

PROJECT INFORMATION

DEVELOPER

SEACLIFF PROPERTIES
305-1788 5th Ave W
Vancouver, BC
Contact: Jeany Lee
PHONE: (604) 957.4219

DEVELOPMENT MANAGER

CITYSTATE CONSULTING GROUP
200 – 2414 Saint Johns Street,
Port Moody, BC
Contact: Aidan Shirley
Phone: (778) 707.3659
aidan@citystate.ca

ARCHITECTURE

CELSO STIFELMANN ARCHITECTURE INC
400 - 22 East 5th Avenue
Vancouver BC
Contact: Celso Stifelmann
Phone: (604) 992.7882
cstifelmann@csarchitect.ca

LANDSCAPE ARCHITECT

JOE ZHOU LANDSCAPE ARCHITECTS
1109-1200 West 73rd Avenue
Contact: Joe Zhou
Phone: (604) 866.5218
joe@joehzhou.com

CIVIL ENGINEER

APLIN AND MARTIN CONSULTANTS LTD
201-12448 82nd Avenue,
Surrey, BC, V3W 3E9
Contact: Mark Casidy
Phone: (6040 367-7552
mcasidy@aplinmartin.com

TRANSPORTATION ENGINEER

CTS SOLUTIONS LTD
1952 Kingsway Ave,
Port Coquitlam, BC V3C 6C2
Contact: Jan Voss
Phone: (604) 936-6190
jvoss@cts-bc.ca

ENVIRONMENTAL

KEYSTONE ENVIRONMENTAL LTD
320-4400 Dominion Street
Burnaby, BC V5G 4G3
Contact: Monte Anions
Phone: (604) 430-0671
manions@keystoneenvironmental.ca

ARBORIST

BEECHWOOD LANDSCAPE SERVICES
Contact: Austin Peterson
Phone: (604) 614-3517
austin.peterson@beechwoodconsultingarborists.ca

BIOLOGIST

CASCADIA BIOLOGICAL SERVICES
Contact: Thomas Roy
488F Bay St,
Victoria, BC V8T 5H2
Phone: (250) 479-3868
cascadiabiological@gmail.com

POWER CONSULTANT

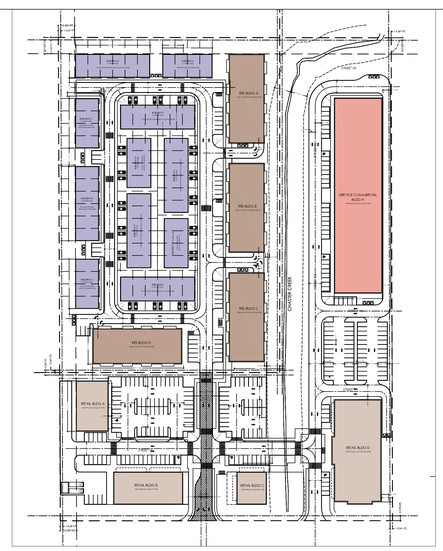
SITE POWER ENGINEERING CONSULTANTS LTD
#107, 7162 West Saanich Rd
Brentwood Bay, BC V8M 1P6
Contact: Trevor Stemo
Phone: (250) 940-9320
tstemo@sitepower.ca

SURVEYOR

BENNETT LAND SURVEYING LTD
#13-292 Gower Point Road
Gibsons, BC, V0N 1V0
Contact: Danu Van Der Mark
Phone: (604) 886-2531
danu@bennettsurveys.com

GEOTECHNICAL ENGINEER

GEOPACIFIC CONSULTANTS LTD
3351 Douglas St 2nd Floor
Victoria, BC V8Z 3L4
Contact: Sean Heffernan
Phone: (250) 381-2134
heffernan@geopacific.ca



SITE OVERVIEW

ADDRESS: 1150/1118 SUNSHINE COAST HIGHWAY - GIBSONS BC
PID: 004-025-962 / 011-266-544

SITE AREA:

1118 SUNSHINE COAST HIGHWAY = 20,260.007 M2
1150 SUNSHINE COAST HIGHWAY = 40,420.337 M2

OCP LAND USE:

CURRENT: SPECIAL STUDY AREA B (SSB)
PROPOSED: MIXED-USE COMMERCIAL (MC); HIGH-DENSITY RESIDENTIAL (HR)

ZONING:

CURRENT: FUTURE COMMERCIAL (CF)
PROPOSED: MIXED-USE COMMERCIAL UPPER GIBSONS (CM-2); HIGH-DENSITY RESIDENTIAL (RH-1)

CS|ARCHITECT
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City State™

SEACLIFF PROPERTIES

ISSUED FOR:	DATE:
01 ISSUED OCP AMENDMENT	2026-10-06

SEACLIFF GIBSONS MASTER PLAN
SUNSHINE COAST HIGHWAY

STATS & PROJECT INFORMATION

AS SHOWN
2026/08/14
24005
COVER

SITE AND DEVELOPMENT STATISTICS

RESIDENTIAL STATISTICS

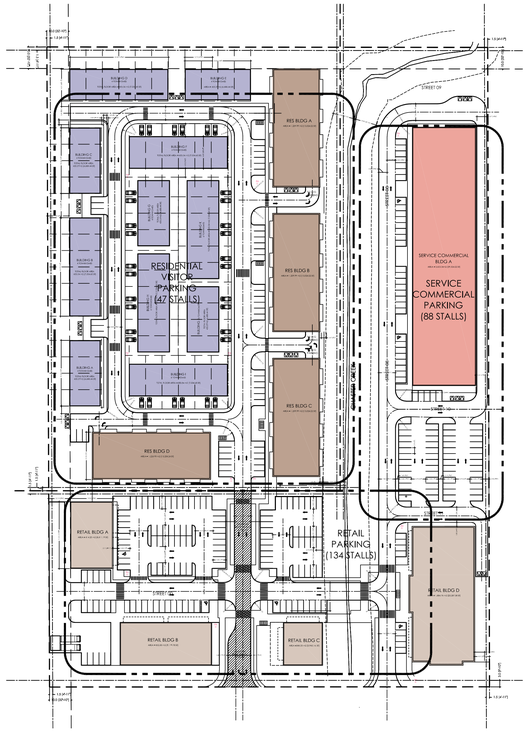
BUILDING	FLOOR AREA - BUILDINGS						UNIT TYPE	COUNT	FLOOR AREA - UNITS				VEH. PARKING				BIC. PARKING			
	BUILDABLE		GROSS		SALABLE				GROSS		SALABLE		REQUIRED		PROVIDED		REQUIRED		PROVIDED	
													PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
TOWNHOUSES																				
TH Bldg. A	838.0 m²	(9,020 ft²)	732.2 m²	(7,881 ft²)	616.3 m²	(6,634 ft²)	TH Type A	4	183.0 m²	(1,970 ft²)	154.1 m²	(1,658 ft²)								
TH Bldg. B	1,257.0 m²	(13,530 ft²)	1,098.3 m²	(11,822 ft²)	924.4 m²	(9,950 ft²)	TH Type A	6	183.0 m²	(1,970 ft²)	154.1 m²	(1,658 ft²)								
TH Bldg. C	838.0 m²	(9,020 ft²)	732.2 m²	(7,881 ft²)	616.3 m²	(6,634 ft²)	TH Type A	4	183.0 m²	(1,970 ft²)	154.1 m²	(1,658 ft²)							2.00	48
TH Bldg. D	1,257.0 m²	(13,530 ft²)	1,098.3 m²	(11,822 ft²)	924.4 m²	(9,950 ft²)	TH Type A	6	183.0 m²	(1,970 ft²)	154.1 m²	(1,658 ft²)								
TH Bldg. E	838.0 m²	(9,020 ft²)	732.2 m²	(7,881 ft²)	616.3 m²	(6,634 ft²)	TH Type A	4	183.0 m²	(1,970 ft²)	154.1 m²	(1,658 ft²)								
TH Bldg. F	1,278.9 m²	(13,766 ft²)	1,043.0 m²	(11,227 ft²)	925.5 m²	(9,962 ft²)	TH Type B	6	173.8 m²	(1,871 ft²)	154.2 m²	(1,660 ft²)	1.25	70	2.00	112	1.25	70		
TH Bldg. G	852.6 m²	(9,177 ft²)	695.3 m²	(7,484 ft²)	617.0 m²	(6,641 ft²)	TH Type B	4	173.8 m²	(1,871 ft²)	154.2 m²	(1,660 ft²)								
TH Bldg. H	1,278.9 m²	(13,766 ft²)	1,043.0 m²	(11,227 ft²)	925.5 m²	(9,962 ft²)	TH Type B	6	173.8 m²	(1,871 ft²)	154.2 m²	(1,660 ft²)								
TH Bldg. I	1,278.9 m²	(13,766 ft²)	1,043.0 m²	(11,227 ft²)	925.5 m²	(9,962 ft²)	TH Type B	6	173.8 m²	(1,871 ft²)	154.2 m²	(1,660 ft²)							1.00	32
TH Bldg. J	852.6 m²	(9,177 ft²)	695.3 m²	(7,484 ft²)	617.0 m²	(6,641 ft²)	TH Type B	4	173.8 m²	(1,871 ft²)	154.2 m²	(1,660 ft²)								
TH Bldg. K	1,278.9 m²	(13,766 ft²)	1,043.0 m²	(11,227 ft²)	925.5 m²	(9,962 ft²)	TH Type B	6	173.8 m²	(1,871 ft²)	154.2 m²	(1,660 ft²)								
All Bldgs.							Visitor						0.20	12	0.21	12	0.00	0	0.21	12
TOWNHOUSE SUBTOTAL	***11,848.6 m²***	***(127,538 ft²)***	***9,955.6 m²***	***(107,161 ft²)***	***8,633.5 m²***	***(92,930 ft²)***		***56 units***	***177.8 m² (avg.)***	***1,914 ft² (avg.)***	***154.2 m² (avg.)***	***1,659 ft² (avg.)***	***1.46 (avg.)***	***82***	***2.21 (avg.)***	***124***	***1.25 (avg.)***	***70***	***1.64 (avg.)***	***92***
APARTMENTS																				
Apt. Bldg. A	7,234.5 m²	(77,871 ft²)	6,315.0 m²	(67,974 ft²)	6,019.0 m²	(64,788 ft²)	Studio	12	46.5 m²	(500 ft²)	44.7 m²	(481 ft²)	0.85				1.25			
							1 bedroom + den	41	60.4 m²	(650 ft²)	58.2 m²	(626 ft²)	1.00	94	1.08	103	1.25	119	1.34	127
							2 bedrooms	42	76.6 m²	(825 ft²)	73.8 m²	(794 ft²)	1.00				1.25			
							Common / Visitor		61.4 m²	(661 ft²)	0.0 m²	(0 ft²)	0.10	10	0.11	10	0.06	6	0.06	6
Bldg. A Subtotal	***83.2% efficiency***							***95 units***	***65.8 m² (avg.)***	***709 ft² (avg.)***	***63.4 m² (avg.)***	***682 ft² (avg.)***	***1.09***	***104***	***1.19***	***113***	***1.32***	***125***	***1.40***	***133***
Apt. Bldg. B	7,234.5 m²	(77,871 ft²)	6,315.0 m²	(67,974 ft²)	6,019.0 m²	(64,788 ft²)	Studio	12	46.5 m²	(500 ft²)	44.7 m²	(481 ft²)	0.85				1.25			
							1 bedroom + den	41	60.4 m²	(650 ft²)	58.2 m²	(626 ft²)	1.00	94	1.07	102	1.25	119	1.05	100
							2 bedrooms	42	76.6 m²	(825 ft²)	73.8 m²	(794 ft²)	1.00				1.25			
							Common / Visitor		61.4 m²	(661 ft²)	0.0 m²	(0 ft²)	0.10	10	0.11	10	0.06	6	0.06	6
Bldg. B Subtotal	***83.2% efficiency***							***95 units***	***65.8 m² (avg.)***	***709 ft² (avg.)***	***63.4 m² (avg.)***	***682 ft² (avg.)***	***1.09***	***104***	***1.18***	***112***	***1.32***	***125***	***1.12***	***106***
Apt. Bldg. C	7,234.5 m²	(77,871 ft²)	6,315.0 m²	(67,974 ft²)	6,019.0 m²	(64,788 ft²)	Studio	12	46.5 m²	(500 ft²)	44.7 m²	(481 ft²)	0.85				1.25			
							1 bedroom + den	47	60.4 m²	(650 ft²)	58.2 m²	(626 ft²)	1.00	94	1.03	98	1.25	119	1.37	130
							2 bedrooms	30	76.6 m²	(825 ft²)	73.8 m²	(794 ft²)	1.00				1.25			
							3 bedrooms	6	92.9 m²	(1,000 ft²)	89.4 m²	(962 ft²)	1.00				1.25			
							Common / Visitor		61.4 m²	(661 ft²)	0.0 m²	(0 ft²)	0.10	10	0.11	10	0.06	6	0.06	6
Bldg. C Subtotal	***83.2% efficiency***							***95 units***	***65.8 m² (avg.)***	***709 ft² (avg.)***	***63.4 m² (avg.)***	***682 ft² (avg.)***	***1.09***	***104***	***1.14***	***108***	***1.32***	***125***	***1.43***	***136***
Apt. Bldg. D	7,234.5 m²	(77,871 ft²)	6,315.0 m²	(67,974 ft²)	6,019.0 m²	(64,788 ft²)	Studio	12	46.5 m²	(500 ft²)	44.7 m²	(481 ft²)	0.75				1.00			
							1 bedroom + den	41	60.4 m²	(650 ft²)	58.2 m²	(626 ft²)	0.90	84	0.99	94	1.00	95	1.18	112
							2 bedrooms	42	76.6 m²	(825 ft²)	73.8 m²	(794 ft²)	0.90				1.00			
							Common / Visitor		61.4 m²	(661 ft²)	0.0 m²	(0 ft²)	0.05	5	0.05	5	0.06	6	0.06	6
Bldg. D Subtotal	***83.2% efficiency***							***95 units***	***65.8 m² (avg.)***	***709 ft² (avg.)***	***63.4 m² (avg.)***	***682 ft² (avg.)***	***0.94***	***89***	***1.04***	***99***	***1.06***	***101***	***1.24***	***118***
APARTMENT SUBTOTAL	***28,938.0 m²***	***(311,486 ft²)***	***25,260.1 m²***	***(271,897 ft²)***	***24,076.1 m²***	***(259,153 ft²)***		***380 units***	***65.8 m² (avg.)***	***709 ft² (avg.)***	***63.4 m² (avg.)***	***682 ft² (avg.)***	***1.06 (avg.)***	***401***	***1.14 (avg.)***	***432***	***1.25 (avg.)***	***476***	***1.30 (avg.)***	***493***
RESIDENTIAL TOTAL	**40,786.6 m²**	**(439,024 ft²)**	**35,215.7 m²**	**(379,058 ft²)**	**32,709.6 m²**	**(352,083 ft²)**		**436 units**	**80.2 m² (avg.)**	**863 ft² (avg.)**	**75.0 m² (avg.)**	**808 ft² (avg.)**	**1.11 (avg.)**	**483**	**1.28 (avg.)**	**556**	**1.25 (avg.)**	**546**	**1.34 (avg.)**	**585**

COMMERCIAL STATISTICS

BUILDING	FLOOR AREA - BUILDINGS				VEHICLE PARKING				BICYCLE PARKING			
					REQUIRED		PROVIDED		REQUIRED		PROVIDED	
	BUILDABLE		GROSS		RATIO	TOTAL	RATIO	TOTAL	RATIO	TOTAL	RATIO	TOTAL
Retail Bldg. A	614.2 m²	(6,611 ft²)	584.0 m²	(6,287 ft²)	1 per 50 m²	11.68			1 per 250 m² + 6	8.34		
Retail Bldg. B	852.8 m²	(9,179 ft²)	815.6 m²	(8,779 ft²)	1 per 40 m²	20.39	1 per 26 m²	134	1 per 250 m² + 6	9.26	1 per 91 m²	39
Retail Bldg. C	366.3 m²	(3,943 ft²)	343.7 m²	(3,699 ft²)	1 per 50 m²	6.87			1 per 250 m² + 6	7.37		
Retail Bldg. D	1,885.3 m²	(20,293 ft²)	1,791.1 m²	(19,280 ft²)	1 per 40 m²	44.78			1 per 250 m² + 6	13.16		
Service Comm. Bldg. E	3,537.5 m²	(38,077 ft²)	3,448.1 m²	(37,115 ft²)	1 per 40 m²	86.20	1 per 39 m²	88	1 per 250 m² + 6	7.28	1 per 40 m²	8
COMMERCIAL TOTAL	**7,256.0 m²**	**(78,103 ft²)**	**6,982.6 m²**	**(75,160 ft²)**	**1 per 41 m²**	**171**	**1 per 31 m²**	**222**	**1 per 149 m²**	**47**	**1 per 149 m²**	**47**

SITE KEYPLAN

NOTE: ALL DEVELOPMENT STATISTICS ARE BASED ON A CONCEPTUAL TEST FIT OF THE PROPOSED USES ON THE SITE AND SUBJECT TO CHANGE AT DEVELOPMENT PERMIT STAGE



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SEACLIFF PROPERTIES

ISSUED FOR: DATE:

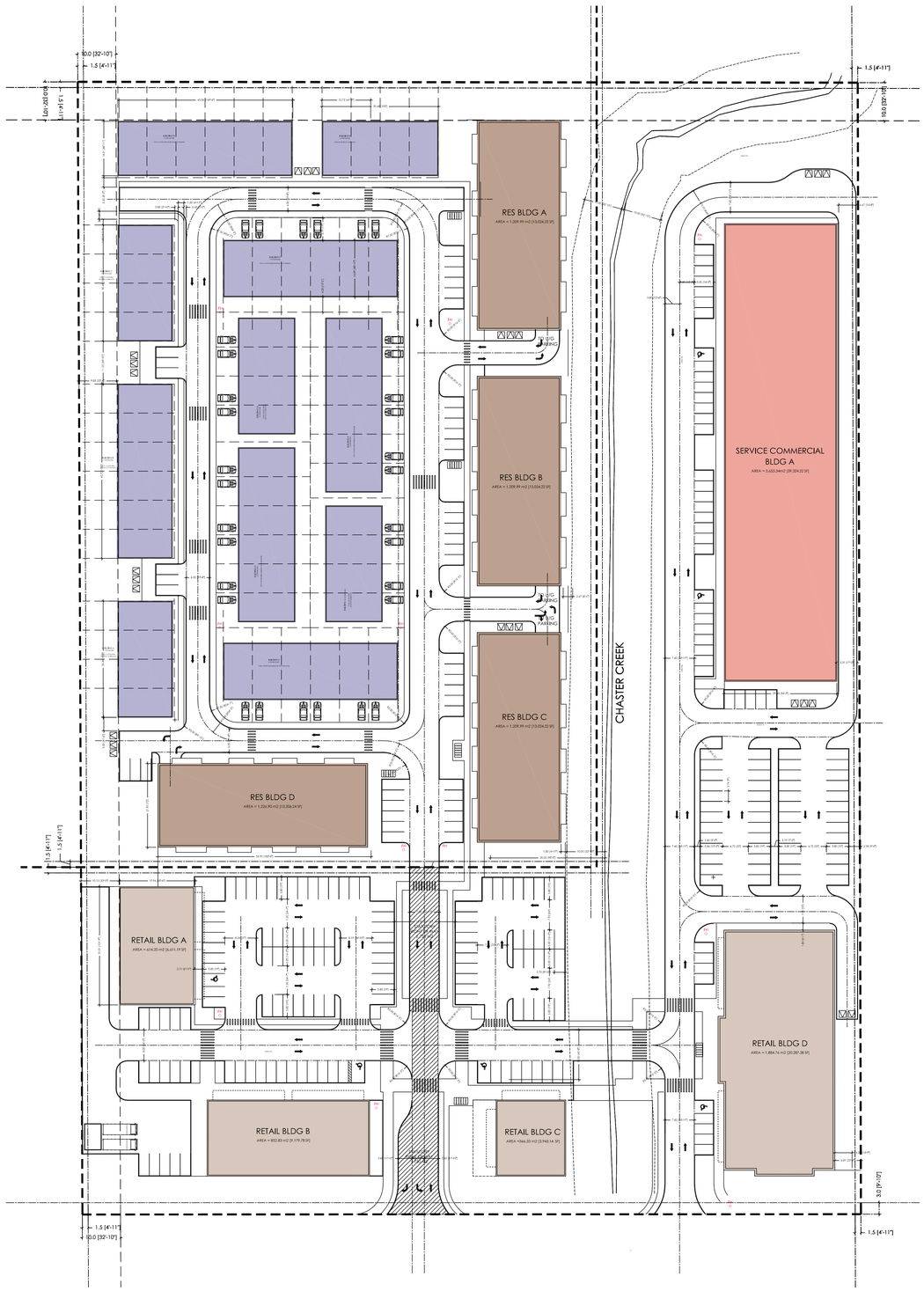
01 ISSUED OCP AMENDMENT 2026-10-06

SEACLIFF GIBSONS MASTER PLAN
SUNSHINE COAST HIGHWAY

MASTERPLAN STATISTICS

GRAPHIC
2026/08/14
24005
A-000

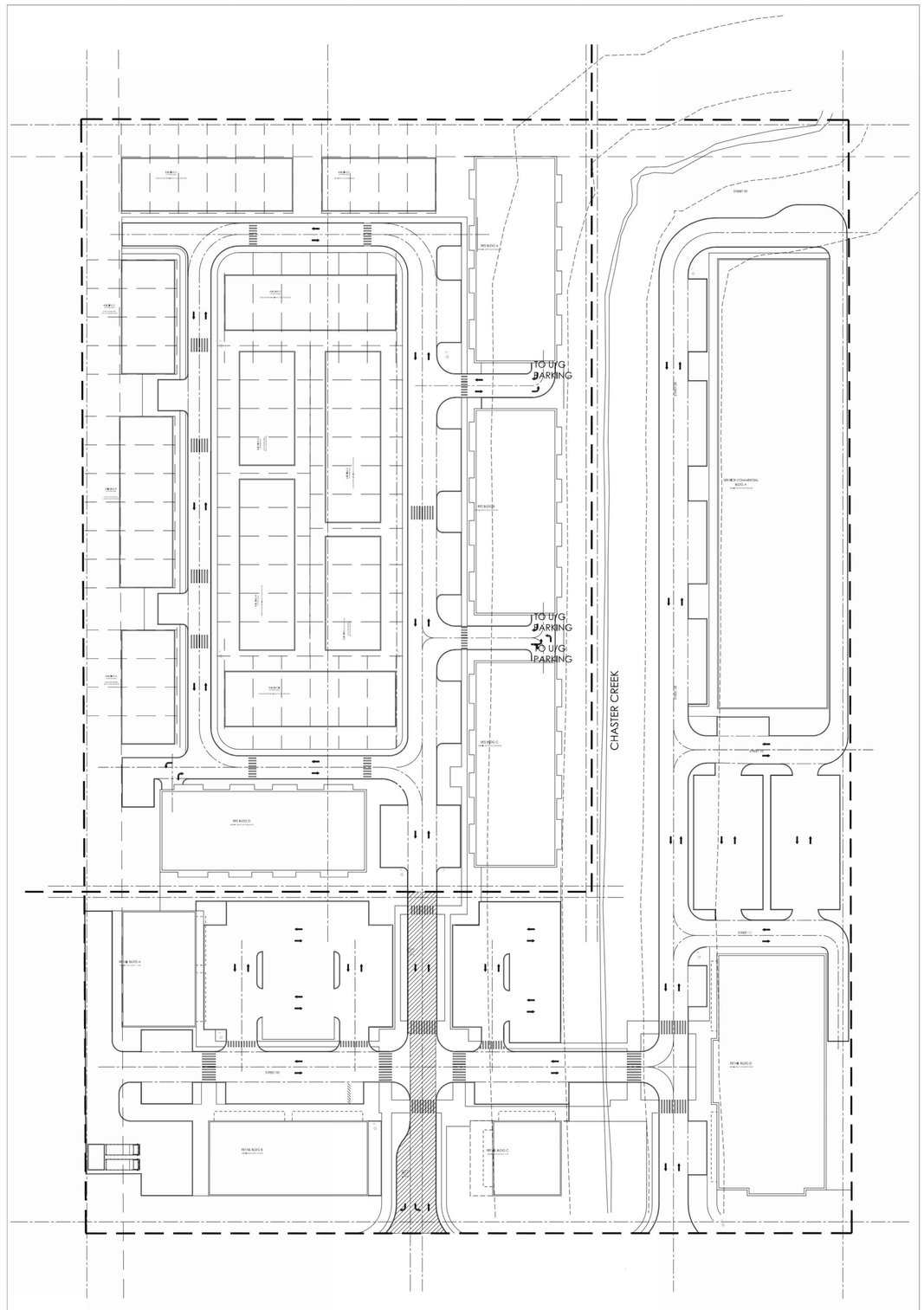
SITE MASTER PLAN



1 A001 MASTER SITE PLAN
PER GRAPHIC SCALE

0 100 200

STREET ONLY PLAN



1 A001 STREET ONLY PLAN
PER GRAPHIC SCALE

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SEACLIFF PROPERTIES

ISSUED FOR:	DATE:
01 ISSUED OCP AMENDMENT	2026-10-06

SEACLIFF GIBSONS
MASTER PLAN
SUNSHINE COAST HIGHWAY

SITE
MASTERPLAN

GRAPHIC
2026/08/14
24005
A-001

SITE LANDSCAPE



1 / A001 MASTER SITE PLAN
PER GRAPHIC SCALE

ARTISTIC RENDERINGS









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SEACLIFF PROPERTIES

ISSUED FOR: DATE:

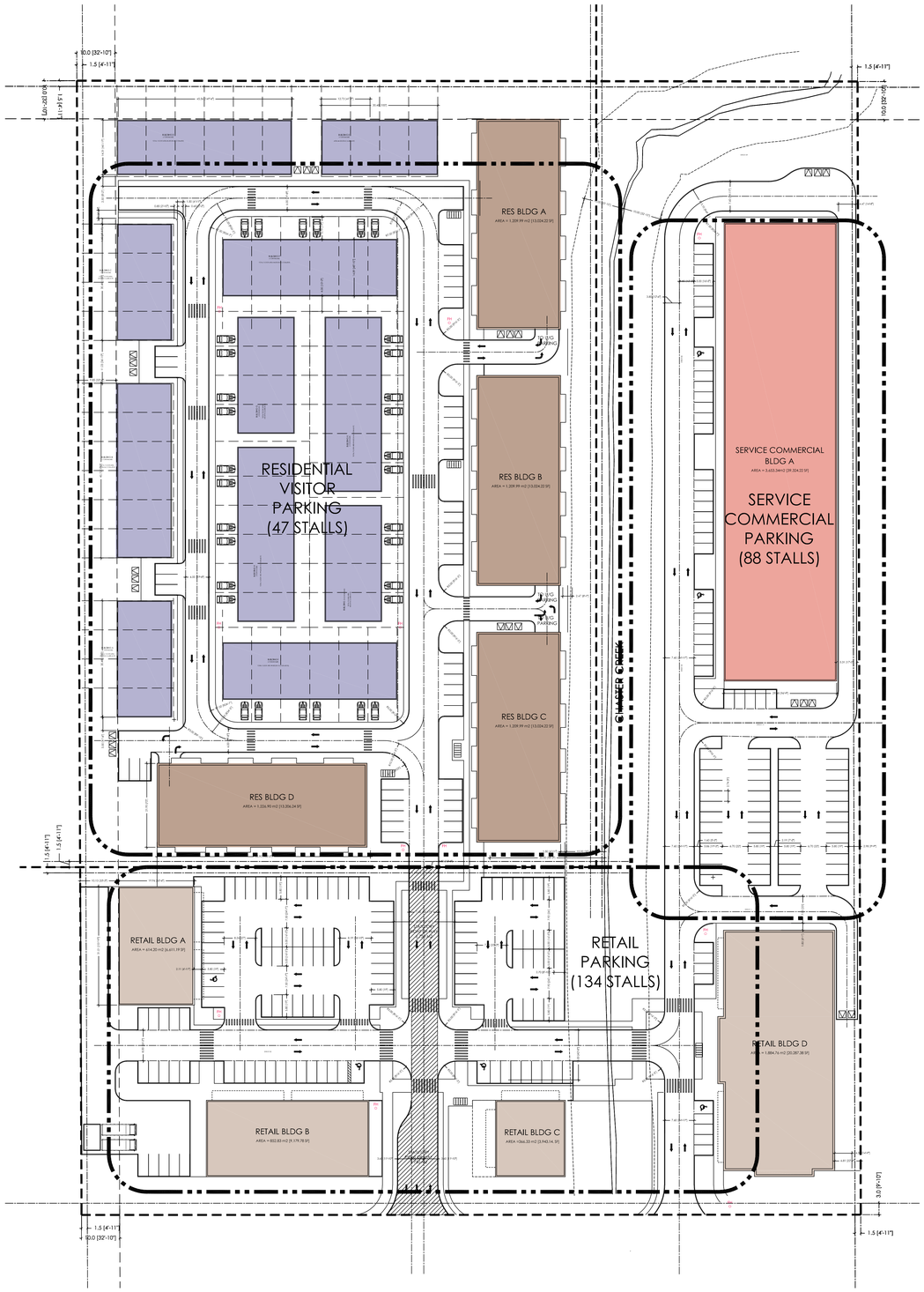
01 ISSUED OCP AMENDMENT 2026-10-06

SEACLIFF GIBSONS
MASTER PLAN
SUNSHINE COAST HIGHWAY

SITE
LANDSCAPE

GRAPHIC
2026/08/14
24005
A-002

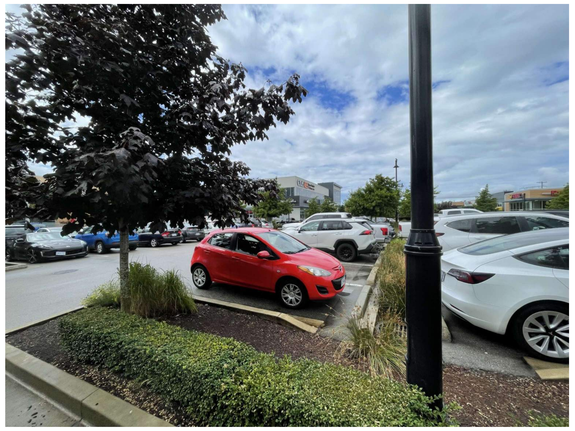
SURFACE PARKING LOTS AND STALL COUNT

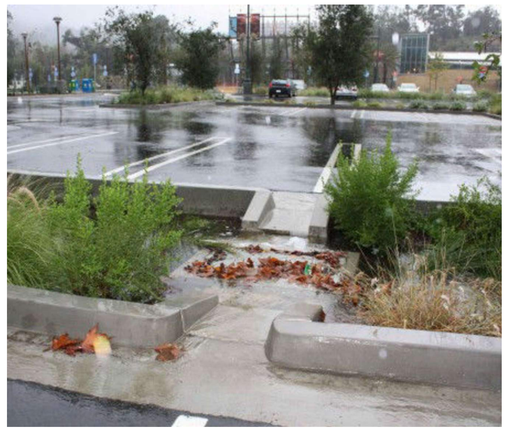


1 A001 MASTER SITE PLAN
PER GRAPHIC SCALE

0 100 200

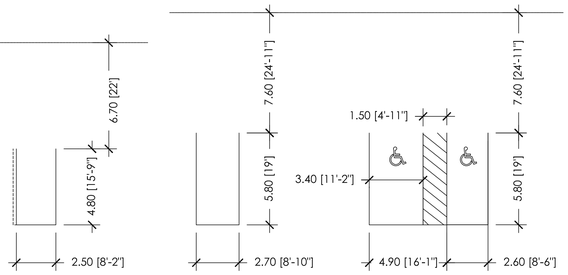
STORM MANAGEMENT AND SUSTAINABILITY





1 A001 TYPICAL BIO-SWALE - COMMERCIAL PARKING LOTS
NTS

PARKING STANDARDS



4. Parking Regulations 4-6

Table 4.1.9.1 Parking Space and Maneuvering Aisles Dimensions

Section	Parking Angle In Degrees	Width (A)	Length (B)	Depth to Curb (C)	Aisle Width (D)	Total Module (E)
T.1.1	0°	2.7 m	7 m	2.6 m	3.6 m	8.8 m
T.1.2	30°	2.7 m	5.8 m	5.2 m	3.6 m	14 m
T.1.3	45°	2.7 m	5.8 m	5.9 m	4 m	15.8 m
T.1.4	60°	2.7 m	5.8 m	6.3 m	5.6 m	18.2 m
T.1.5	90°	2.7 m	5.8 m	5.8 m	7.6 m	19.2 m

4. Parking Regulations 4-12

Table 4.1.15.1.5 Minimum Dimensions for Bicycle Parking Space

Section	Regulation	Horizontal Bike Parking Space	Vertical Bike Parking Space	Inclusive Bike Parking
T.1.5.1	Width	0.6 m	0.6 m	0.9 m
T.1.5.2	Depth	1.8 m	1.2 m	3 m
T.1.5.2	Vertical Clearance	2.1 m	2.1 m	2.1 m

COMMERCIAL AND VISITOR PARKING STALL COUNT

COMMERCIAL PARKING

BUILDING	GROSS FLOOR AREA		VEHICLE PARKING REQUIRED RATIO	VEHICLE PARKING REQUIRED TOTAL	VEHICLE PARKING PROVIDED RATIO	VEHICLE PARKING PROVIDED TOTAL	BICYCLE PARKING REQUIRED RATIO	BICYCLE PARKING REQUIRED TOTAL	BICYCLE PARKING PROVIDED RATIO	BICYCLE PARKING PROVIDED TOTAL
Retail Bldg. A	584.0 m²	(6,287 ft²)	1 per 50 m²	11.68	1 per 26 m²	134	1 per 250 m² + 6	8.34	1 per 91 m²	39
Retail Bldg. B	815.6 m²	(8,779 ft²)	1 per 40 m²	20.39			1 per 250 m² + 6	9.26		
Retail Bldg. C	343.7 m²	(3,699 ft²)	1 per 50 m²	6.87			1 per 250 m² + 6	7.37		
Retail Bldg. D	1,791.1 m²	(19,280 ft²)	1 per 40 m²	44.78			1 per 250 m² + 6	13.16		
Service Comm. Bldg. E	3,448.1 m²	(37,115 ft²)	1 per 40 m²	86.20	1 per 39 m²	88	1 per 250 m² + 6	7.28	1 per 40 m²	8
COMMERCIAL TOTAL	**6,982.6 m²**	**(75,160 ft²)**	**1 per 41 m²**	**171**	**1 per 31 m²**	**222**	**1 per 149 m²**	**47**	**1 per 149 m²**	**47**

RESIDENTIAL VISITOR PARKING

BUILDINGS	BLDG. COUNT	UNIT COUNT	VEHICLE PARKING REQUIRED RATIO	VEHICLE PARKING REQUIRED TOTAL	VEHICLE PARKING PROVIDED RATIO	VEHICLE PARKING PROVIDED TOTAL	BICYCLE PARKING REQUIRED RATIO	BICYCLE PARKING REQUIRED TOTAL	BICYCLE PARKING PROVIDED RATIO	BICYCLE PARKING PROVIDED TOTAL
All TH Bldgs.	11	56	0.20 per unit	12	0.21 per unit	12	0.00 per unit	0	0.21 per unit	12
Apt. Bldg. A	1	95	0.10 per unit	10	0.11 per unit	10	0.06 per unit	6	0.06 per unit	6
Apt. Bldg. B	1	95	0.10 per unit	10	0.11 per unit	10	0.06 per unit	6	0.06 per unit	6
Apt. Bldg. C	1	95	0.10 per unit	10	0.11 per unit	10	0.06 per unit	6	0.06 per unit	6
Apt. Bldg. D	1	95	0.05 per unit	5	0.05 per unit	5	0.06 per unit	6	0.06 per unit	6
VISITOR TOTAL	**15**	**436**	**0.11 per unit**	**47**	**0.11 per unit**	**47**	**0.06 per unit**	**24**	**0.08 per unit**	**36**

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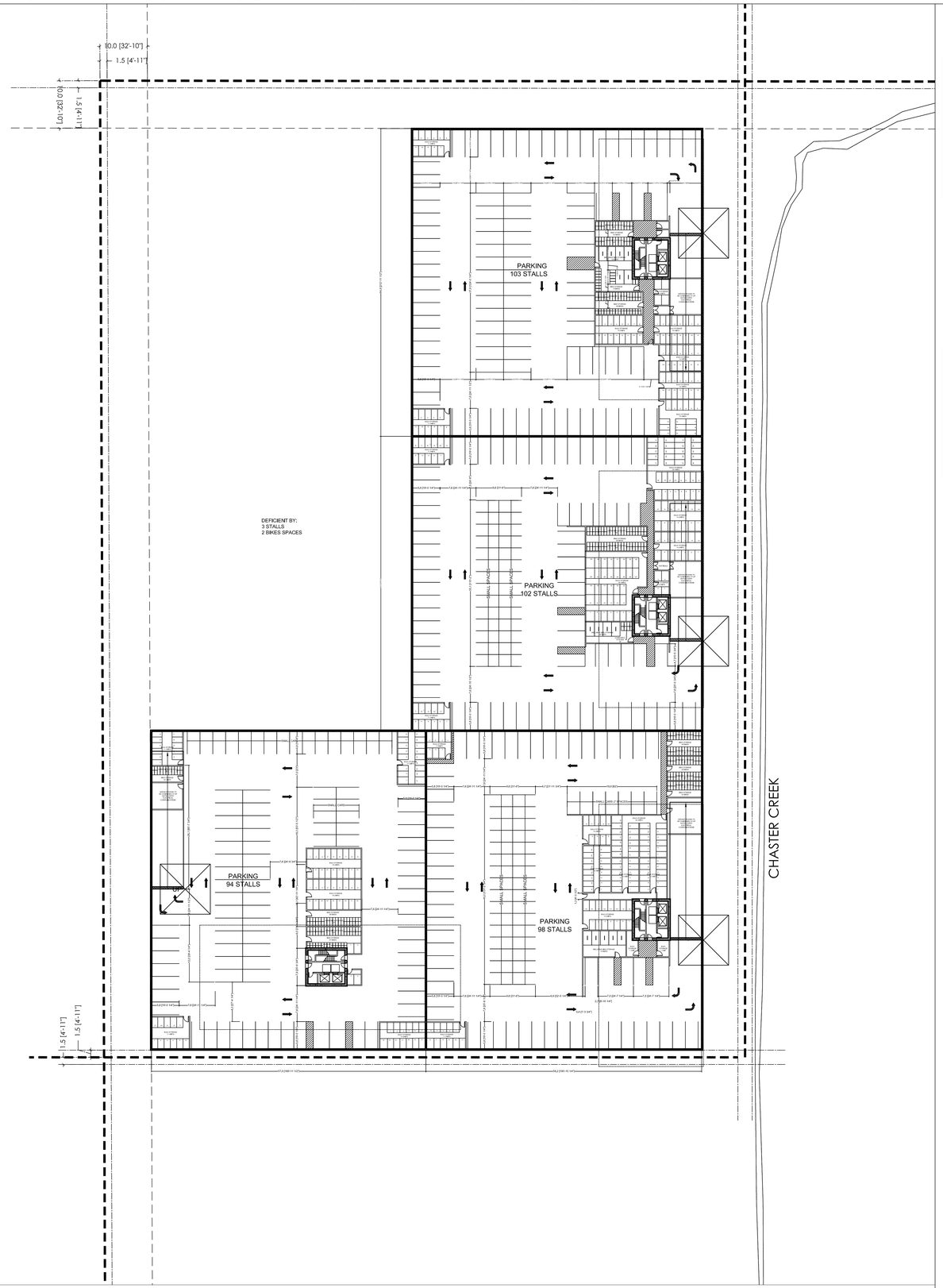
ISSUED FOR:	DATE:
01 ISSUED OCP AMENDMENT	2026-10-06

SEACLIFF GIBSONS MASTER PLAN
SUNSHINE COAST HIGHWAY

PARKING COUNTS

1:400
2026/08/14
24005
A-003

RESIDENTIAL BUILDINGS - AREAS AND PARKING REQUIREMENTS



1 A001 BELOW GRADE PARKING
PER GRAPHIC SCALE

0 100 200

PARKING STALLS AND PROPOSED STREET SECTION

RESIDENTIAL PARKING (EXCL. VISITOR)

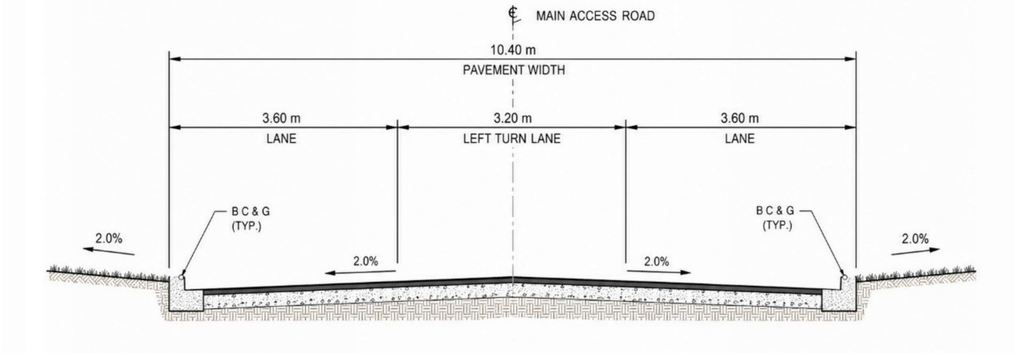
BUILDINGS	BLDG. COUNT	UNIT COUNT	VEHICLE PARKING				BICYCLE PARKING			
			REQUIRED		PROVIDED		REQUIRED		PROVIDED	
			RATIO	TOTAL	RATIO	TOTAL	RATIO	TOTAL	RATIO	TOTAL
TH Bldgs. A-E	5	24	1.25 per unit	30	2.00 per unit	48	1.25 per unit	30	2.00 per unit	48
TH Bldgs. F-K	6	32	1.25 per unit	40	2.00 per unit	64	1.25 per unit	40	1.00 per unit	32
Apt. Bldg. A	1	95	0.99 per unit	94	1.08 per unit	103	1.25 per unit	119	1.34 per unit	127
Apt. Bldg. B	1	95	0.99 per unit	94	1.07 per unit	102	1.25 per unit	119	1.05 per unit	100
Apt. Bldg. C	1	95	0.99 per unit	94	1.03 per unit	98	1.25 per unit	119	1.37 per unit	130
Apt. Bldg. D	1	95	0.88 per unit	84	0.99 per unit	94	1.00 per unit	95	1.18 per unit	112
VISITOR TOTAL	**15**	**436**	**1.00 per unit**	**436**	**1.17 per unit**	**509**	**1.20 per unit**	**522**	**1.26 per unit**	**549**

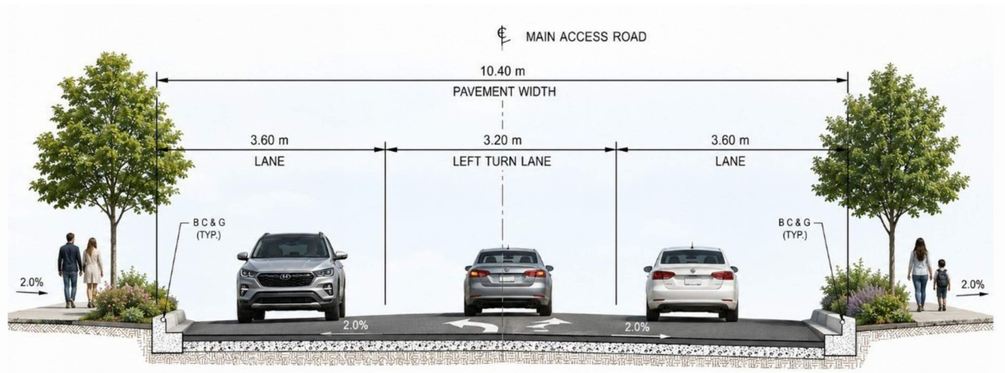
VEHICLE PARKING BREAKDOWN

BUILDINGS	REQUIRED SPACES	STANDARD SPACES			SMALL CAR SPACES			ACCESSIBLE SPACES		
		REQUIRED		PROVIDED TOTAL	REQUIRED		PROVIDED TOTAL	REQUIRED		PROVIDED TOTAL
		RATIO	TOTAL		RATIO	TOTAL		RATIO	TOTAL	
All TH Bldgs.	70	-	-	112	≤30%	≤21	0	≥0	≥0	0
Apt. Bldg. A	94	-	-	99	≤30%	≤28	0	≥0.034 per unit + 1	≥5	4
Apt. Bldg. B	94	-	-	69	≤30%	≤28	28	≥0.034 per unit + 1	≥5	4
Apt. Bldg. C	94	-	-	55	≤30%	≤28	39	≥0.034 per unit + 1	≥5	4
Apt. Bldg. D	84	-	-	64	≤30%	≤25	26	≥0.034 per unit + 1	≥5	4
TOTAL SPACES	**436**	**-**	**-**	**399**		**≤131**	**93**		**≥20**	**16**

BICYCLE PARKING BREAKDOWN

BUILDINGS	REQUIRED SPACES	HORIZONTAL SPACES			HORIZONTAL (STACKED) SPACES			VERTICAL SPACES			INCLUSIVE SPACES		
		REQUIRED		PROVIDED TOTAL	REQUIRED		PROVIDED TOTAL	REQUIRED		PROVIDED TOTAL	REQUIRED		PROVIDED TOTAL
		RATIO	TOTAL		RATIO	TOTAL		RATIO	TOTAL		RATIO	TOTAL	
All TH Bldgs.	70	-	-	80	-	-	0	≤33%	≤23	0	≥10%	≥7	0
Apt. Bldg. A	119	-	-	42	-	-	42	≤33%	≤39	31	≥10%	≥12	12
Apt. Bldg. B	119	-	-	46	-	-	46	≤33%	≤39	0	≥10%	≥12	8
Apt. Bldg. C	119	-	-	60	-	-	60	≤33%	≤39	0	≥10%	≥12	10
Apt. Bldg. D	95	-	-	49	-	-	49	≤33%	≤31	14	≥10%	≥10	0
TOTAL SPACES	**522**	**-**	**-**	**277**	**-**	**-**	**197**		**≤172**	**45**		**≥52**	**30**





NOTES:

1. ALL SLOPES ARE IN PERCENT (%)
2. B C & G = BARRIER CURB & GUTTER
3. PAVEMENT STRUCTURE TO BE DESIGNED IN ACCORDANCE WITH GEOTECHNICAL REPORT

1 A001 PROPOSED STREET SECTION
N.T.S.

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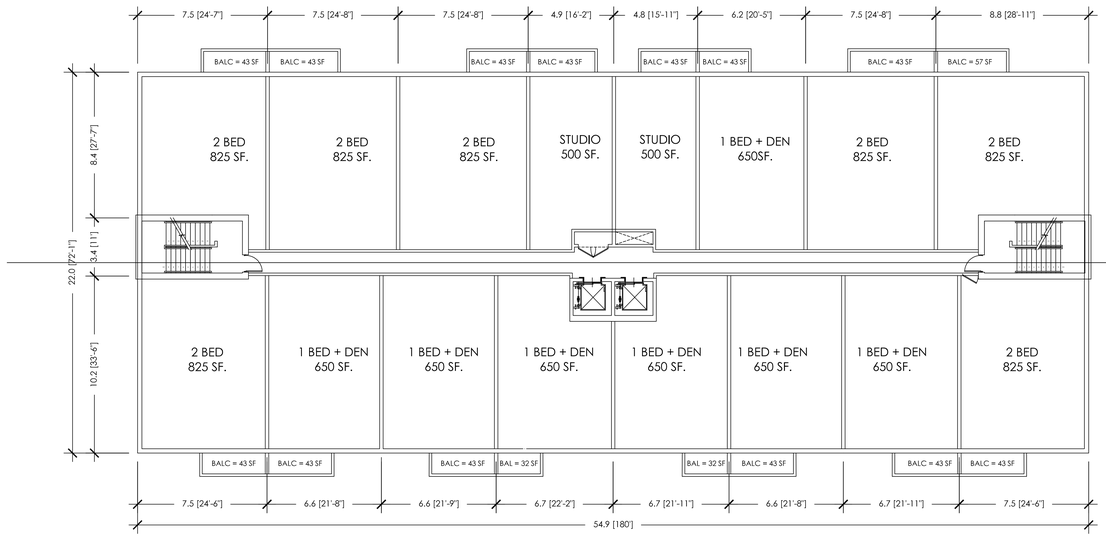
01 ISSUED OCP AMENDMENT 2026-10-06

SEACLIFF GIBSONS
MASTER PLAN
SUNSHINE COAST HIGHWAY

UNDERGROUND PARK COUNT

1:400
2026/08/14
24005
A-004

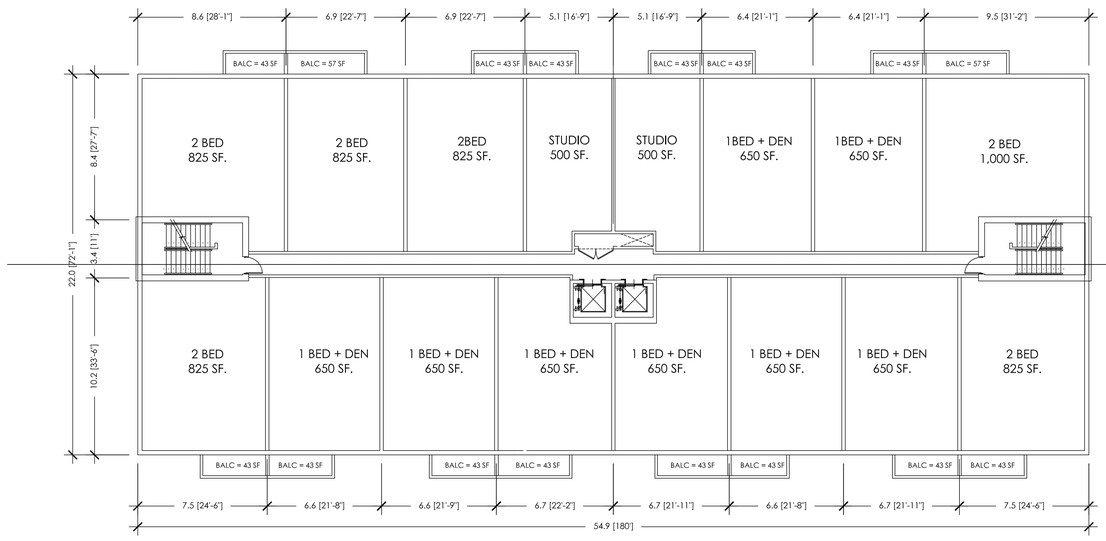
RESIDENTIAL BUILDINGS - TYPICAL FLOOR PLANS



1 RESID BUILDINGS A, B AND D
Scale: 1" = 1/8"

1 / A001 TYPICAL RES BUILDGS A, B AND D
PER GRAPHIC SCALE

RENTAL BUILDING - TYPICAL FLOOR PLANS



1 / A001 TYPICAL RENTAL - BUILDING C
PER GRAPHIC SCALE

BUILDING AREAS, UNIT COUNT AND PERCENTAGE BY TYPOLOGY

BUILDINGS A, B, D

BUILDING	FLOOR AREA - BUILDINGS			UNIT TYPE	COUNT	RATIO	FLOOR AREA - UNITS			
							GROSS		SALABLE	
	BUILDABLE	GROSS	SALABLE							
Apt. Bldgs. A, B, D	7,234.5 m²	6,315.0 m²	6,019.0 m²	Studio	12	12.6%	46.5 m²	(500 ft²)	44.7 m²	(481 ft²)
				1 bedroom + den	41	43.2%	60.4 m²	(650 ft²)	58.2 m²	(626 ft²)
				2 bedrooms	42	44.2%	76.6 m²	(825 ft²)	73.8 m²	(794 ft²)
				Common / Visitor			61.4 m²	(661 ft²)	0.0 m²	(0 ft²)
SUBTOTAL	**83.2% efficiency**				**95 units**		**65.8 m² (avg.)**	**709 ft² (avg.)**	**63.4 m² (avg.)**	**682 ft² (avg.)**

BUILDING C

BUILDINGS	FLOOR AREA BUILDINGS			UNIT TYPE	COUNT	RATIO	FLOOR AREA - UNITS			
							GROSS		SALABLE	
	BUILDABLE	GROSS	SALABLE							
Apt. Bldg. C	7,234.5 m²	6,315.0 m²	6,019.0 m²	Studio	12	12.6%	46.5 m²	(500 ft²)	44.7 m²	(481 ft²)
				1 bedroom + den	47	49.5%	60.4 m²	(650 ft²)	58.2 m²	(626 ft²)
				2 bedrooms	30	31.6%	76.6 m²	(825 ft²)	73.8 m²	(794 ft²)
				3 bedrooms	6	6.3%	92.9 m²	(1,000 ft²)	89.4 m²	(962 ft²)
				Common / Visitor			61.4 m²	(661 ft²)	0.0 m²	(0 ft²)
SUBTOTAL	**83.2% efficiency**				**95 units**		**65.8 m² (avg.)**	**709 ft² (avg.)**	**63.4 m² (avg.)**	**682 ft² (avg.)**

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SEACLIFF GIBSONS
MASTER PLAN
SUNSHINE COAST HIGHWAY

TYPICAL
FLOOR PLANS

1:400
2026/08/14
24005
A-005

SITE SECTIONS



RETAIL | STREET | RETAIL | PROTECTED AREA | STREET | SERVICE COMMERCIAL

1 / A001 SECTION 1 - E-W ALONG SOUTH PROPERTY LINE
PER GRAPHIC SCALE

0 20 40 80
1:1



PROTECTED AREA | RESIDENTIAL - TOWNHOMES | STREET | RESIDENTIAL APARTMENTS | RETAIL | NEIGHBOR PROPERTY

1 / A001 SECTION 1.1 - E-W AT THE MIDDLE OF THE SITE
PER GRAPHIC SCALE

0 20 40 80
1:1



RETAIL | RESIDENTIAL APARTMENTS | STREET | RESIDENTIAL - TOWNHOMES AND APARTMENTS IN THE BACKGROUND | PROTECTED AREA

1 / A001 SECTION 2 - E-W ALONG NORTH PROPERTY LINE
PER GRAPHIC SCALE

0 20 40 80
1:1



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SEACLIFF GIBSONS MASTER PLAN
SUNSHINE COAST HIGHWAY

SITE SECTIONS

1:400
2026/08/14
24005
A-006

SITE SECTIONS



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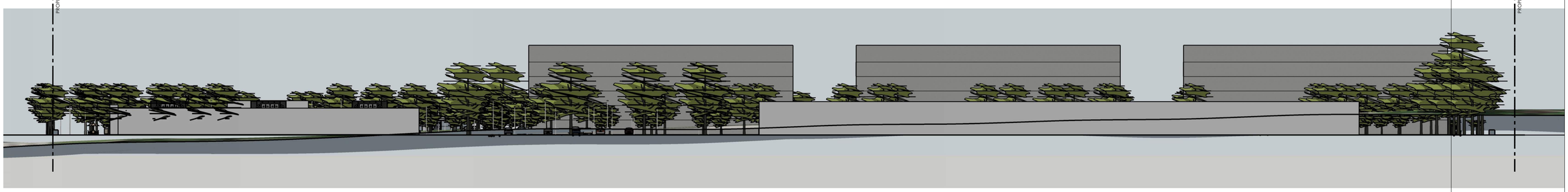


PROTECTED AREA | RESIDENTIAL - TOWNHOMES AND APARTMENTS IN THE BACKGROUND | RETAIL | STREET - PARKING | RETAIL

1 A001 SECTION 3 - N-S ALONG THE WEST PROPERTY LINE

PER GRAPHIC SCALE

0 20 40 80
1:1



RETAIL | SURFACE PARKING | SERVICE COMMERCIAL

1 A001 SECTION 4 - N-S ALONG THE EAST PROPERTY LINE

PER GRAPHIC SCALE

0 20 40 80
1:1

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SEACLIFF GIBSONS
MASTER PLAN
SUNSHINE COAST HIGHWAY

SITE
SECTIONS

1:400
2026/08/14
24005
A-007