectural style, using natural materials, a colour palette that blends into the coastal neighbourhood and will help maintain the natural contour of the landscape. The symmetry and design of this layout helps to limit the environmental footprint minimizing material waste for building and providing energy efficiency for living.

- Private outdoor space (patios and decks)
- Energy efficient construction with uniform suite layouts
- Landscaping buffers to create a soft transition with adjacent lots
- Designed into the landscape to maximize the surrounding views while minimizing the overall footprint
- Easy fire access
- Sloped roof for solar integration
- Rental units optional adding to the diversity of housing

Parking and living access have been carefully planned to be functional yet unobtrusive, prioritizing both vehicle and fire access while ensuring pedestrian connectivity and community.

Benefit to the Community

- Housing Diversity - Adds attainable residential units, helping meet local housing demand.
- Sustainable Growth - Encourages smart compact development near transit amenities.
- Efficient Land Use - Utilizes existing infrastructure and adds infill housing without sprawl.
- Economic Support - Brings added families and residents to support the communities shops and services while providing economic benefits to local businesses through construction.

Impact on Land Use Pattern

The proposed development represents a logical intensification of land use along an existing arterial corridor. It supports the Towns goals of mixed-density housing options and walkable neighbourhoods while maintaining compatibility with the surrounding land uses. No significant disruption to the existing land use pattern.