Pioneer Park Variance Application

Variance #1

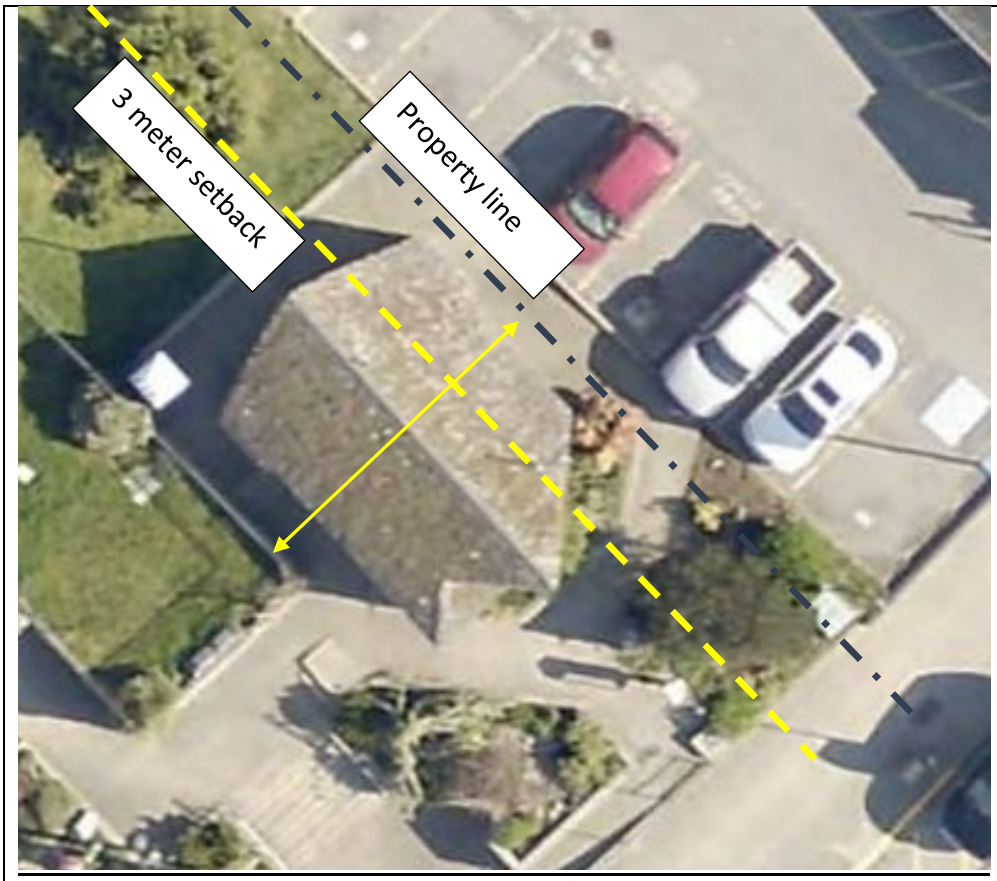
Bylaw Being Varied (bylaw number):
1342 I 2025

Section in Bylaw being Varied:
2.4.3 PR – Parks and Recreation Zone
3. Site and Building Regulations
3.3. The minimum Interior Side Lot Line Setback of 3m

Current design proposal:

It is proposed to reduce the setback to 0.15 meters

Reason for Variance Application:
The project intent is to create a usable public outdoor plaza, as well as public washroom facilities. The current building site width parameter is restricted to an existing retaining wall and the property line. To create the outdoor space, the building is set back into the site to maximize the outdoor plaza space. The 3 meter interior side lot setback does not allow for the building program of 2 fully universal public washrooms and utility room.



Project site parameters

Attachments: Architectural Drawings



Mobius ARCHITECTURE

1/16" = 1'
Nov. 9, 2026

Pioneer Plaza
Aerial View

A-00

GIBSONS WAY

SCHOOL ROAD

MARINE DRIVE

GRAVEYARD

CONC. STAIRS

Project Scope

FORMER INFO CENTER

HOUSE No. 417

LANDSCAPING

PROPOSED 350mm WATER LINE

EXPOSED AGGREGATE WALL

ROCK & CONC WALL

CONC. WALL

WOOD RAMP

WOOD STAIRS

CONC. STAIRS

PROPOSED STORM 100mm @ 2% MIN.

PROPOSED SANITARY 100mm @ 2% MIN.

EXISTING STORM 100mm MIN.

PROPOSED STORM 100mm @ 2% MIN.

GAS

ELECTRICAL

TELUS

PAYPHONE

UTILITY HOOD

WHEEL CHAIR RAMP

BUSINESS CENTRE

JUNCTION BOX

CHR PARKING

CURB

YELLOW HATCHING

CROSS WALK

BAR RAIL

RAIL

0.72 ENCROACHING

0.95 ENCROACHING

1.06 ENCROACHING

1.22 ENCROACHING

0.48 ENCROACHING

0.26 ENCROACHING

0.30 ENCROACHING

0.96 ENCROACHING

0.22 ENCROACHING

0.30 ENCROACHING

0.30 ENCROACHING

0.30

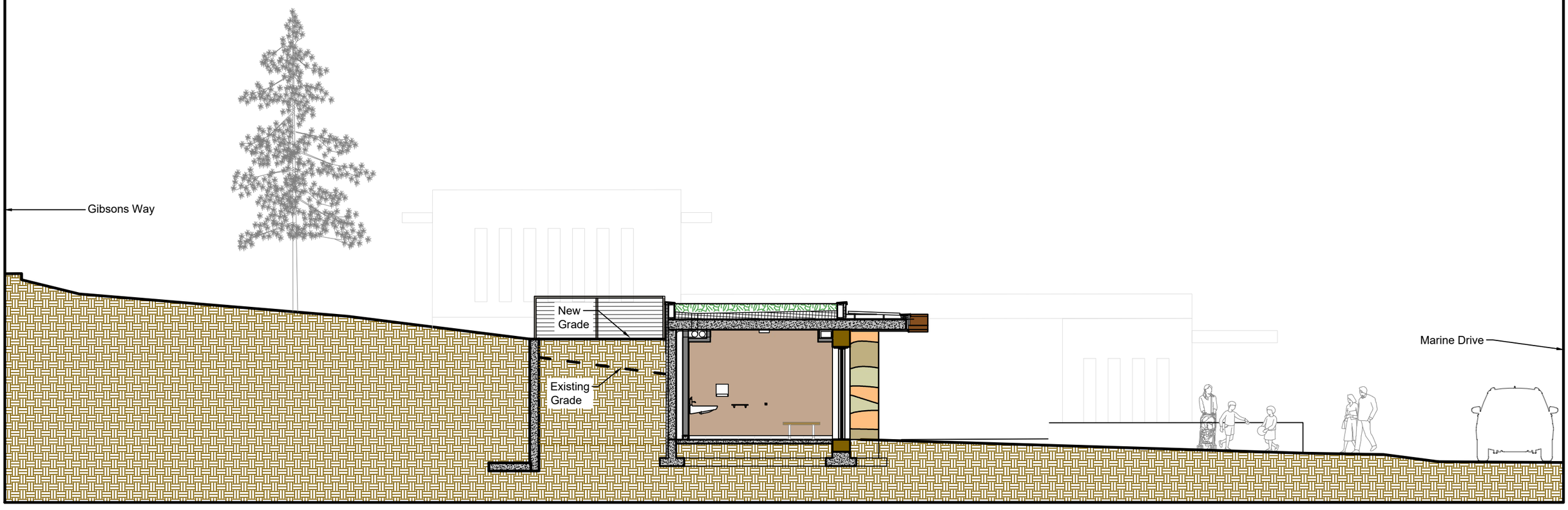


Mobius ARCHITECTURE

1/8" = 1'
Nov. 9, 2026

Pioneer Plaza
Site Plan

A-02



Mobius ARCHITECTURE

1/8" = 1'
Nov. 9, 2026

Pioneer Plaza
Site Section

A-03

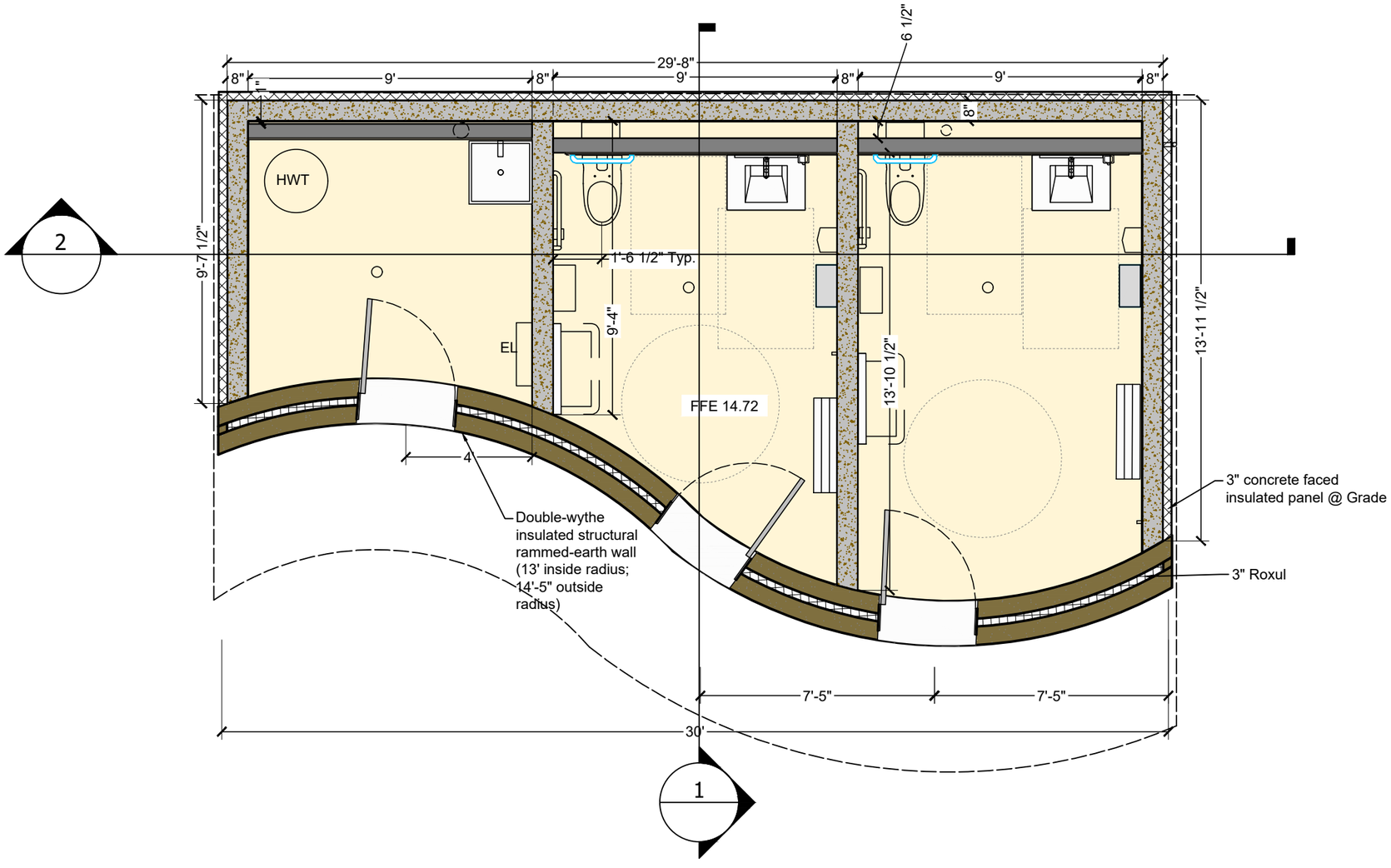


Mobius ARCHITECTURE

1/16" = 1'
Nov. 9, 2026

Pioneer Plaza
Variance

A-04



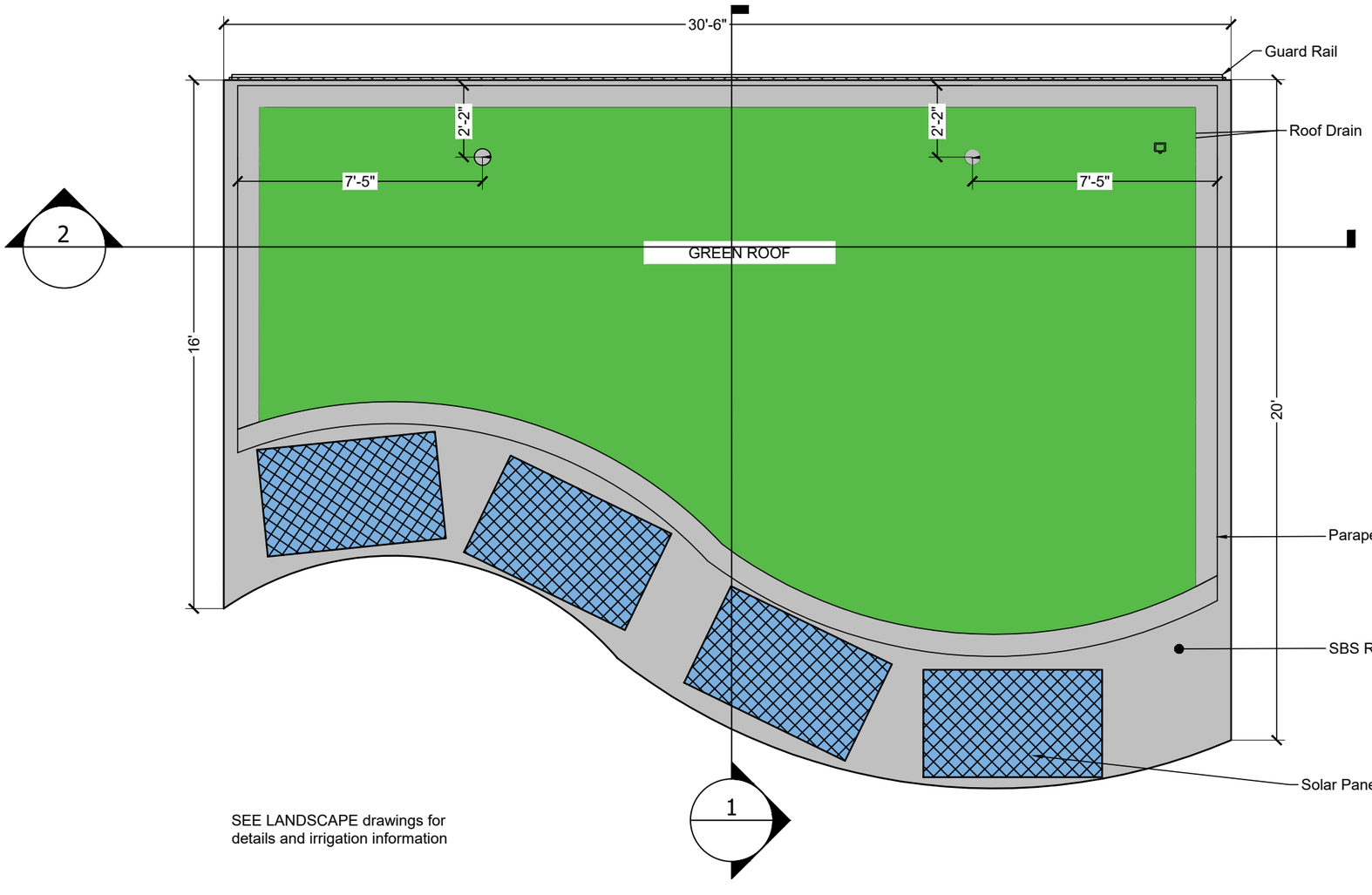
Mobius ARCHITECTURE

1/4" = 1'

November 10, 2026

Pioneer Plaza
Floor Plan

A-11



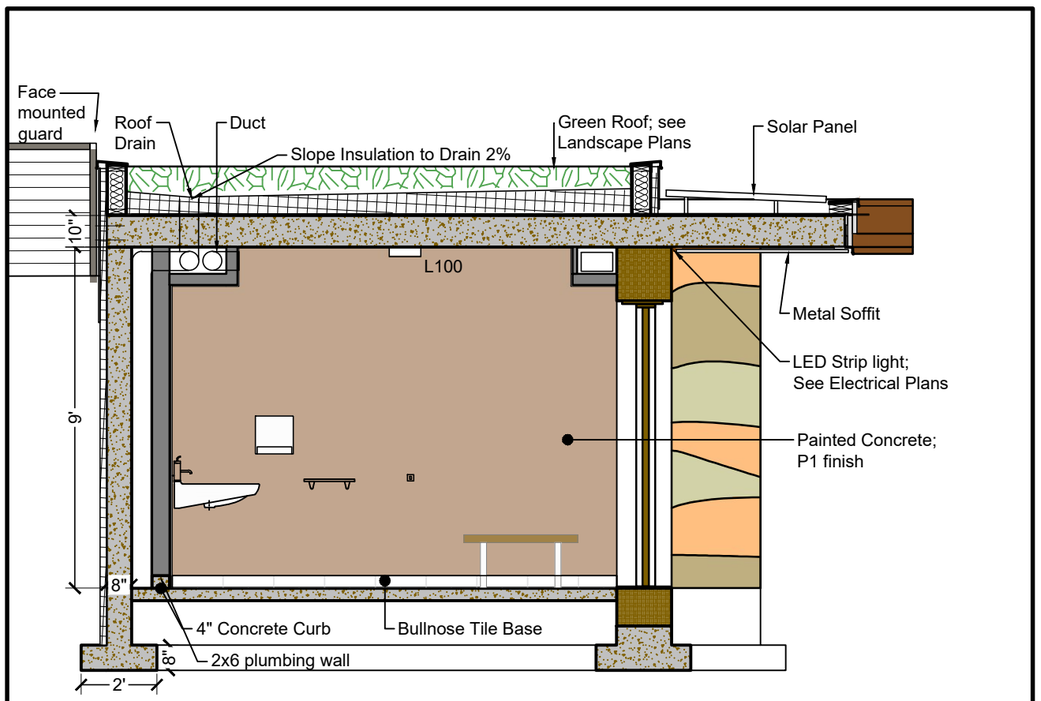
Mobius ARCHITECTURE

1/4" = 1'

November 10, 2026

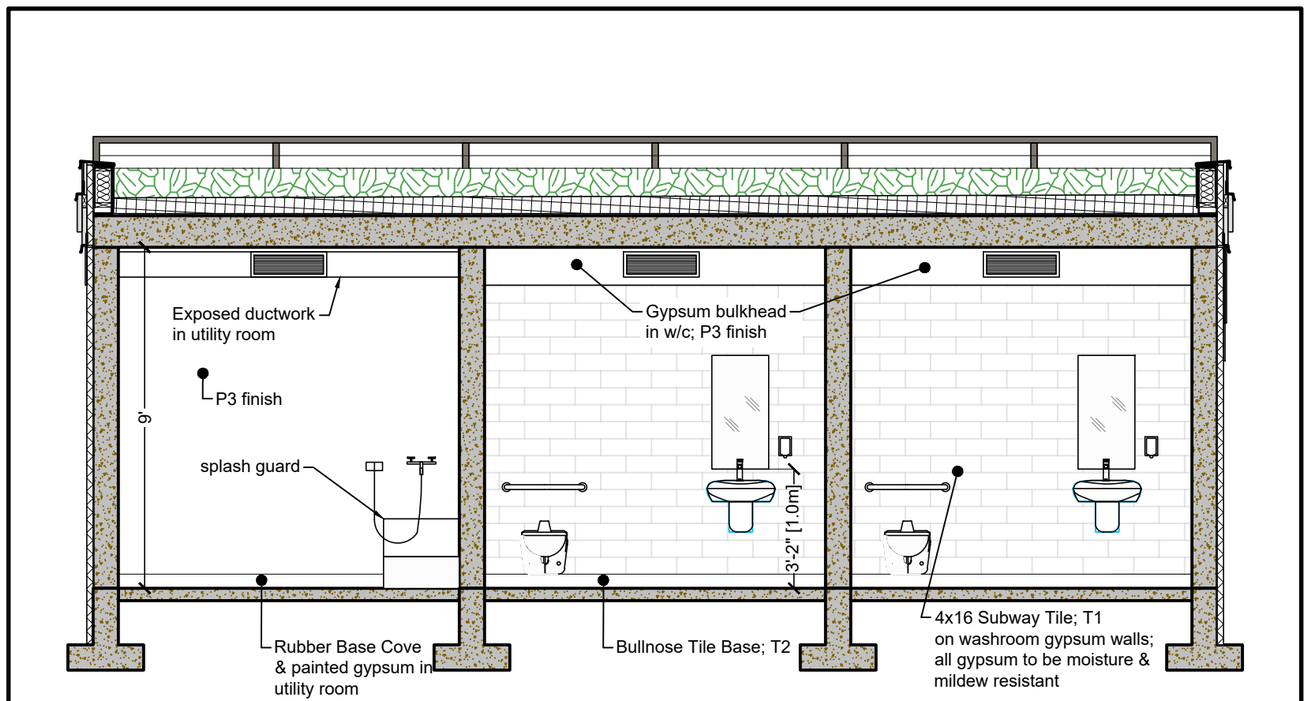
Pioneer Plaza
Roof Plan

A-12



1 Section 1

Scale: 1/4"=1'-0"



2 Section 2

Scale: 1/4"=1'-0"

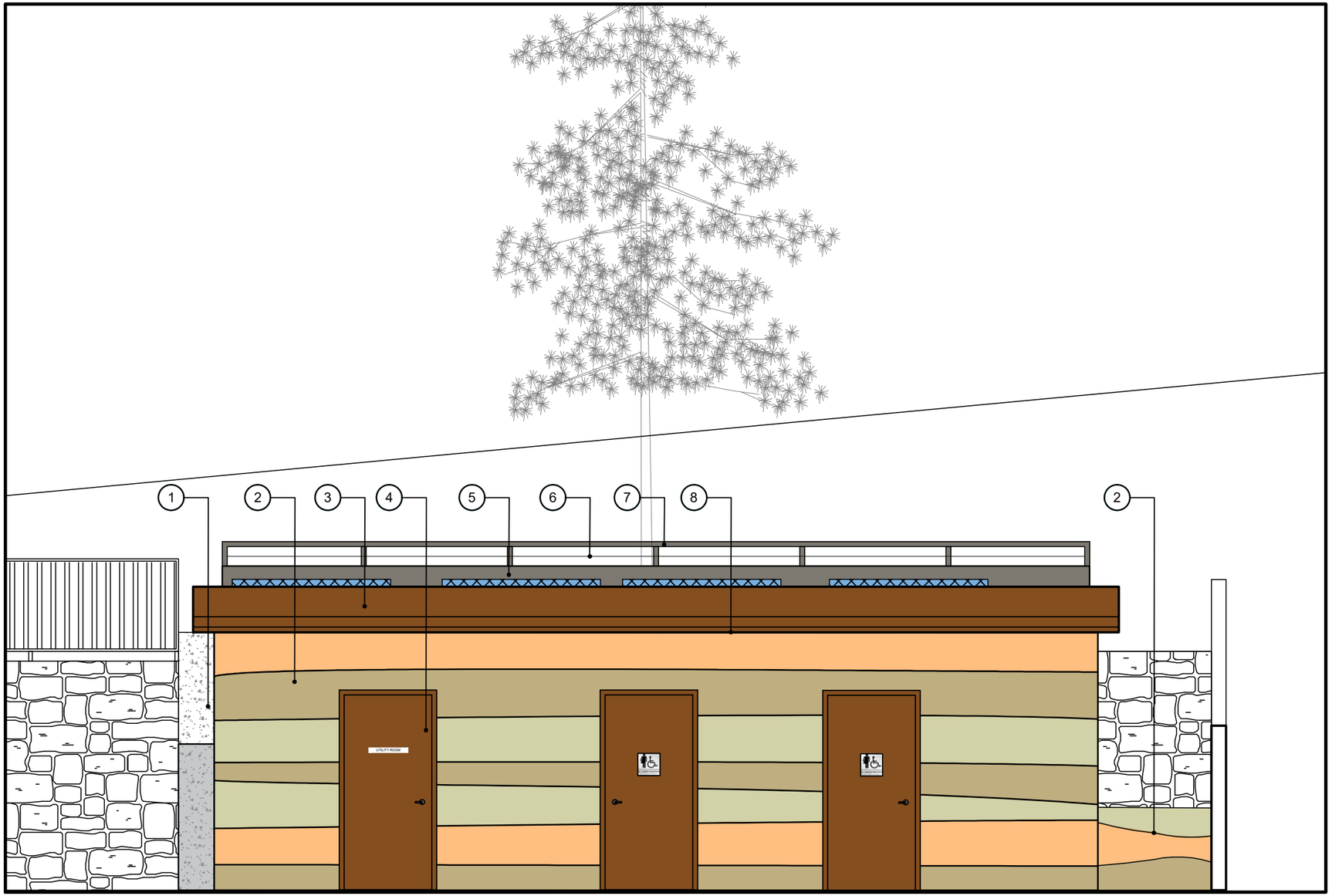
Mobius ARCHITECTURE

1/4" = 1'

November 10, 2026

Pioneer Plaza
Sections

A-40



1 South Elevation

Scale: 1/4"=1'-0"

EXTERIOR FINISHING			
SYM	TYPE	COLOUR	NOTES
1	Cast-in-place Concrete	Grey	Sack rub finish
2	Rammed earth wall	various earth tones	Stratum TBD
3	Cedar Fascia	Warm brown	Stained Sansin Butternut 24
4	Steel Door	Rusty Red	CorTen finish; P2
5	Metal Hidden Fastener Plank - 6"	Dark Grey	22 gauge; Iron Ore
6	Horizontal cable guard	Silver	
7	Aluminum posts	Dark Grey	
8	Soffit (not seen) 6" HIdden Fastener Plank	Warm brown	Saddle

Mobius ARCHITECTURE

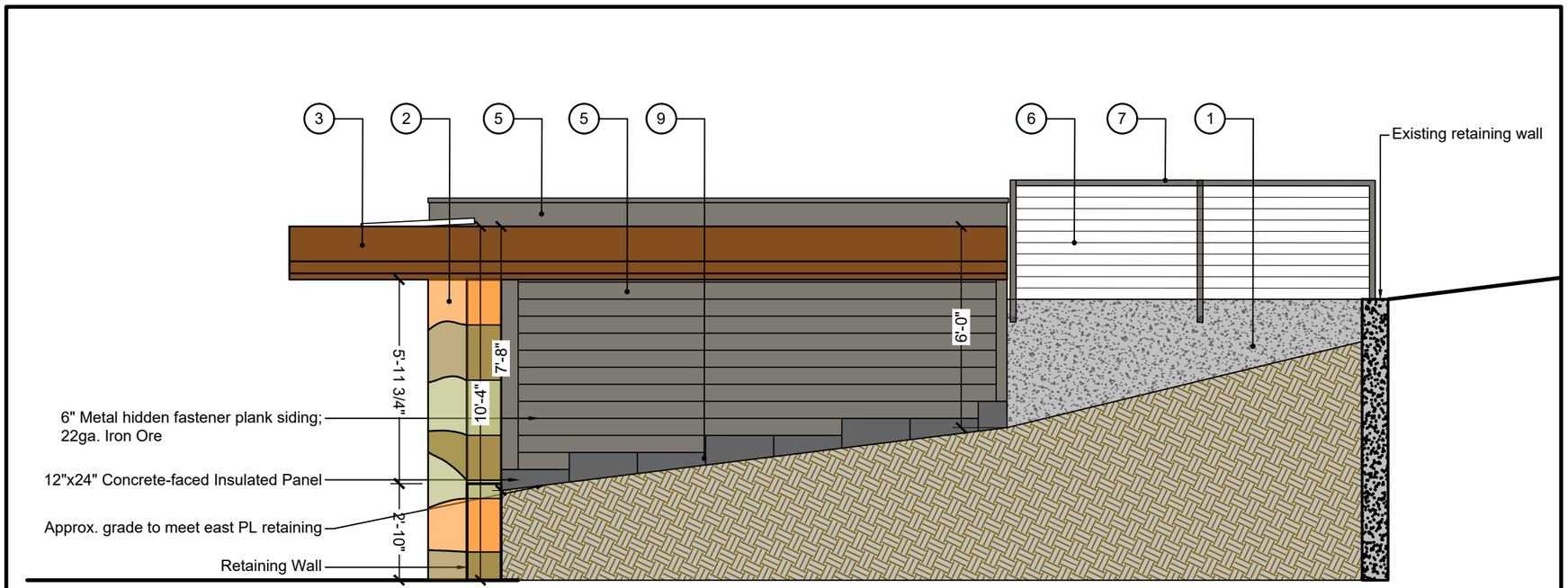
1/4" = 1'

November 10, 2026

Pioneer Plaza
Elevations

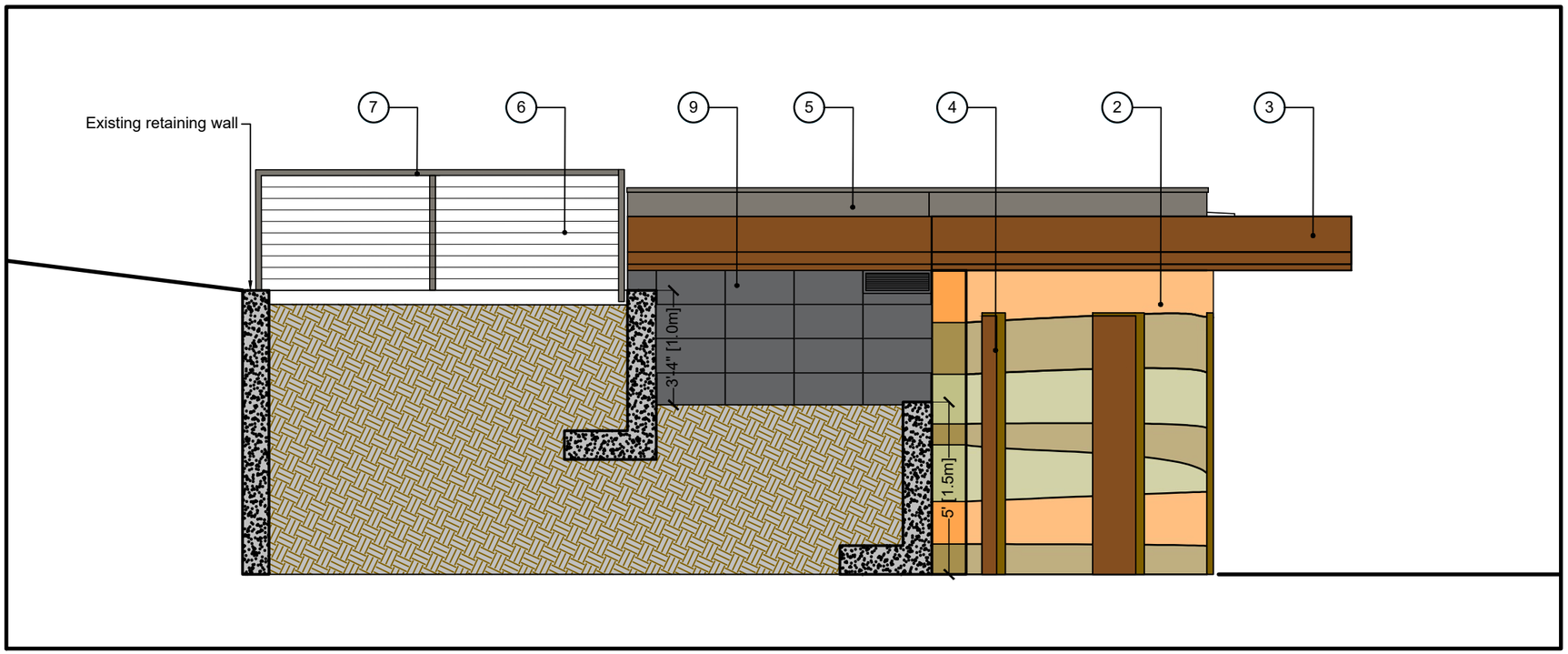
A-50

EXTERIOR FINISHING			
SYM	TYPE	COLOUR	NOTES
1	Cast-in-place Concrete	Grey	Sack rub finish
2	Rammed earth wall	various earth tones	Stratum TBD
3	Cedar Fascia	Warm brown	Stained Sansin Butternut 24
4	Steel Door	Rusty Red	CorTen finish; P2
5	Metal Hidden Fastener Plank - 6"	Dark Grey	22 gauge; Iron Ore
6	Horizontal cable guard	Silver	
7	Aluminum posts	Dark Grey	
8	Soffit (not seen) 6" HIdden Fastener Plank	Warm brown	Saddle
9	Concrete Faced Insulated Panel	Dark Grey	



1 East Elevation

Scale: 1/4"=1'-0"



1 West Elevation

Scale: 1/4"=1'-0"

EXTERIOR FINISHING			
SYM	TYPE	COLOUR	NOTES
1	Cast-in-place Concrete	Grey	Sack rub finish
2	Rammed earth wall	various earth tones	Stratum TBD
3	Cedar Fascia	Warm brown	Stained Sansin Butternut 24
4	Steel Door	Rusty Red	CorTen finish; P2
5	Metal Hidden Fastener Plank - 6"	Dark Grey	22 gauge; Iron Ore
6	Horizontal cable guard	Silver	
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