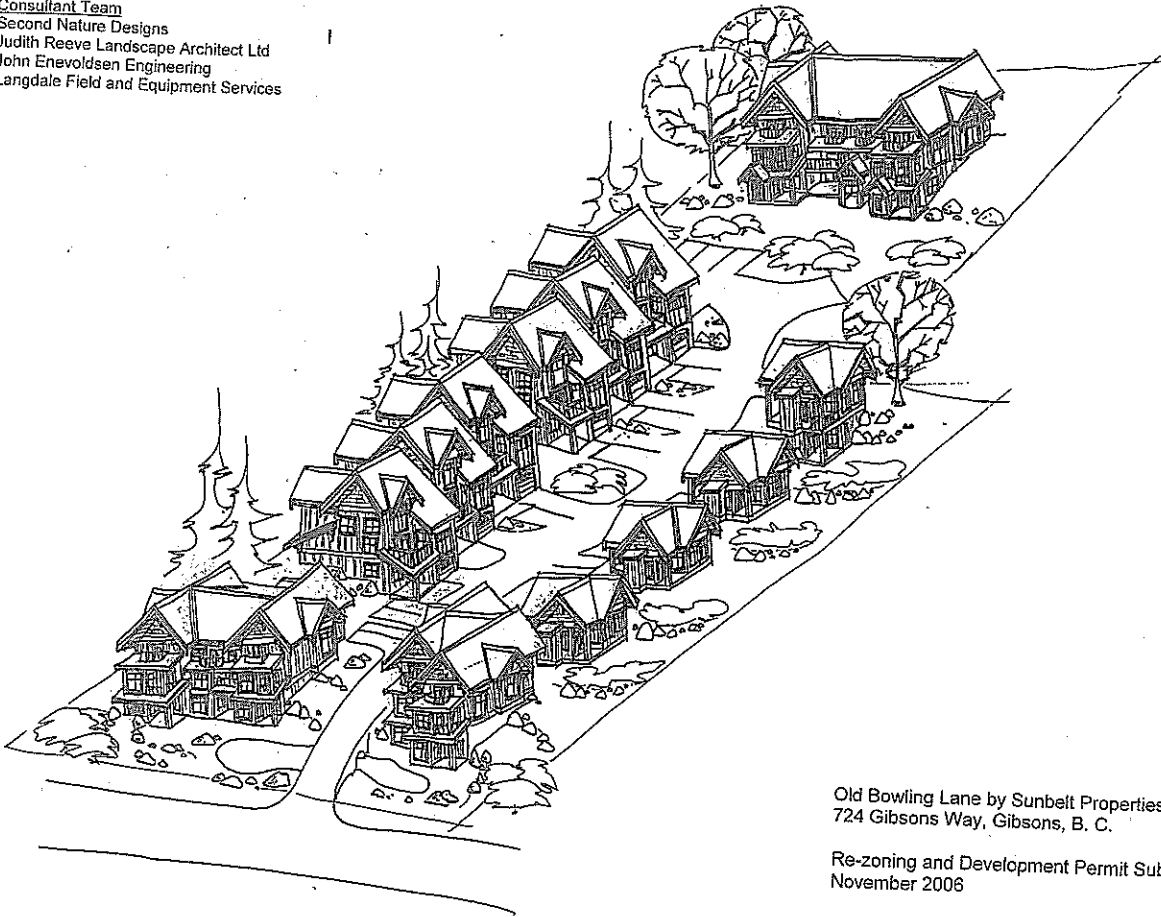


Consultant Team
Second Nature Designs
Judith Reeve Landscape Architect Ltd
John Enevoldsen Engineering
Langdale Field and Equipment Services



Old Bowling Lane by Sunbelt Properties Ltd.
724 Gibsons Way, Gibsons, B. C.

Re-zoning and Development Permit Submissi
November 2006

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Overview

The mixed housing type development called Old Bowling Lane at 724 Gibsons Way is planned for construction in the spring of 2007.

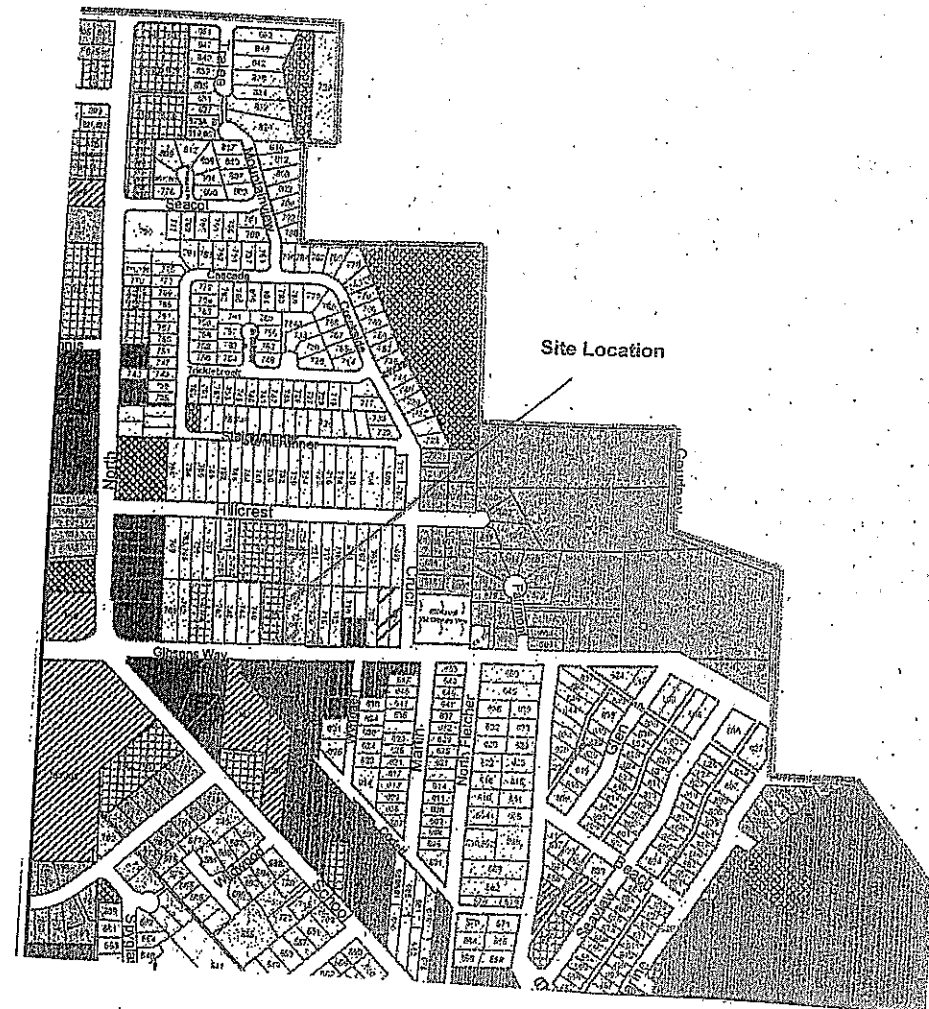
The subject property is designated medium density, multi-family residential in the Gibsons Official Community Plan. The existing zoning is SF and this report is in support of a required Re-zoning Amendment and Development Permit application.

Existing Site:

The Old Bowling Lane site is midway between The Landing and the Upper Town. The land slopes on average at ten percent to the south with good views out to the south and the east. The land comprises two consolidated lots 'M' and '24'. The upper lot is the former location of the Old Bowling Lanes; the buildings have been removed and valuable materials have been stored for recycling into the new buildings. The existing steel building on the lower lot will be removed and relocated no later than July 1, 2007.

Proposed Re-Zoning:

The present zoning is R-3 which does not include single family detached units. It is proposed that the zoning on Lots 'M' and '24' be changed from R3 to include both multi-family clustered units, single family dwellings and live work accommodation. The proposed 19 units, including 4 single family detached, 5 live-work units, and 10 single family units clustered into three buildings, comprise a total footprint of 12,624.4sf (1172sqm) with a total site area of 52,531.1sf (4860.3sqm).



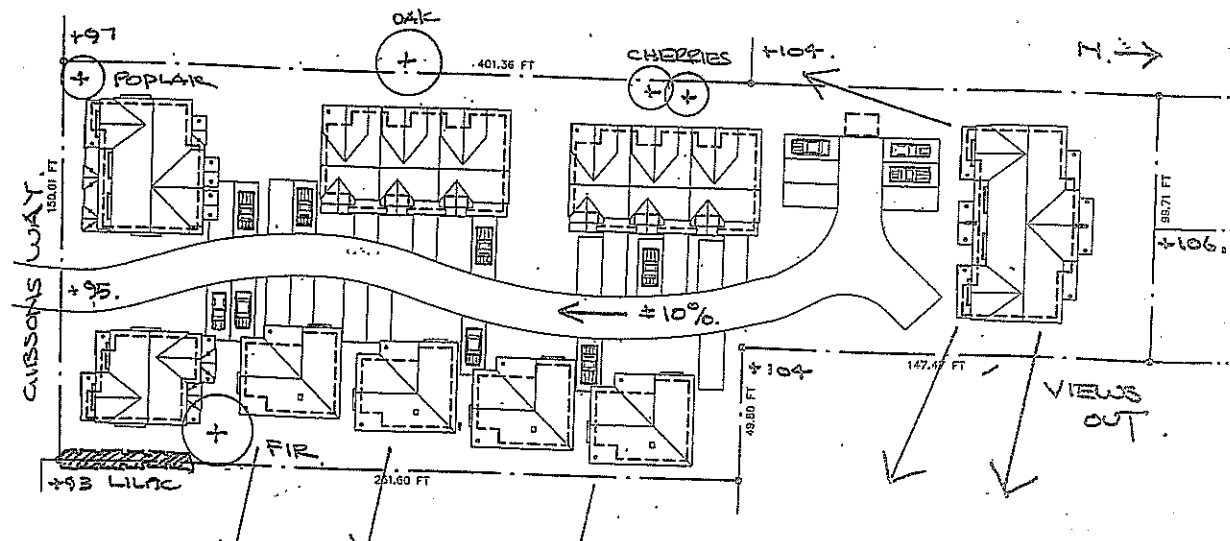
Site Planning:

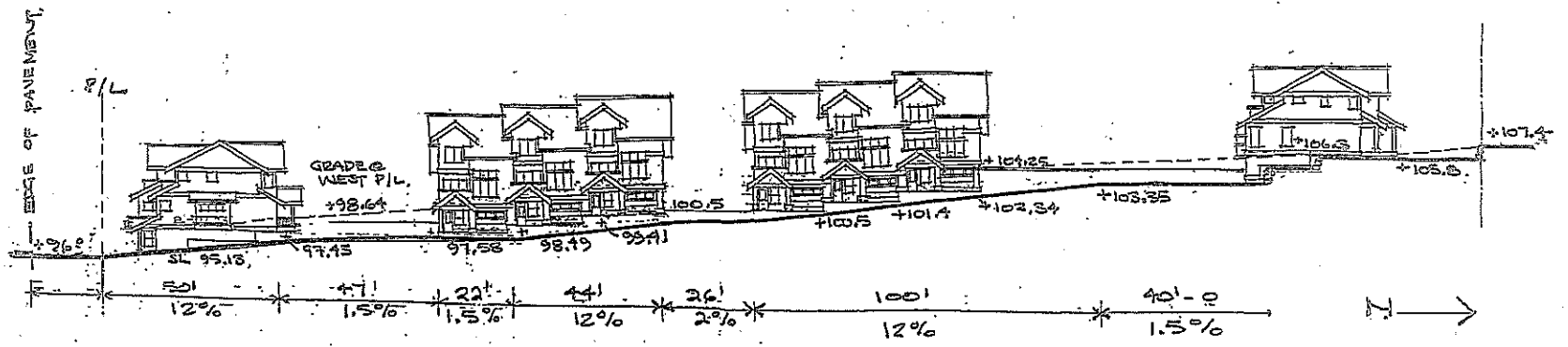
Site planning steps up the hill and is configured to provide:

- water views to almost all units
- appropriate grades according to the building types and probable resident capabilities
- private and semi-private outdoor space, and flat green gathering space for the entire community
- units at the top of the site will be situated below a four foot retaining wall in order to minimize disruption of views from up the hill.
- a central road 6 metres wide with an average slope of 10%, provides easy access to each garage and parking space.
- a fire truck turn-around and garbage dumpster location is provided near the top of the site.
- the pedestrian pathway will be integrated into the central road edge, and entrance pathways for the live work units along Gibsons Way will be connected to the common public sidewalk.
- storm water is managed by detention and infiltration areas.
- Thirty two (32) parking spaces are provided to meet the required ratio of one point five per unit, plus an additional three.

Existing Vegetation:

Existing vegetation on the site comprises two medium sized pine trees, several rhododendrons, a bamboo clump, a double leader existing fir, one poplar, a row of lilacs, and several old roses and fuchsia plants. A large oak tree on the property to the west, one third of the way up the site, provides excellent privacy and buffering between the two sites. This tree may be a heritage oak and it is advised to note the importance of this tree in future planning processes. All existing plants in good condition will be retained in situ or relocated on the site. Both the large fir, which has been topped and the existing poplar will be removed for safety reasons.





Site Section

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

Architecture:

The four different unit types, and their variations, are designed to appeal to a cross generational section of the community. The live-work units include lower level access directly on to Gibsons Way and will be appropriate for professional home businesses. The single storey with daylight basement units are designed to appeal to older residents; and the two different styles of two bedroom and den on three levels will appeal more to families and young couples.

The architecture responds very strongly to the vernacular wood structural forms of the heritage buildings of the Sunshine Coast. A combination of wood siding, sloping roofs, covered porches, and heavy timber elements all contribute to the sense of place and to traditional building types. All units have covered front entrances with additional private patios located to provide comfortable outdoor spaces. The live work units along Gibsons Way emulate the front entrance - front path patterns of the earlier houses on the hill.

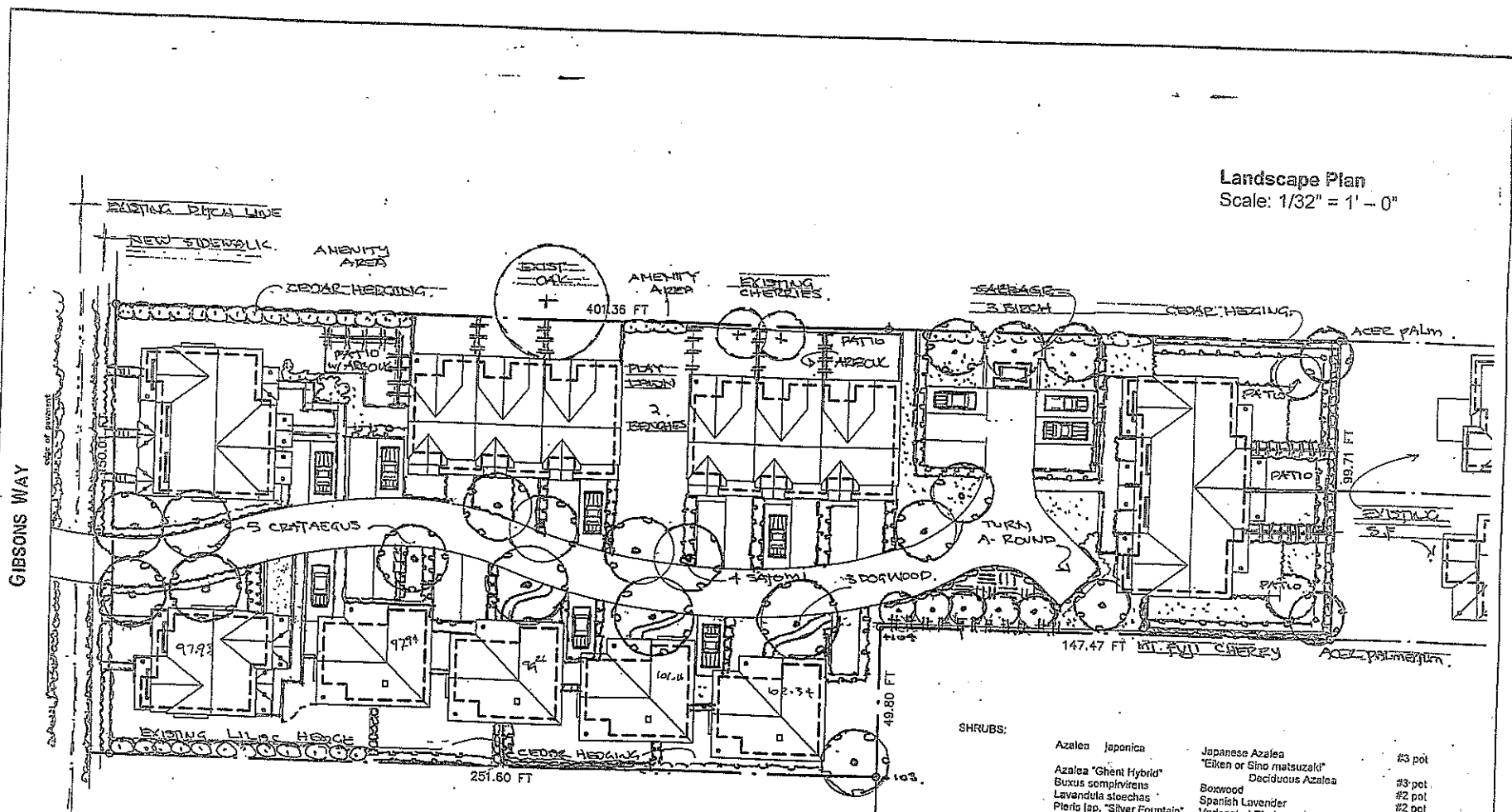
Landscape Concepts:

Conceptually the landscape includes both native and cultigenous plantings. The landscaping moves up the hill in a series of levels providing both views and privacy areas for each unit. The streetscape includes groupings of evergreen shrubberies with mixed groupings of medium sized street trees planted with reference to building style and spacing rather than in uniform rows. Evergreen hedging provides privacy between units and between this project and the houses up the hill behind.

Between the cluster units, fencing with arbours and vines will provide both privacy and softness, and the front yard areas will be planted with a combination of evergreen and deciduous shrubs. The live-work units on Gibsons Way will be planted to emulate the quality of the old front gardens. Existing roses, fuchsias, and lilacs will be incorporated into this streetscape.

Near the top level of the site, the parking area, lawns, and vegetable gardens will create an opportunity for community gatherings. Soft landscaped amenity areas with seating and patios will be located behind the three live-work units on the west side of the site, and between the two clusters of townhouses on the west side of the road.

Landscape Plan
Scale: 1/32" = 1' - 0"



PROPOSED PALETTE OF PLANT MATERIALS:

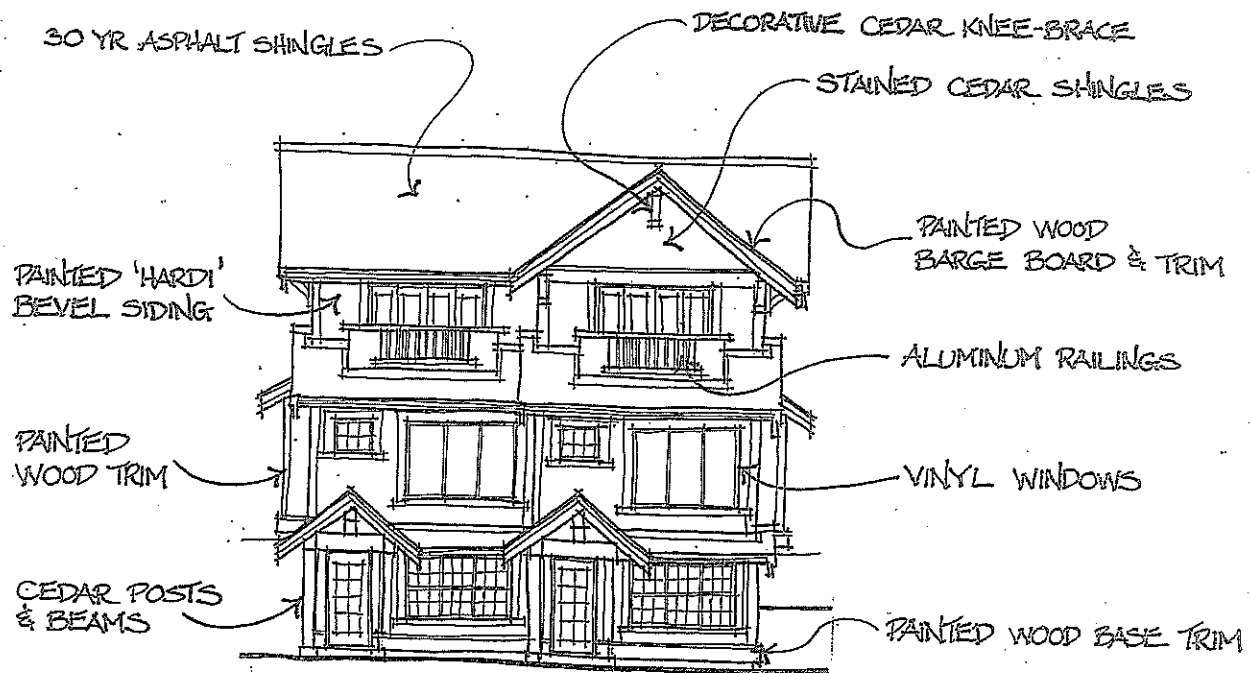
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
2	Acer palm. var. tbs.	Japanese maple	Triple trunk
6	Betula pendula	European Birch	Multi-stem, 8-10' ht
3	Cornus "E. W. W."	White dogwood	4 cm cal
4	Cornus K. "Solani"	Pink Dogwood	4 cm cal
5	Crataegus oxyacantha	Paul's Sc. Hawthorn	4 cm cal
2	Prunus serr. "Shirofugen"	Japanese Flowering Cherry	6 cm cal. 8' standard
1	Prunus serr. "Shirofugen"	Mt. Fuji Cherry	4 cm cal. 8' standard
5		Dwarf Fruit Trees lbs.	

SHRUBS:

Azalea Japonica	Japanese Azalea	#3 pot
Azalea "Ghent Hybrid"	"Eiken or Sino matsuzaki"	#3 pot
Buxus sempervirens	Deciduous Azalea	#3 pot
Lavandula stoechas	Boxwood	#2 pot
Pieris Jap. "Silver Fountain"	Spanish Lavender	#2 pot
Prunus lusitanica	Variegated Pieris	#3 pot
Rhododendron varieties:	Portuguese Laurel	#3 pot
Christmas Cheer	Red Rhodo	5 & 6
Cunninghams W.	White Rhodo	
Virginia Richards	Pink Rhodo	
Golden Gate	Orange/Gold Rhodo	
Sarcococca	Sweet Box	#2 pot
Viburnum davidii	David's Viburnum	#5 pot

VINES, GROUND COVERS & PERENNIALS:

190	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot
90	Pachysandra terminalis	Japanese Spurge	#1 pot
50	Polystichum munitum	Sword fern	#2 pot



EXTERIOR FINISHES

1/8" = 1'-0"

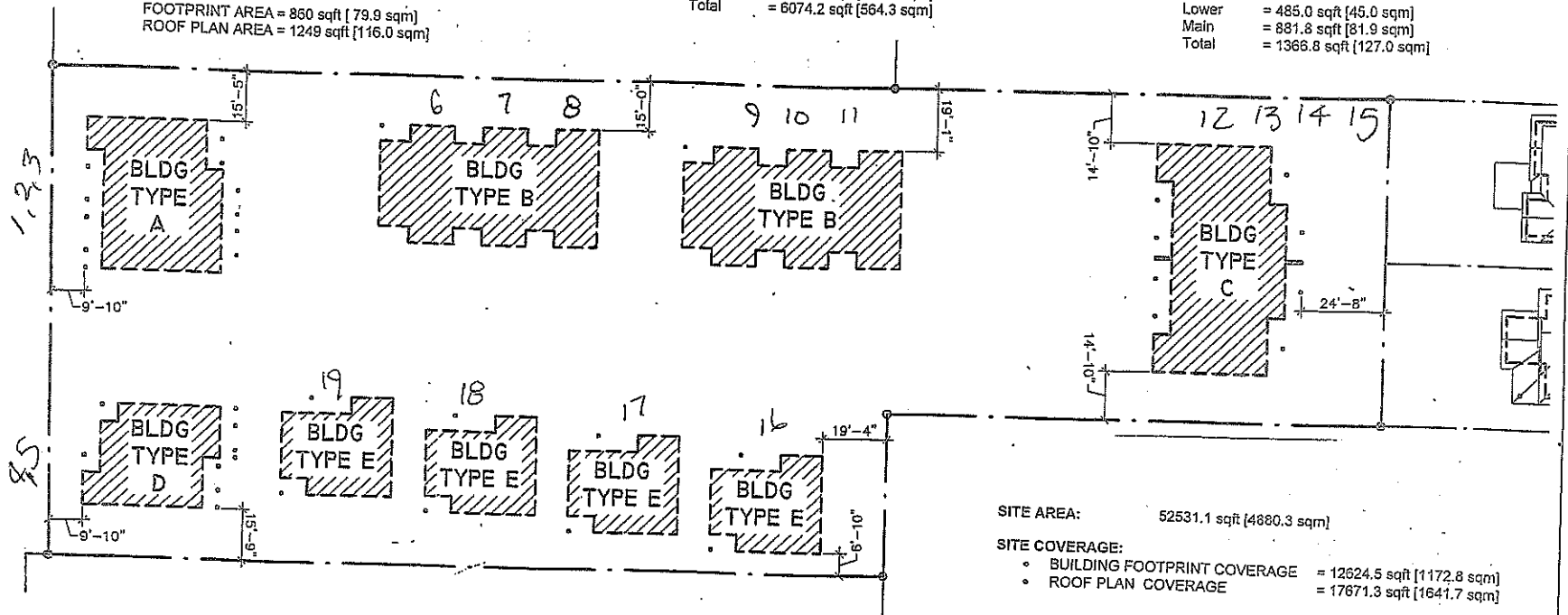
BUILDING A
 FOOTPRINT AREA = 1602.5 sqft [148.9 sqm]
 ROOF PLAN AREA = 2351.4 sqft [218.5 sqm]
BUILDING B
 FOOTPRINT AREA = 2112.7 sqft [196.3 sqm]
 ROOF PLAN AREA = 2813.8 sqft [261.4 sqm]
BUILDING C
 FOOTPRINT AREA = 2326.7 sqft [216.2 sqm]
 ROOF PLAN AREA = 3120.9 sqft [289.9 sqm]
BUILDING D
 FOOTPRINT AREA = 1030.0 sqft [95.7 sqm]
 ROOF PLAN AREA = 1575.5 sqft [146.4 sqm]
BUILDING E
 FOOTPRINT AREA = 860 sqft [79.9 sqm]
 ROOF PLAN AREA = 1249 sqft [116.0 sqm]

FLOOR AREAS:

BUILDING A
 Lower = 1602.5 sqft [148.9 sqm]
 Main = 1657.5 sqft [154.0 sqm]
 Upper = 1365.0 sqft [126.8 sqm]
 Total = 4625.0 sqft [429.7 sqm]
BUILDING B
 Lower = 2109.3 sqft [196.0 sqm]
 Main = 2106.0 sqft [195.6 sqm]
 Upper = 1858.9 sqft [172.7 sqm]
 Total = 6074.2 sqft [564.3 sqm]

BUILDING C
 Lower = 2320.0 sqft [215.5 sqm]
 Main = 2333.5 sqft [216.8 sqm]
 Upper = 1975.0 sqft [183.5 sqm]
 Total = 6628.5 sqft [615.8 sqm]
BUILDING D
 Lower = 1030.0 sqft [95.7 sqm]
 Main = 1115.0 sqft [103.6 sqm]
 Upper = 930.0 sqft [86.4 sqm]
 Total = 3075.0 sqft [285.7 sqm]
BUILDING E
 Lower = 485.0 sqft [45.0 sqm]
 Main = 881.8 sqft [81.9 sqm]
 Total = 1366.8 sqft [127.0 sqm]

GIBSONS WAY



SITE AREA: 52531.1 sqft [4880.3 sqm]

- SITE COVERAGE:
- BUILDING FOOTPRINT COVERAGE = 12624.5 sqft [1172.8 sqm]
 - ROOF PLAN COVERAGE = 17671.3 sqft [1641.7 sqm]

SITE

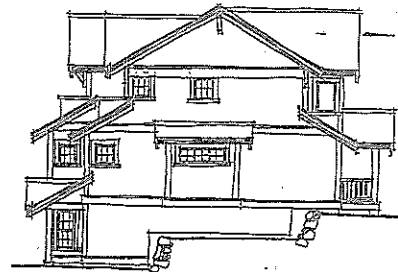
1/32" = 1'-0"

BUILDING TYPE LOCATION PLAN



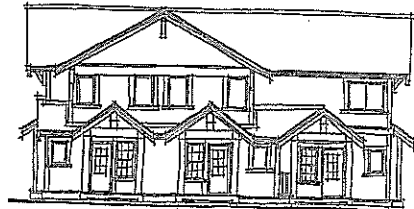
SOUTH

1/8" = 1'-0"



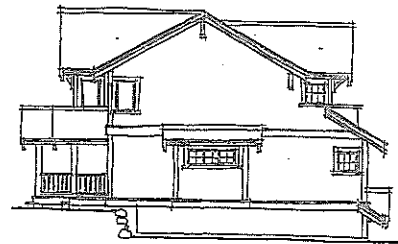
EAST

1/16" = 1'-0"



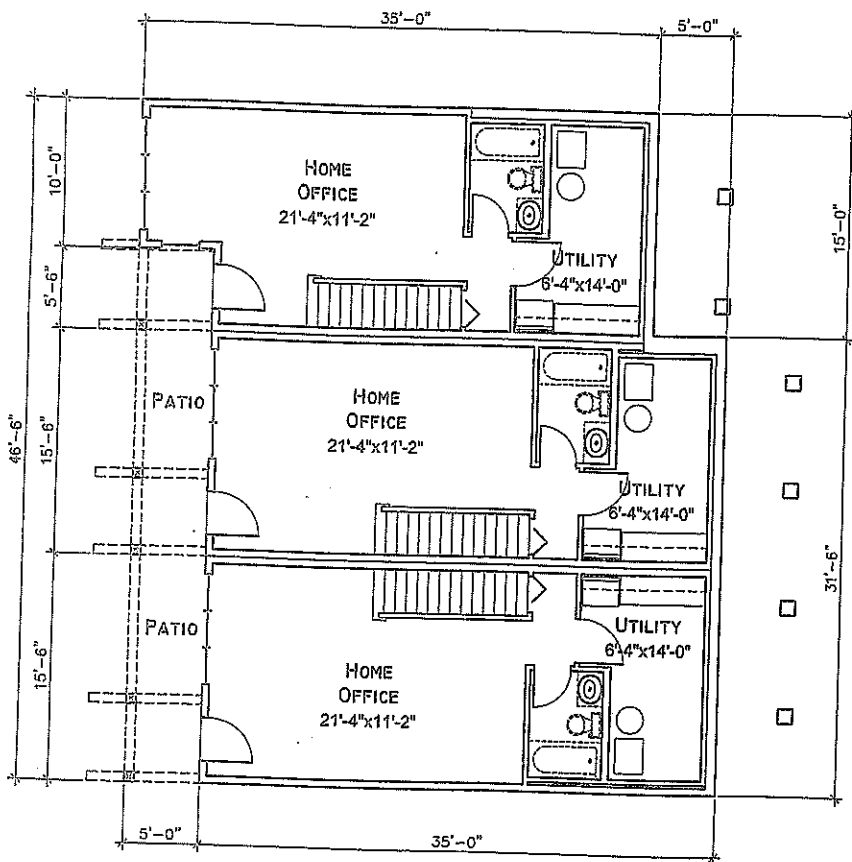
NORTH

1/16" = 1'-0"



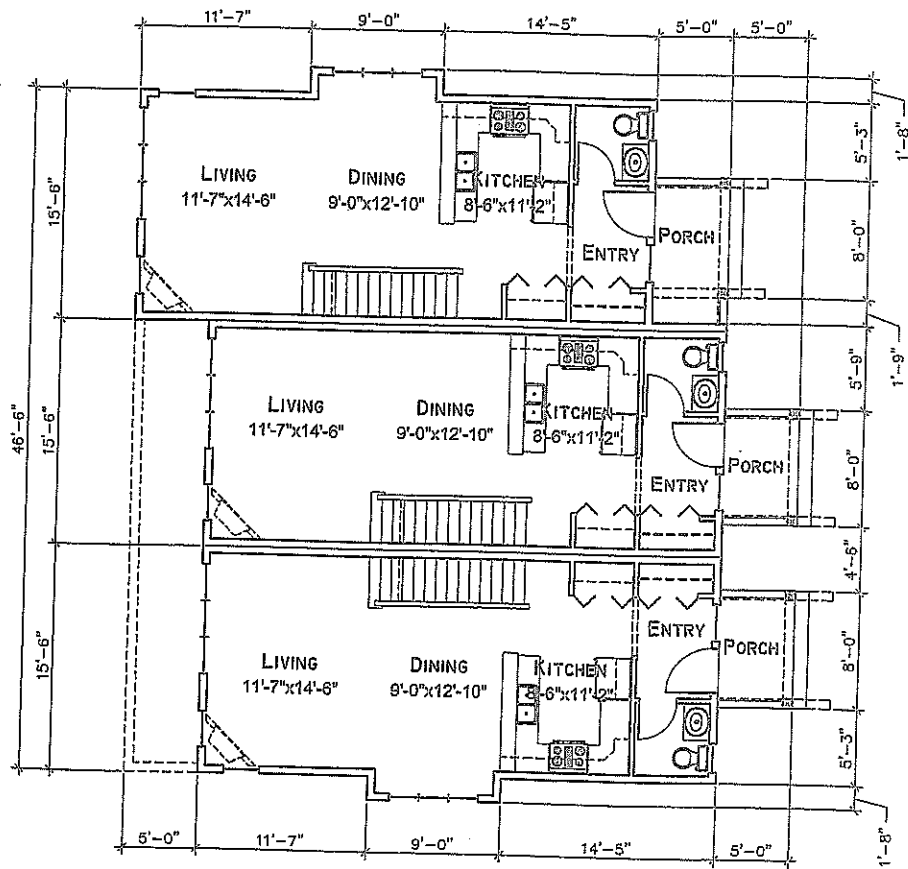
WEST

1/16" = 1'-0"



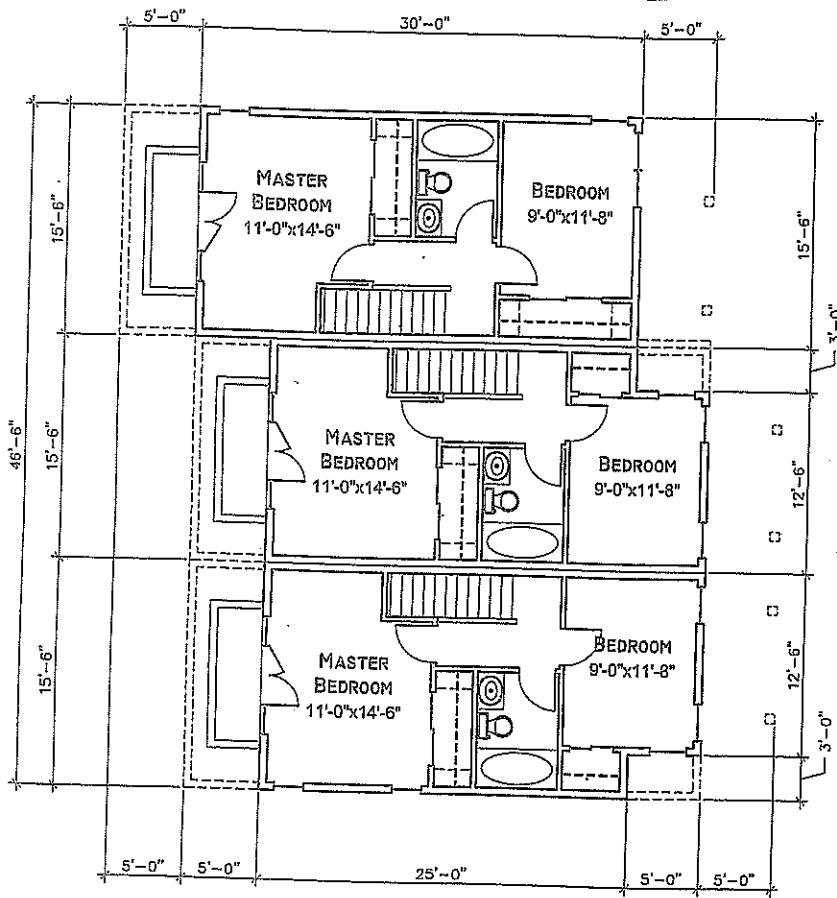
LOWER LEVEL

1/8" = 1'-0"



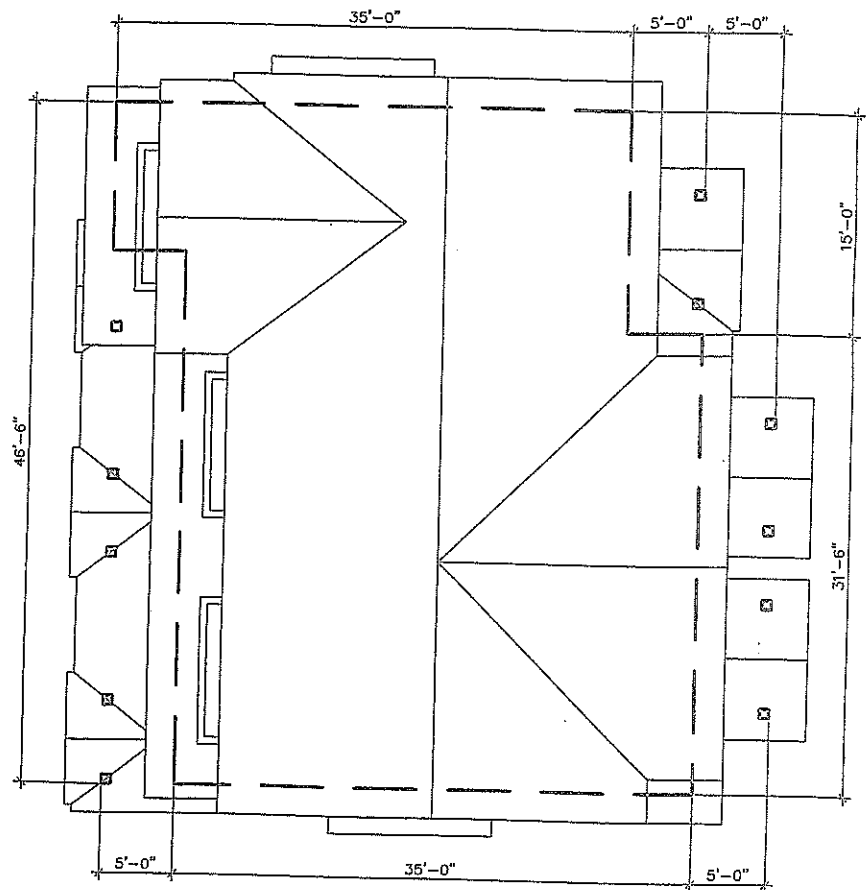
MAIN LEVEL

1/8" = 1'-0"



UPPER LEVEL

1/8" = 1'-0"



ROOF

1/8" = 1'-0"



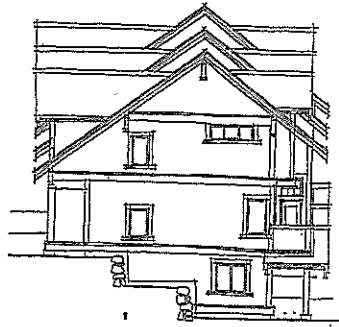
EAST

1/8" = 1'-0"



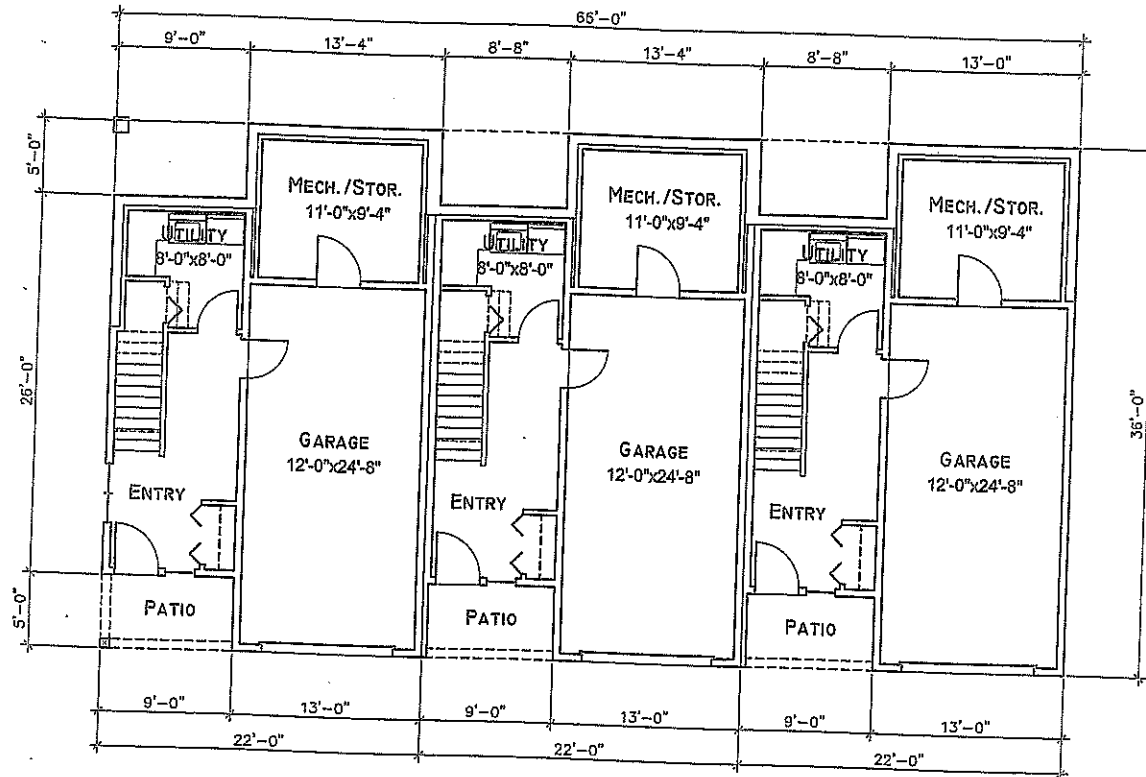
WEST

1/16" = 1'-0"



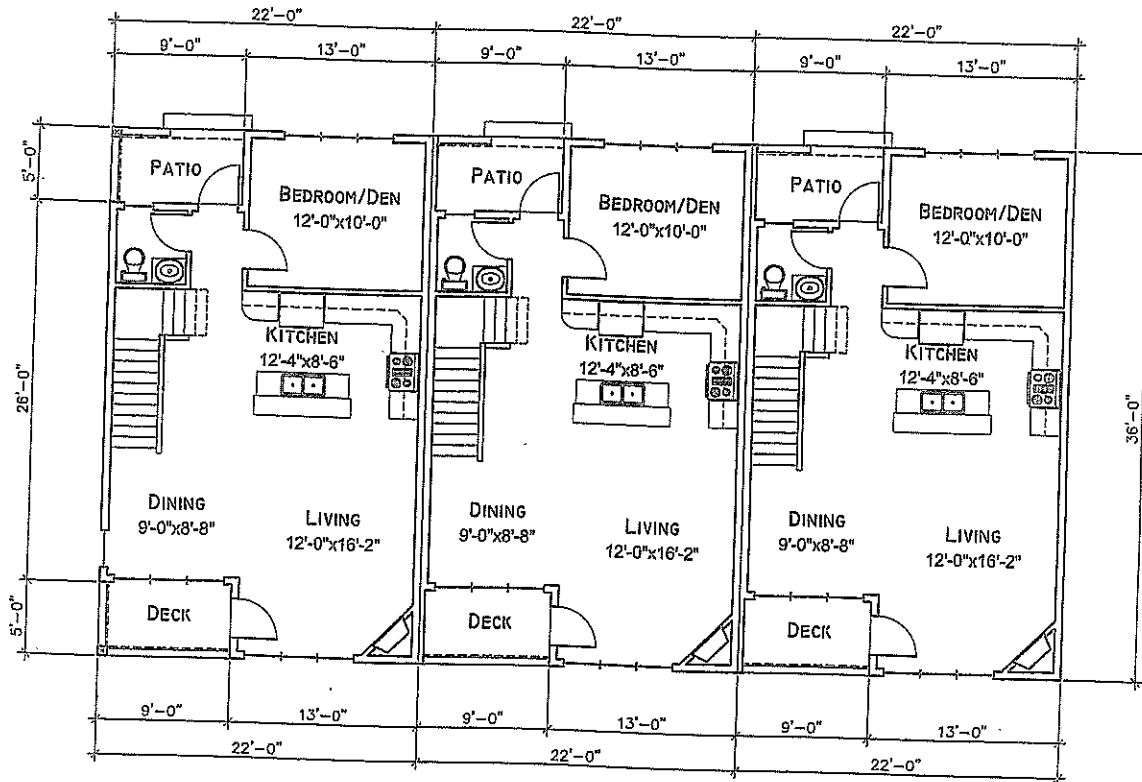
SOUTH

1/16" = 1'-0"



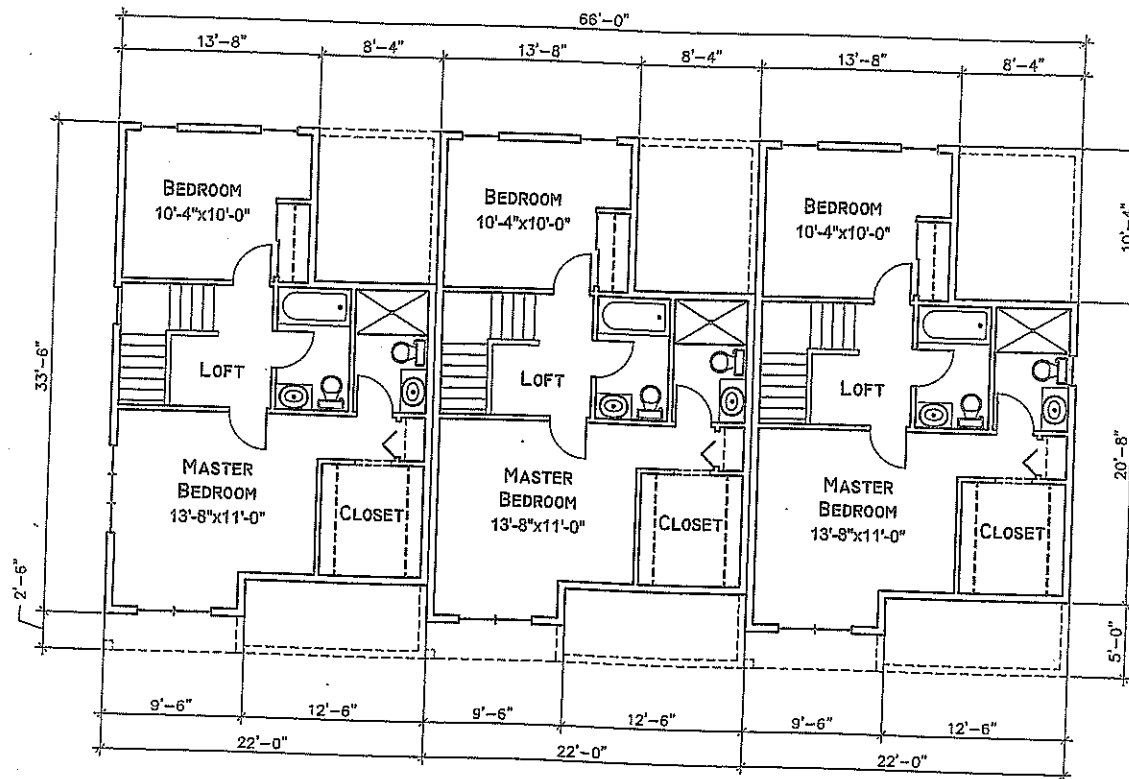
LOWER LEVEL

1/8" = 1'-0"



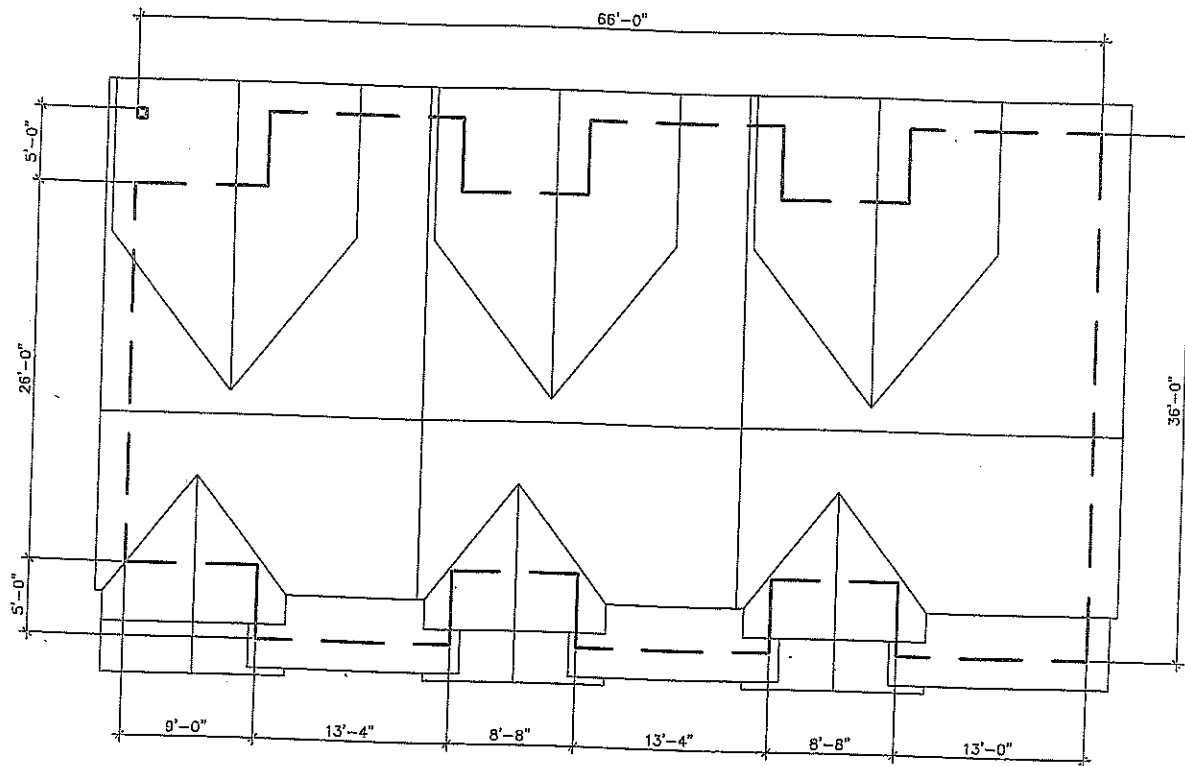
MAIN LEVEL

1/8" = 1'-0"



UPPER LEVEL

1/8" = 1'-0"



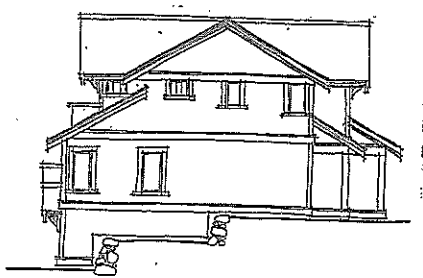
ROOF

1/8" = 1'-0"



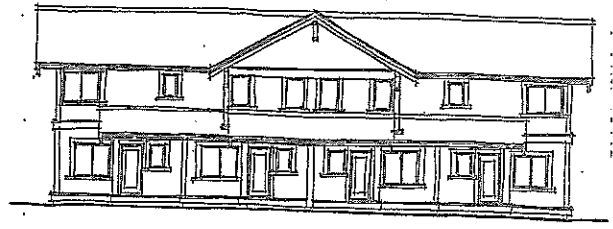
SOUTH

1/16" = 1'-0"



EAST

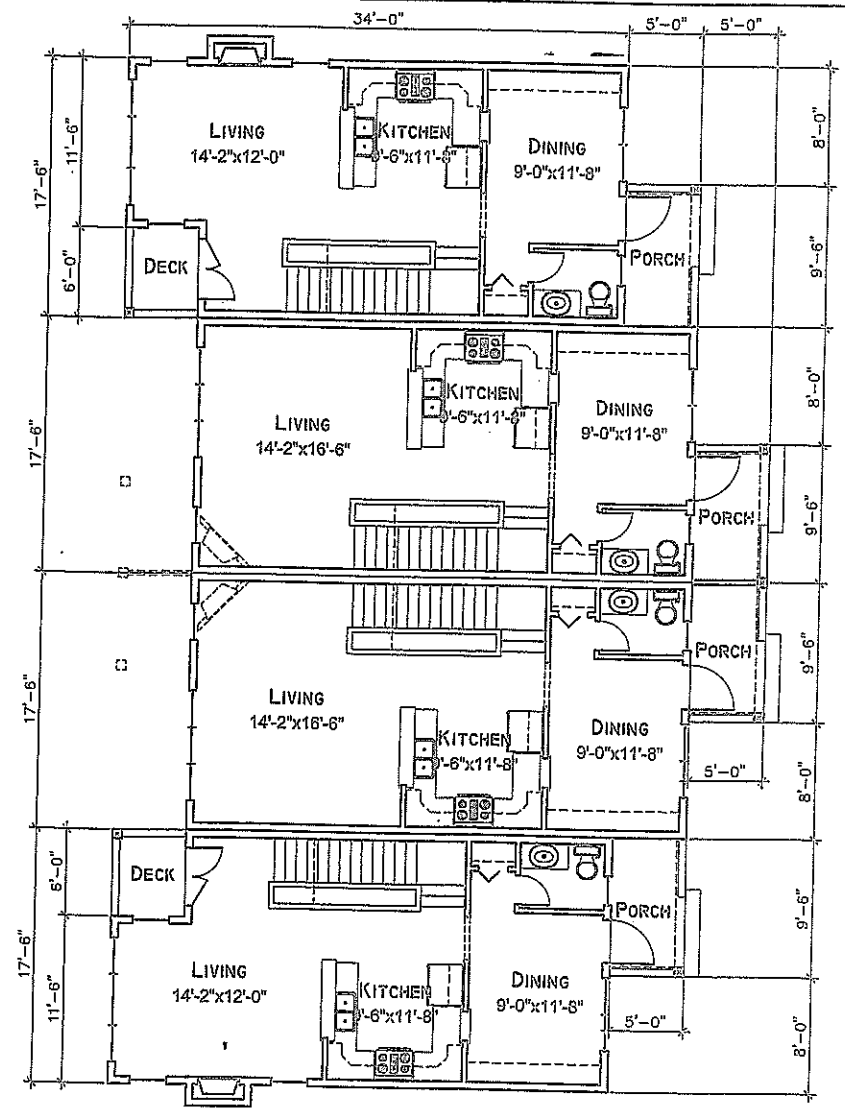
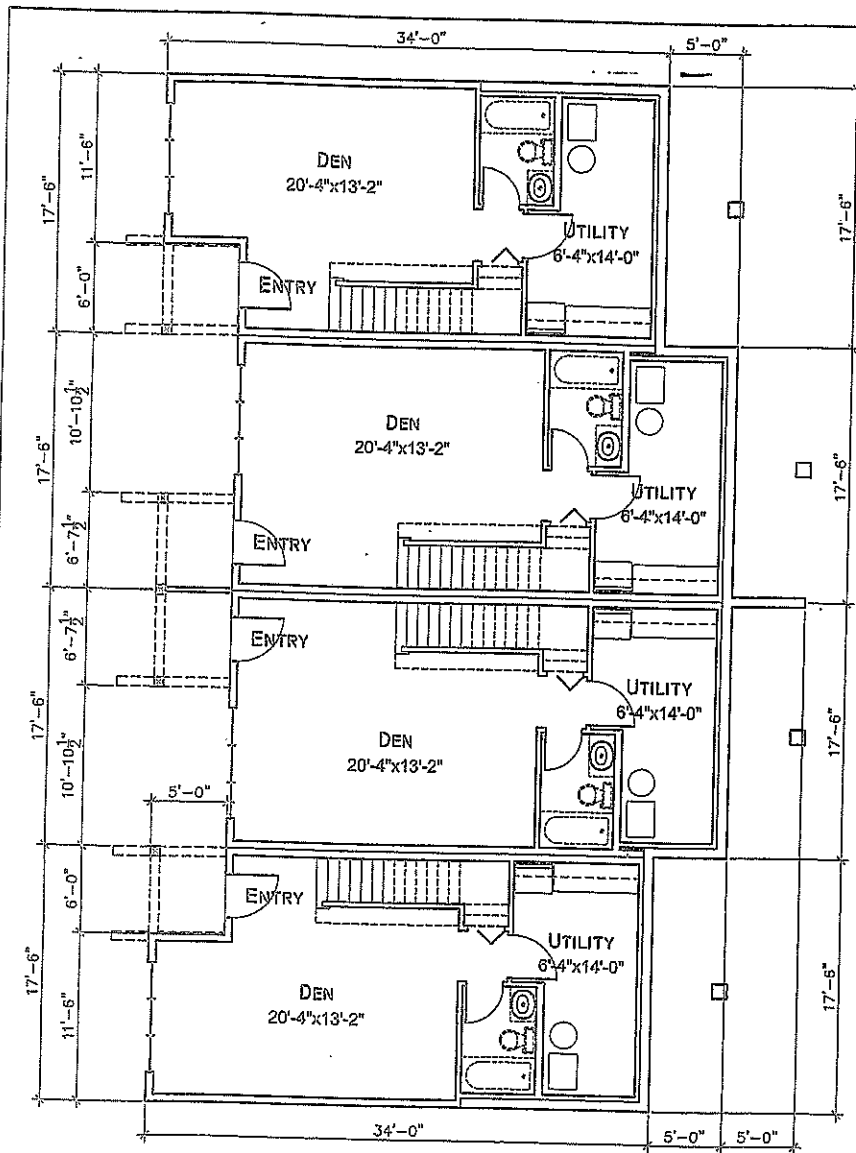
1/16" = 1'-0"



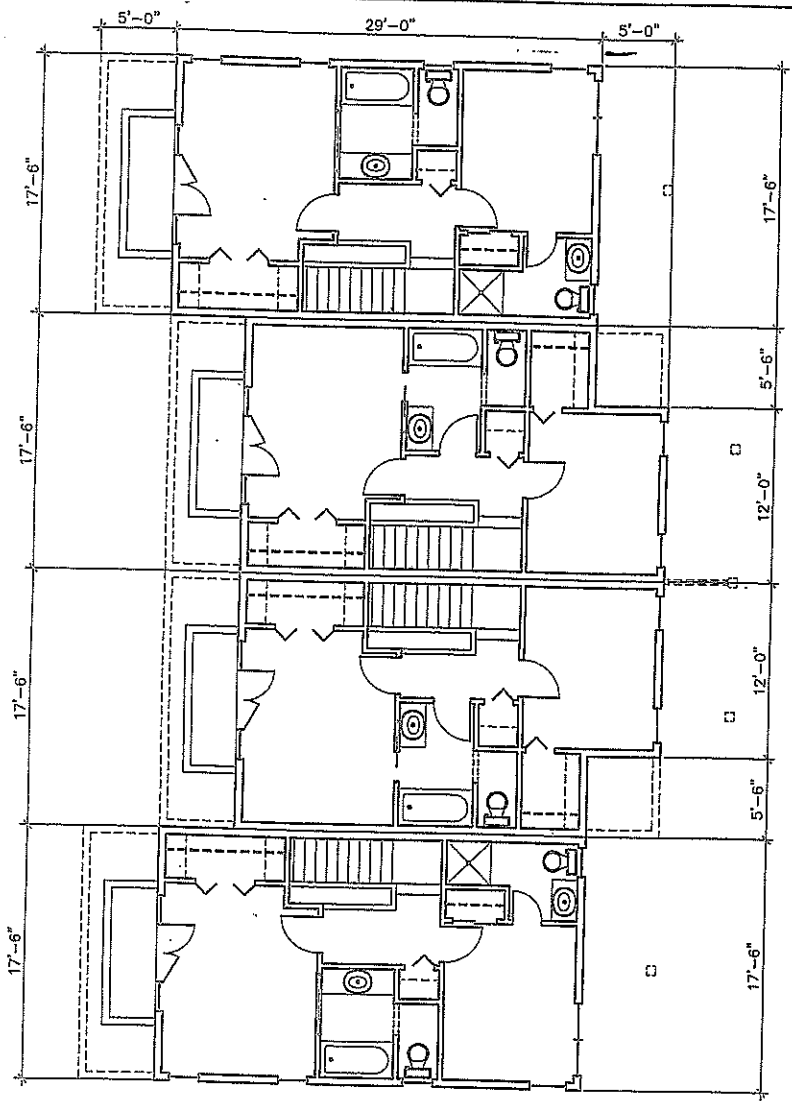
NORTH

1/16" = 1'-0"

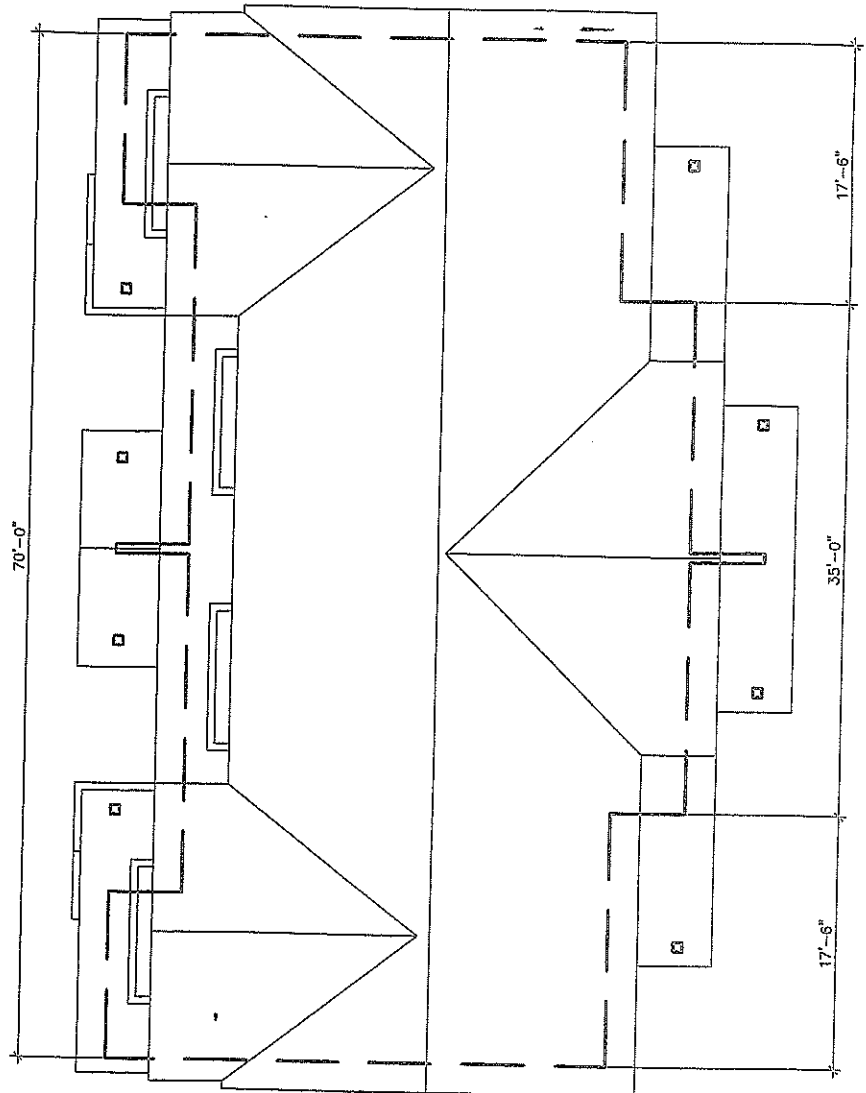
BUILDING C



BUILDING C



UPPER LEVEL



ROOF

BUILDING C

ROOF MEAN
27'-0"
(8.5 M)
AVERAGE GRADE



SOUTH

1/8" = 1'-0"

PEAK
8'-0"
CL.G.
8'-3/4"
FLOOR
10'-1/4"
FLOOR
9'-1/4"
FLOOR GRADE



EAST

1/16" = 1'-0"



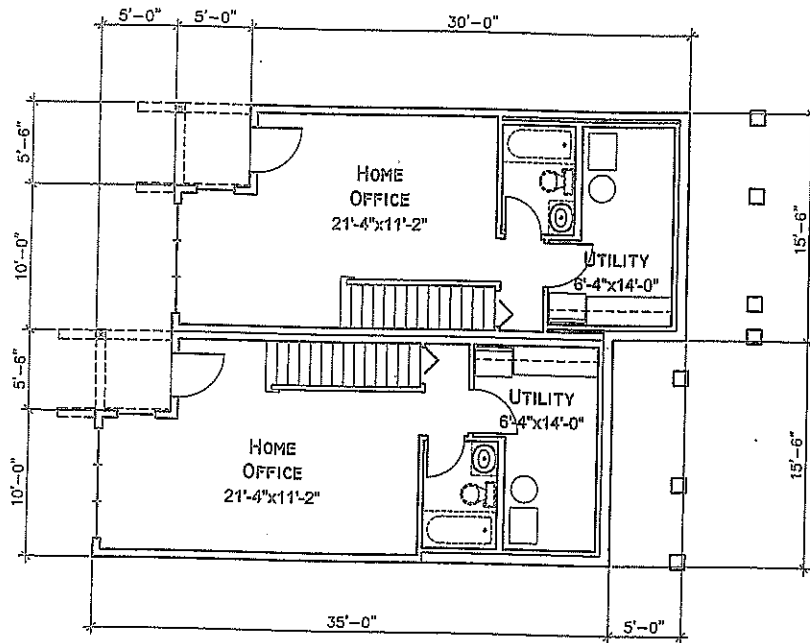
NORTH

1/16" = 1'-0"



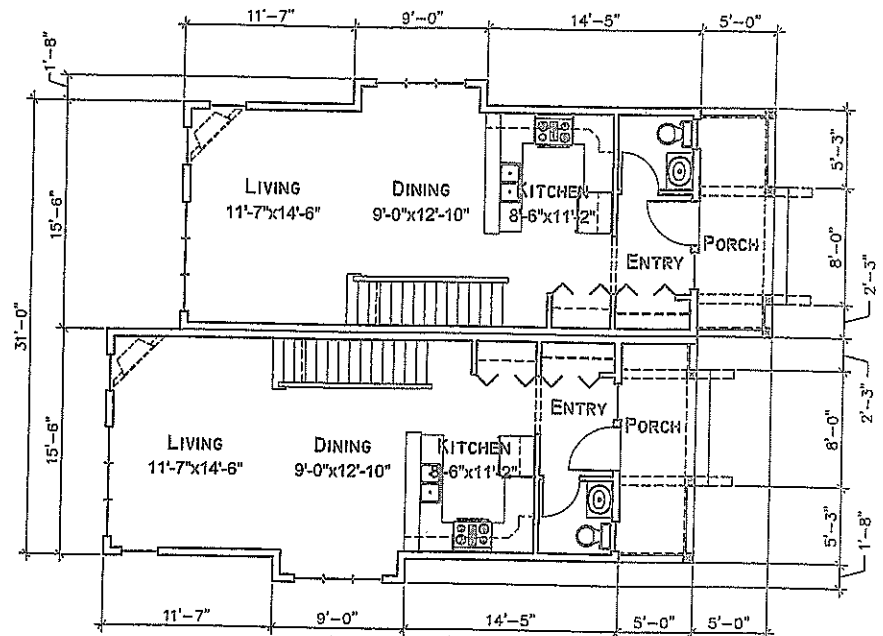
WEST

1/16" = 1'-0"



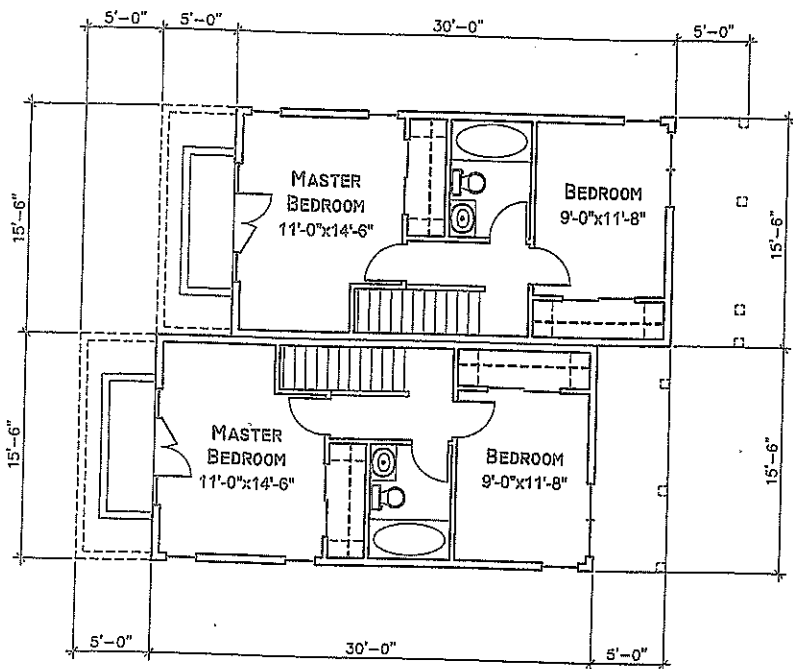
LOWER LEVEL

1/8" = 1'-0"



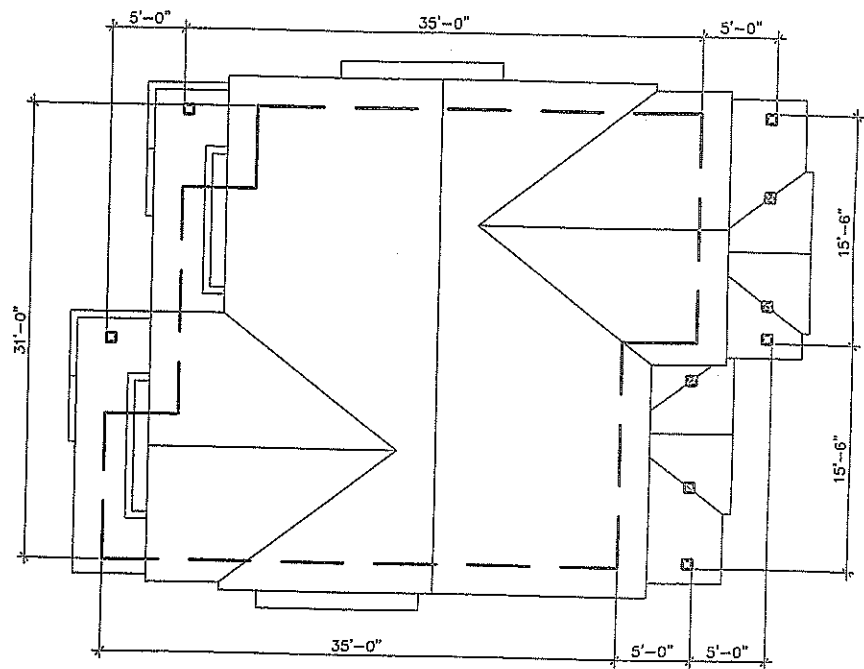
MAIN LEVEL

1/8" = 1'-0"



UPPER LEVEL

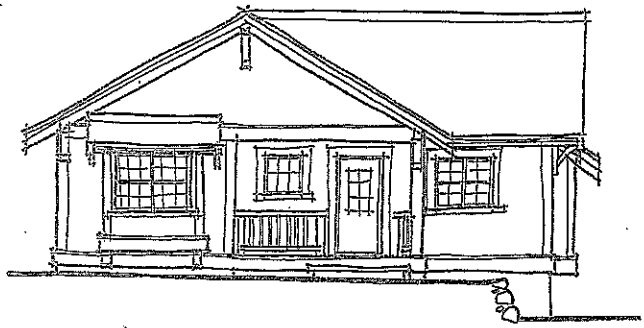
1/8" = 1'-0"



ROOF

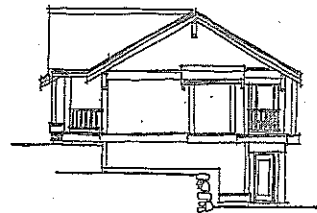
1/8" = 1'-0"

PEAK
8'-0"±
CLG.
0'-3/4"
FLOOR
0'-1/4"
FLOOR

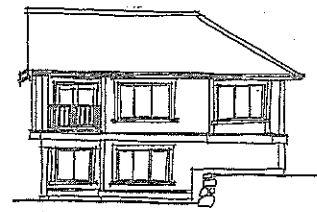


WEST
1/8" = 1'-0"

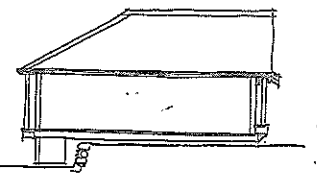
ROOF MEAN
18'-0"±
(5.7M)
AVG. GRADE



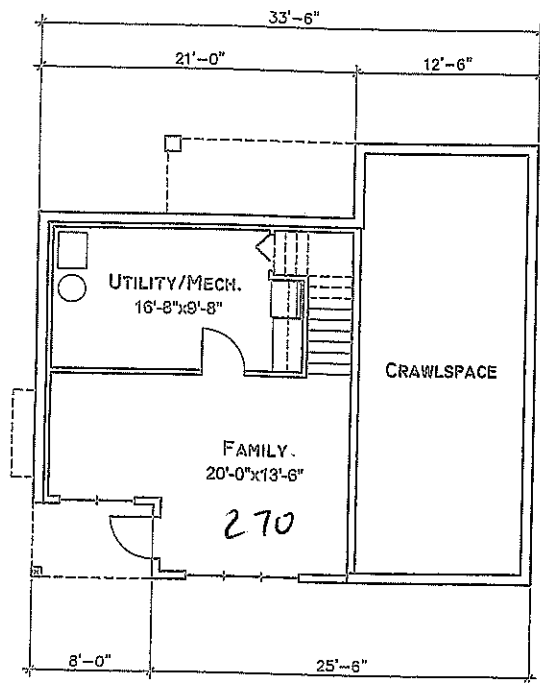
SOUTH
1/16" = 1'-0"



EAST
1/16" = 1'-0"

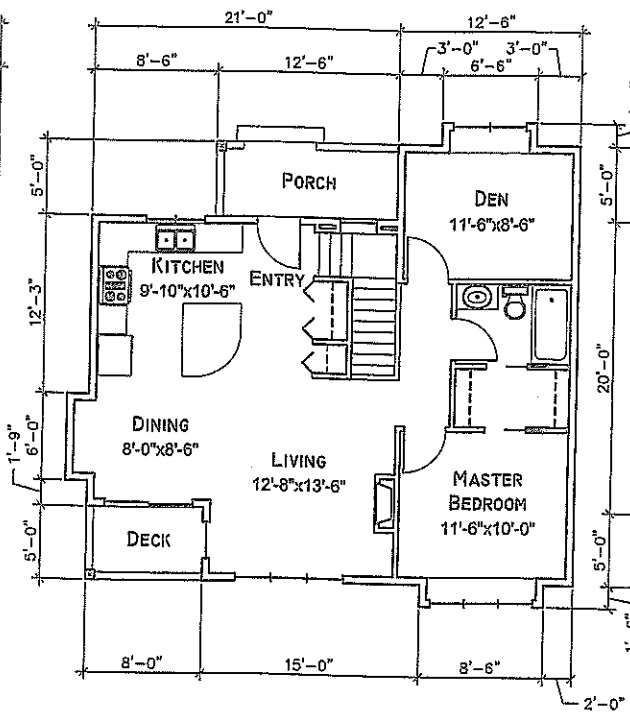


NORTH
1/16" = 1'-0"



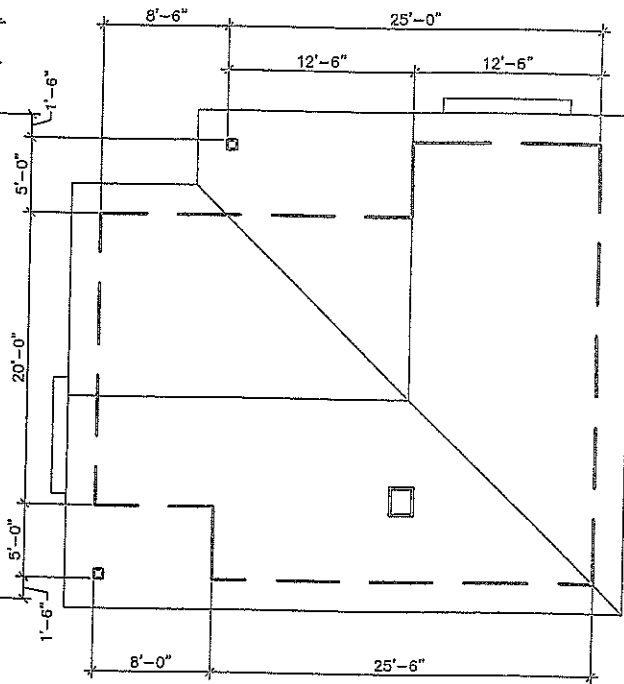
LOWER LEVEL

1/8" = 1'-0"



MAIN LEVEL

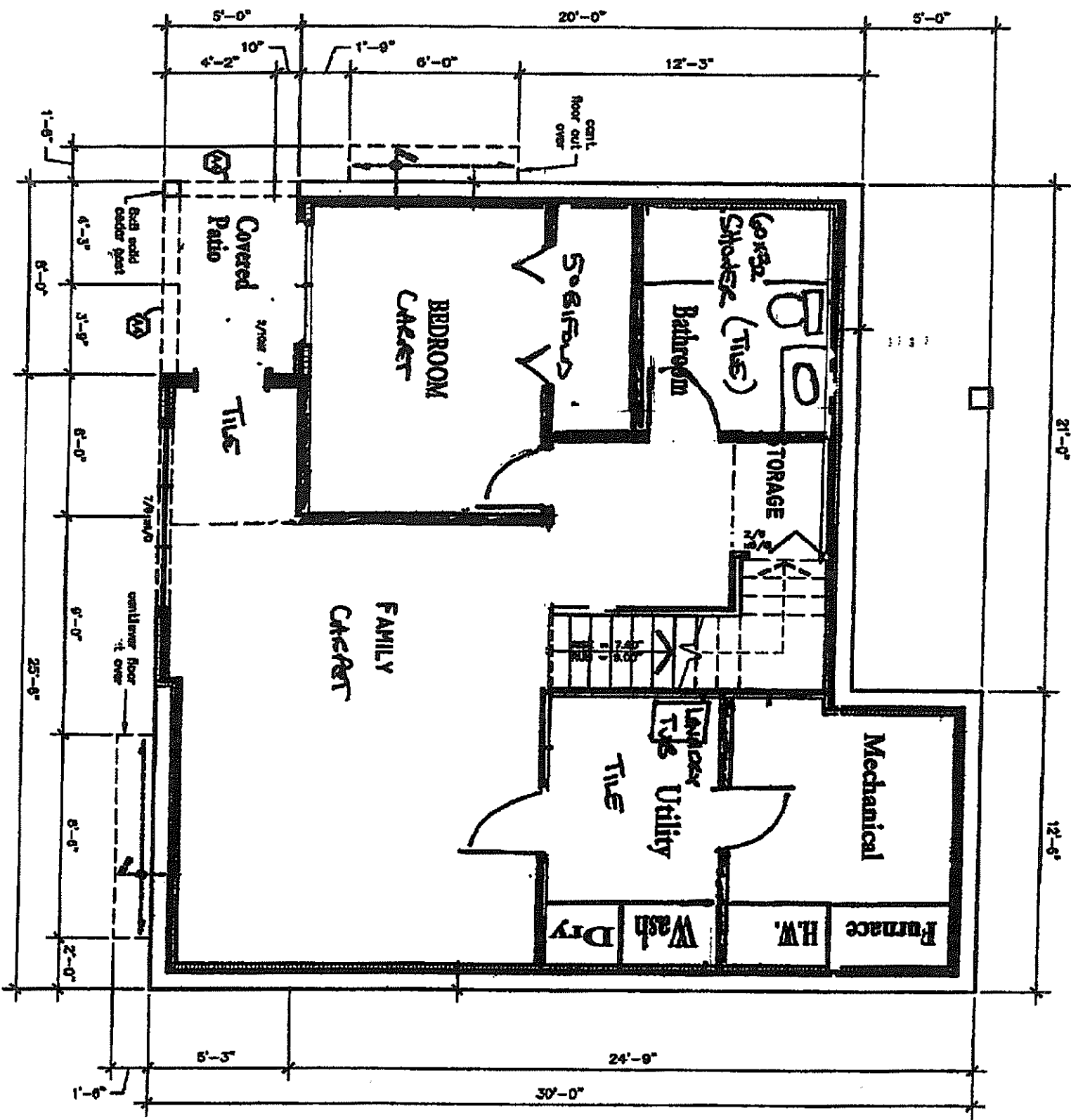
1/8" = 1'-0"



ROOF

1/8" = 1'-0"

LOWER LEVEL



BUILDING E

70