



**BOARD OF EDUCATION OF  
SCHOOL DISTRICT NO. 46 (SUNSHINE COAST)**

**OPERATIONS COMMITTEE  
AGENDA**

Thursday, April 25, 2017 from 11:00-12:30 pm  
School Board Office – Gibsons, BC

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- 1) Strategic Plan 2.i. - Facilities
- 2) Budget Summary
- 3) Annual Facilities Grant Plan
- 4) Development Application Referral – District of Sechelt  
(Habitat for Humanity)
- 5) Development Application Referral – Town of Gibsons  
(Eaglecrest Drive)
- 6) Transportation Review

## OPERATIONS COMMITTEE – APRIL 27<sup>th</sup>, 2017

### FACILITIES REPORT

#### 2017/2018 AFG PROJECTS PLAN

- Consulting fees – Rapid Seismic Assessments, HVAC, Electrical re-circuiting
- Roofing – to be determined
- Flooring – ESS, various
- Window/Door replacements – ESS, RCE (accessibility door)
- Gym floor re-coat – CGE, LES, ESS, CSS, WSES
- Field upgrades
- ESS – Interior renovation continuation
- Signs – CLC
- Energy efficiency – Various
- Duct cleaning – Maintenance, LES, CGES
- SLC changes for YMCA daycare
- Asbestos abatement – WSES hallway stipple ceiling, ESS Science rooms
- Portables – Refurbish, relocate

STRATEGIC PLAN GOAL 2.i – Facilities (Staff will work and learn with their students in exceptional facilities that are efficient and attractive)

#### Efficiency:

- Completion of district DDC upgrade –Will be providing dashboard displays with energy savings tips in schools, as well as access to live energy consumption data
- Capital Projects (SEP) – DBES and PHSS approved for retrofits \$1.4m
- LES – Boiler upgrade and Gym ventilation project complete
- Solar Panel project at LES coming up
- Installing LED lighting where practical during renovations and investigating complete building LED retrofits
- Continue installing occupancy sensors for lighting/HVAC
- Energy Matters – presentation to the Board of Trustees in May

#### Attractive facilities:

- Interior renovations – ESS is ongoing. Next up SLC.
- Exterior Painting Program – ongoing
- Signs – installation of new, carved, front of school signs ongoing
- Gym floors - all have all been resurfaced and are now on an ongoing maintenance plan
- Window/door replacements ongoing
- Flooring replacements ongoing



April 7, 2017

VIA EMAIL  
Ref: 193811

To: All Secretary-Treasurers  
All School Districts

Re: 2017/18 Annual Facility Grant

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The Ministry of Education will provide an Annual Facility Grant (AFG) allocation of \$110.496 million in 2016/17 to fund maintenance and repairs of capital infrastructure in school districts. This year, the AFG funding allocation will be made up of \$23.496 million from the Ministry's operating budget and \$87.0 million from Government's capital funding allocation. (Please see attached 2016/17 Annual Facility Grant Allocation table.)

In 2017/18, \$2.0 million will again be allotted from the operating portion of the AFG funding allocation to support Capital Asset Management Services (CAMS). School districts are expected to utilize the facility condition assessment information for their facilities in the CAMS database to help guide their AFG spending decisions.

Each school district must provide the Ministry with an AFG Expenditure Plan for 2017/18, using the AFG template provided.

The template requires all work using AFG funds planned between April 1, 2017, and March 31, 2018, to be identified by facility. (Please note that work using any AFG funds carried over from 2016/17 should not be included in the AFG Expenditure Plan for 2017/18.) School districts must now include more specific CAMS VFA database information, as appropriate for each AFG project. Please refer to the Instructions tab within the attached Expenditure Plan Template for details.

Notably, the Actual Cost column, coloured in blue, is not to be used in the initial submission of the AFG Expenditure Plan. School districts must submit this additional information after March 31, 2017, when the value of completed AFG work for individual facilities is fully known.

This year's net AFG operating allocation of \$21.496 million (\$23.496 million less the CAMS contribution) will be paid to school districts in one installment in July 2016. Each school district will be granted a single Certificate of Approval (COA) for its portion of the \$87.0 million capital allocation. A standard bylaw will not be required by the ministry prior to the issue of the COA. In accordance with Provincial Treasury policy, draws against the COA should not occur until capital project expenditures have been made.

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Ministry of Education	Planning and Major Projects Division	Mailing Address: PO Box 9151 Stn Prov Govt Victoria BC V8W 9H1	Location: 5 <sup>th</sup> Floor, 620 Superior St Victoria BC V8V 1V2
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School districts are requested to submit their AFG Expenditure Plan to their planning officer as soon as possible. School districts will receive their COA for AFG as soon as they have submitted the required spending plan. Please contact your planning officer if you have any questions regarding the new AFG Expenditure Plan template.

School districts are encouraged to maximize all AFG spending for capital-related maintenance work that meets the criteria for capitalization and to follow the AFG policy, which can be found at the following link:

<http://www.w2.gov.bc.ca/gov/topic.page?id=478C400B42B14DCBAC27CBA0E659863F>

Please be reminded that all such planned AFG work must be completed by March 31, 2018 when the COA will expire.

For your reference, the 2017/18 Annual Facility Grant Allocation table is also posted on the Ministry's capital planning website at:

[http://www2.gov.bc.ca/gov/topic.page?id\\_DEDC8587EAC34EEEB96A41583B7C0BB2D](http://www2.gov.bc.ca/gov/topic.page?id_DEDC8587EAC34EEEB96A41583B7C0BB2D)

Thank you for your attention to the requirements around the allocation and use of AFG funding.

Sincerely,



Ryan Spillett  
Executive Director, Capital Delivery

Attachments: 2017-18 AFG Spending Plan Template  
2017-18 AFG Allocation

pc: All Superintendents of Schools  
All Regional Directors, Capital Management Branch  
All Planning Officers, Capital Management Branch

## 2017/18 Annual Facility Grant Allocation

School District	Total AFG	Capital Portion	Operating Portion			Total Allocation to Districts
			Gross	Withheld (CAMS)	Net	
5 Southeast Kootenay	1,349,697	1,062,700	286,997	24,430	262,567	1,325,267
6 Rocky Mountain	920,842	725,036	195,806	16,667	179,139	904,175
8 Kootenay Lake	1,314,852	1,035,264	279,588	23,799	255,789	1,291,053
10 Arrow Lakes	293,710	231,256	62,454	5,316	57,138	288,394
19 Revelstoke	307,414	242,046	65,368	5,564	59,804	301,850
20 Kootenay-Columbia	911,726	717,858	193,868	16,502	177,366	895,224
22 Vernon	1,676,605	1,320,095	356,510	30,347	326,163	1,646,258
23 Central Okanagan	3,693,367	2,908,016	785,351	66,851	718,500	3,626,516
27 Cariboo-Chilcotin	1,466,098	1,154,350	311,748	26,537	285,211	1,439,561
28 Quesnel	842,258	663,162	179,096	15,245	163,851	827,013
33 Chilliwack	2,146,986	1,690,455	456,531	38,861	417,670	2,108,125
34 Abbotsford	3,254,228	2,562,255	691,973	58,902	633,071	3,195,326
35 Langley	3,198,757	2,518,579	680,178	57,898	622,280	3,140,859
36 Surrey	11,108,205	8,746,172	2,362,033	201,064	2,160,969	10,907,141
37 Delta	2,891,974	2,277,030	614,944	52,346	562,598	2,839,628
38 Richmond	3,899,266	3,070,133	829,133	70,578	758,555	3,828,688
39 Vancouver	10,524,842	8,286,858	2,237,984	190,502	2,047,482	10,334,340
40 New Westminster	1,109,265	873,393	235,872	20,078	215,794	1,089,187
41 Burnaby	4,378,006	3,447,075	930,931	79,243	851,688	4,298,763
42 Maple Ridge-Pitt Meadows	2,433,709	1,916,209	517,500	44,051	473,449	2,389,658
43 Coquitlam	5,359,445	4,219,822	1,139,623	97,007	1,042,616	5,262,438
44 North Vancouver	2,945,252	2,318,979	626,273	53,310	572,963	2,891,942
45 West Vancouver	1,257,454	990,071	267,383	22,760	244,623	1,234,694
46 Sunshine Coast	924,519	727,931	196,588	16,734	179,854	907,785
47 Powell River	578,118	455,188	122,930	10,464	112,466	567,654
48 Sea to Sky	898,889	707,751	191,138	16,270	174,868	882,619
49 Central Coast	283,542	223,250	60,292	5,132	55,160	278,410
50 Haida Gwaii	519,146	408,756	110,390	9,397	100,993	509,749
51 Boundary	533,063	419,713	113,350	9,649	103,701	523,414
52 Prince Rupert	637,859	502,226	135,633	11,545	124,088	626,314
53 Okanagan Similkameen	591,835	465,988	125,847	10,712	115,135	581,123
54 Bulkley Valley	666,198	524,539	141,659	12,058	129,601	654,140
57 Prince George	3,137,805	2,470,588	667,217	56,795	610,422	3,081,010
58 Nicola-Similkameen	591,756	465,926	125,830	10,711	115,119	581,045
59 Peace River South	1,343,762	1,058,027	285,735	24,322	261,413	1,319,440
60 Peace River North	1,405,975	1,107,011	298,964	25,449	273,515	1,380,526
61 Greater Victoria	3,810,598	3,000,319	810,279	68,973	741,306	3,741,625
62 Sooke	1,583,977	1,247,163	336,814	28,670	308,144	1,555,307
63 Saanich	1,438,191	1,132,377	305,814	26,032	279,782	1,412,159
64 Gulf Islands	487,350	383,721	103,629	8,821	94,808	478,529
67 Okanagan Skaha	1,262,554	994,087	268,467	22,853	245,614	1,239,701
68 Nanaimo-Ladysmith	2,613,085	2,057,443	555,642	47,298	508,344	2,565,787
69 Qualicum	937,488	738,142	199,346	16,969	182,377	920,519
70 Alberni	995,926	784,154	211,772	18,027	193,745	977,899
71 Comox Valley	1,648,001	1,297,573	350,428	29,829	320,599	1,618,172
72 Campbell River	1,237,443	974,315	263,128	22,398	240,730	1,215,045
73 Kamloops/Thompson	3,300,686	2,598,834	701,852	59,743	642,109	3,240,943
74 Gold Trail	656,782	517,125	139,657	11,888	127,769	644,894
75 Mission	1,173,413	923,901	249,512	21,239	228,273	1,152,174
78 Fraser-Cascade	504,461	397,193	107,268	9,131	98,137	495,330
79 Cowichan Valley	1,806,213	1,422,143	384,070	32,693	351,377	1,773,520
81 Fort Nelson	303,856	239,245	64,611	5,500	59,111	298,356
82 Coast Mountains	1,449,714	1,141,449	308,265	26,240	282,025	1,423,474
83 North Okanagan-Shuswap	1,610,390	1,267,960	342,430	29,148	313,282	1,581,242
84 Vancouver Island West	372,511	293,301	79,210	6,743	72,467	365,768
85 Vancouver Island North	697,793	549,416	148,377	12,630	135,747	685,163
87 Stikine	285,699	224,948	60,751	5,171	55,580	280,528
91 Nechako Lakes	1,361,133	1,071,704	289,429	24,637	264,792	1,336,496
92 Nisga'a	255,387	201,082	54,305	4,623	49,682	250,764
93 Conseil scolaire francophone	1,306,511	1,028,697	277,814	23,648	254,166	1,282,863
<b>Provincial Total</b>	<b>110,495,587</b>	<b>87,000,000</b>	<b>23,495,587</b>	<b>2,000,000</b>	<b>21,495,587</b>	<b>108,495,587</b>

District:

46

Sunshine Coast

## DRAFT 2017-18 AFG EXPENDITURE PLAN

Contact:

Name	Email	Phone
Rob Collison	rcollison@sd46.bc.ca	604-886-9870

Facility Code	Facility Name	Description of Work	Estimated Cost	AFG Category
		Roofing	\$225,000	
		Consulting Fees	\$20,000	
	WSE, ESS	Asbestos abatement	\$150,000	
		Grounds/Field Upgrades	\$30,000	
		Flooring	\$50,000	
		Windows/Doors	\$50,000	
		Signs	\$7,000	
	ESS, CSS, LES, CGES, WSES	Gym Floors	\$25,000	
		HVAC upgrades	\$20,000	
		ESS reno	\$100,000	
		Energy Efficiency	\$10,000	
	LES, CGES	Duct Cleaning	\$20,000	
		Portable refurbish/moves	\$50,000	
		Contingency	\$50,000	
	Paving, Access ramp, HVAC	SLC Changes	\$100,000	
		<b>Total Estimated Cost</b>	<b>\$ 907,000</b>	
		<b>Total AFG Allocation</b>	<b>\$ 907,785</b>	
		<b>Variance</b>	<b>\$ 785</b>	



**DISTRICT of SECHELT**

**REFERRAL FORM**

P.O. Box 129, Sechelt, B.C. V0N 3A0

Phone: 604-885-1986 Fax: 604-885-7591 www.sechelt.ca

APPLICATION NO: 3360-20 2017-01						OCP
					X	Zoning
APPLICANT	T. Smith for Habitat for Humanity Sunshine Coast		APPLICANT'S ADDRESS	Box 2356 Sechelt BC V0N 3A0		Subdivision
						Dev. Permit
SITE ADDRESS	4465 Sunshine Coast Hwy		Date	March 27, 2017		Dev. Variance
LEGAL	Lot	A	Block			OTHER:
	District Lot	1028	Plan	BCP46877		
	Zoning	Existing	R-4	Proposed	R-2A	
	OCP Designation	Existing	Multifamily Mixed Res.	Proposed	No change	

**PLEASE RESPOND TO THIS REFERRAL BY April 27, 2017**

Please comment on the attached referral for potential effect on your agency's interest. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

**PURPOSE OF APPLICATION: To apply to rezone the property from R-4 to a new residential zone that allows for two-family dwellings and educational uses.**

**GENERAL LOCATION: Wilson Creek**

**OTHER INFORMATION:**

If your agency's interests are "Unaffected" no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.

AARON THOMPSON

Interim Community Planner

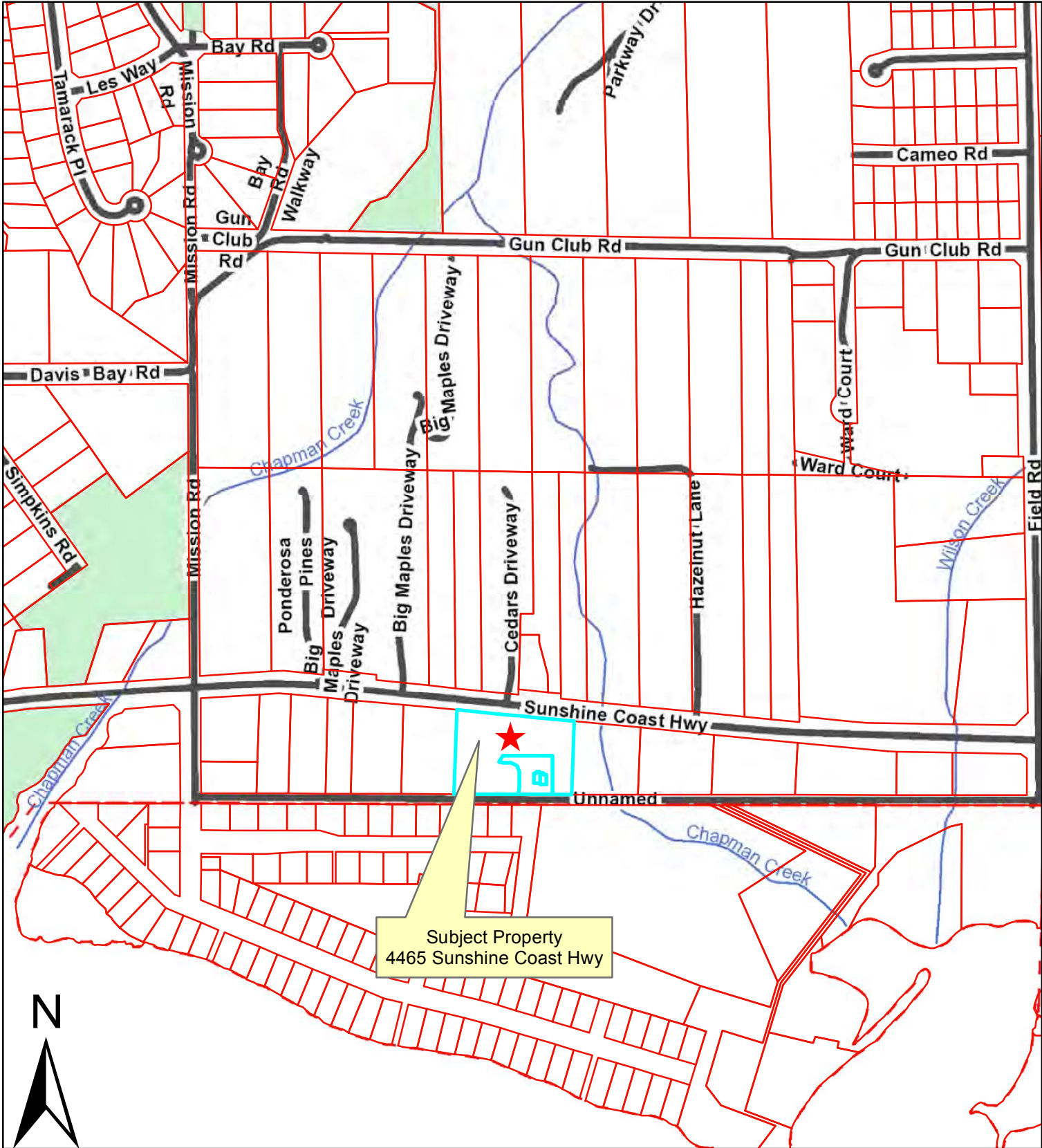
**This referral has also been sent to the following agencies:**

X	District of Sechelt Engineering	X	Sechelt Volunteer Fire Department
X	District of Sechelt Public Works	XX	FortisBC Energy / Energy Services Advisor
X	District of Sechelt Parks	X	Telus
X	District of Sechelt Building	XX	B.C. Hydro / BC Transmission Co
X	SC Regional District		Coast Cable -Eastlink
X	Sechelt Indian Government		Canada Post
X	Vancouver Coastal Health Authority	X	School District #46
X	Ministry of Transportation & Infrastructure	X	APC
	Agriculture Land Commission		Accessibility Advisory Committee
	Archaeology Branch of SIB & BC	X	Council – for information

**Community Associations**

	East Porpoise Bay		Downtown Village		West Sechelt		Tuwanek
X	Selma Park/Davis Bay/Wilson Creek		Sandy Hook		SHORA		S.D.B.A.
	Chamber of Commerce						

Location Plan  
Habitat for Humanity  
Rezoning 3360-20 2017-01



Subject Property  
4465 Sunshine Coast Hwy





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**OFFICE OF THE SECRETARY-TREASURER**

April 19, 2017

District of Sechelt  
Attn: Aaron Thompson, Interim Community Planner  
PO Box 129  
Sechelt, BC V0N 3A0

Dear Mr. Thompson,

**Re: Referral Application 3360-20 2017-01 – Habitat for Humanity Rezoning Application**

The school district enthusiastically supports the application for rezoning at the Wilson Creek site. As you might know, the school district has partnered with Habitat for Humanity and Vancouver Island University to provide an Industry Trade Authority program known as “Youth Train in Trades” (formerly known as ACE-IT) in Carpentry at this site. Grade eleven and twelve students registered in the program are able to earn their first year university credit towards red seal certification while assisting in the development of much needed affordable housing. Students in the program have reported a strong sense of satisfaction and pride in being able to assist those in need while completing their schooling. The continued success and delivery of this program is dependent on the rezoning of the Wilson Creek site.

Habitat for Humanity is a commendable organization that helps to support vulnerable families many of whom have children who are registered students in our schools. The Board of Education of School District No. 46 (Sunshine Coast) recently honoured the district’s relationship with Habitat for Humanity as a “partner in learning” at a celebration in November 2016. The enclosed article, published in the Spring 2017 edition of *Sunshine Coast Business Magazine*, details the impact that Habitat for Humanity has had on the coast for our families.

We appreciate your consideration of this rezoning application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Nicholas Westwick', is written over a light blue circular stamp.

Nicholas Westwick  
Secretary-Treasurer

Enclosure.



# Forever HOME

It's the smile on the faces of all the participants that you notice. The joy they feel knowing they have lifted a family out of the cycle of endless rent and poverty and moved them into their forever home. It has happened nine times on the Sunshine Coast and two more homes are nearing completion, changing forever the fortunes of two more young struggling families.

For Rebecca Nelson, her husband Ken and their four children what Habitat for Humanity volunteers have done for them has been a blessing, a dream come true. "It is nice knowing you are paying to own and we can stay here as long as we want. Its our forever home" says Rebecca. "It has put us in a better financial position and we are able to provide more amenities for our children, dance classes, baseball and soccer, like all the other kids. We now save money every month. It is pretty amazing."

Since its incorporation 13 years ago, the Habitat chapter on the Sunshine Coast and its many volunteers have been dedicated to building homes and giving hope to struggling

young families and giving them the security of home ownership. It is an ambitious goal with a stellar record of achievement. In the last three years, the nine BC chapters have built 27 homes. Sunshine Coast Habitat volunteers have built six of them, more than 20% of the total.

The new homeowners who have been rescued from the cycle of rent, unlike conventional home buyers, are not required to post a down payment, but they do pay in a unique way. Every Habitat family must donate 500-hours, 62 working days, 12 weeks of their time volunteering without pay, doing their part to move Sunshine Coast Habitat closer to its goal. It's called sweat equity, an unconven-

tional approach to building equity in your new home. (Habitat believes that access to safe, decent and affordable housing is a basic human need that should be available to all.)

The duplex homes volunteers build in Habitat's Wilson Creek Village are valued at the current appraised market value. The mortgage qualifying formula is like no other. The family income of the qualifying family is based on a scale according to family size. Habitat holds the mortgage and the mortgage payment is based on 25% of the family net or gross income from the previous year's tax assessment. Habitat divides that amount by 12 to get fair and manageable monthly payments. The mortgage goes up and down depending on the new owners latest year income tax assessment.

Cori Lynn Germiquet is Habitat's Executive Director, just one of a half dozen paid employees. She comes to the Sunshine Coast from a career in economic development. "We help people who will never get out of the cycle of rent. They have to establish they need to improve their quality of life. They must have no criminal record, be employed and have the ability to pay."

Its a success story built on generous donations from community residents and income from Habitat's Restore and recycling operations.

Restore like the home building side of Habitat is largely run by its dedicated army of over 60 devoted community volunteers.

Restore re-sells donated furniture, house-



Volunteers working on site. PHOTO COURTESY OF HABITAT FOR HUMANITY

hold and business items. When they sell, the donors get tax receipts. Restore and the recycling operation raise almost \$700,000 a year. Half of it goes directly towards building new homes and the other half pays salaries, rent, insurance and the operation of Habitat's trucks. Restore will be approaching Port Metro Vancouver in the hopes of convincing the giant Port Authority to allow us access to containers of unsaleable merchandise to its Sechelt store and other affiliate stores around Metro Vancouver. These are goods that would normally be destroyed. Habitat is hoping to sell the unused items to raise even more funds to build homes.

"The philosophy is more volunteer driven" says Germiquet. "It is amazing, our financials and balance sheet are very strong. The future is bright. Politically people have to take note and rather than spending all their money in Metro Centres, take a closer look at what is happening in rural BC such as the Sunshine Coast. Our goal here is to build as many homes as we can. You see young people who want the best for their families. Its emotional to see that we are giving them a future and a place for their children to grow up. We have 30,000 people on the Sunshine Coast and they know if they help us, bringing us goods to sell, they are helping others in their community."

Ed and Gwen Hawkins realized the power of positive thinking when they set up Habitat Sunshine Coast back in 2004. They wanted to do something for their community and they have been there with financial and volunteer support every step of the way. Habitat Canada at first resisted because head office thought Sechelt was too small, but the Hawkins knew their community and its generous residents would prove them wrong, and they did. Hab-



Ed and Gwen Hawkins, Habitat's Sunshine Coast Founders. PHOTO COURTESY OF HABITAT FOR HUMANITY

itat Sunshine Coast has proven year after year with Ed and Gwen and its nine volunteer directors at the helm to be one of the best and most generous Habitat for Humanity chapters in any country.

Sean Whalen manages the home building site. "I get a great deal of satisfaction seeing the smiles on their faces when they move into their new homes. You know you are making positive changes in their lives."

Habitat Village, in partnership with SD #46 and Vancouver Island University, is also a school for grade eleven and twelve students who want to pursue a career in the building trades. In an on-site classroom, students get theory and on-the-job training helping to build the homes for the young families. This is a University level course where students get apprenticeship training and first year university credit. Carl Brownstein has been the instructor for five years of the eight years the program has been running. "I love working with the kids. They leave here and they get jobs. It is a perfect partnership that is community minded."

Zara Gale is a single mom who moved into the village with her two young daughters. Her

children, Lucia and Miranda are two of 16 kids under eleven years old who live and play in the Habitat Village. "This has been an opportunity that has pulled us out of poverty. We were renting and it was taking 70% of our income. The 500 hours of sweat equity has been a real commitment, a real example of community building. The stability of the program has taken the stress from me and that reflects on my children."

Habitat for Humanity is now helping young families obtain home ownership in 100 countries. On the Sunshine Coast its many volunteers are committed to building affordable housing and restoring dignity to the lives of the hard working poor families on the coast. When it comes to performance, the Sunshine Coast Habitat and its volunteers certainly punches above the belt. Not bad for the smallest per capita Habitat for Humanity in Canada outside of the Northwest Territories.

- Brian Coxford



A new resident looking at one of the homes they are building now. PHOTO COURTESY OF HABITAT FOR HUMANITY



Frank Lin, A Corporate Volunteer on BMO Work Day. PHOTO COURTESY OF HABITAT FOR HUMANITY



Grade 11 and 12 Sunshine Coast Students who are part of the apprenticeship and volunteer program on site. PHOTO COURTESY OF HABITAT FOR HUMANITY



## Planning Department

474 South Fletcher Road | Box 340, Gibsons, BC V0N 1V0

Phone: 604-886-2274 | Fax: 604-886-9735

www.gibsons.ca

# DEVELOPMENT APPLICATION REFERRAL FORM

Referral Date: \_\_\_\_\_ .

Please review the attached development application and provide written comment on the back side of this form to \_\_\_\_\_, Town of Gibsons Planning Department, no later than: \_\_\_\_\_.

## APPLICATION TYPE

- Development Permit (Permit No. \_\_\_\_\_ )
- Development Variance Permit (Permit No. \_\_\_\_\_ )
- Temporary Use Permit (Permit No. \_\_\_\_\_ )
- Sign Development Permit (Permit No. \_\_\_\_\_ )
- Agricultural Land Reserve Exclusion (Application No. \_\_\_\_\_ )
- Official Community Plan Amendment (Application No. \_\_\_\_\_ )
- Zoning Amendment Application (Application No. \_\_\_\_\_ )

## REFERRED TO

- M.O.T.I
- SD-46
- Sunshine Coast Regional District
- Agricultural Land Commission
- Advisory Planning Commission
- TOG Engineering Department
- TOG Approving Officer
- Fire Department
- TOG Building Department
- \_\_\_\_\_

## DESCRIPTION OF PROPERTY

Lot/Parcel \_\_\_\_\_ Plan \_\_\_\_\_ Block \_\_\_\_\_

District Lot/Section \_\_\_\_\_ Range \_\_\_\_\_

Other Description \_\_\_\_\_

Street Address \_\_\_\_\_

Folio Number \_\_\_\_\_ Parcel Identifier (PID) \_\_\_\_\_

## DESCRIPTION OF PROPOSAL

## CONTACT INFORMATION

Date: \_\_\_\_\_

Agency or department: \_\_\_\_\_

For further more information on the comments provide below contact:

\_\_\_\_\_,      \_\_\_\_\_      \_\_\_\_\_  
*First Name*      *Last Name*      *Position*

\_\_\_\_\_,      \_\_\_\_\_  
*Phone*      *Email*

## COMMENT

## RECOMMENDATION

- Approval Recommended       Approval Not Recommended  
 Approval Recommended with Changes       Interests Unaffected by Proposal  
 Additional Information Required  
 Other: \_\_\_\_\_

### Welcome to the Eaglecrest Drive Public Information Meeting

### INFORMATION MEETING FORMAT

#### PURPOSE

1. To discuss the site and solicit community feedback on schematic ideas.
2. Understanding the community's ideas, visions, and feedback regarding the potential development for this site.
3. Discuss options, constraints and ideas with you - neighbours, residents and planners.

1. **Sign In** - Please sign in at the entrance on the sheet provided.
2. **Circulate** - Please circulate the room at your leisure, view the information boards, engage with the architects and owners and give us your feedback and architectural ideas.
3. **Exit Survey** - Please fill one out after reviewing the information boards.

We will gather your ideas into a report, that will guide our proposal and further our design moving forward. Your input will help guide the design process and better enable us to proceed with this exciting project.

**THANK YOU** - for assisting in shaping the potential development of this exceptional site.



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### ANKENMAN MARCHAND

Ankenman Marchand Architects (AMA) has been operating for more than 25 years, with a long track record of participatory planning work and community engagement. We understand the development issues and have noted the negative effects that poor quality developments can have on communities.

That's why we take great pride in engaging with community stakeholders right from the beginning. Our "grass roots" approach allows us to fully appreciate the specific opportunities and constraints that a particular development will have, with respect to neighbouring residents and the broader community. We design every project in co-operation with the community in order to ensure the most livable and appropriate development.



AMA  
25  
years



Since 1994, the TC Development Group has specialized in identifying, creating and constructing exceptional development opportunities and communities in some of BC's most desirable areas, from concept to completion. Over the years we have brought hundreds of visions to life, changing surrounding landscapes with our hallmark reputation for creativity, quality and craftsmanship.

We achieve these results through a deeply instilled work ethic and a combination of attention to detail, care, passion, dedication, innovation, and a deep commitment to each and every project that we undertake. Residential and commercial, every TCD development exemplifies our company's **commitment to the highest of standards.**

With every project, we set out to create a finished product that exceeds our expectations, is of exceptional quality, creating and ensuring lasting value and a source of pride.

Our approach towards development and building, combined with our own personal goals - is to constantly strive for excellence. Our developments are an extension of our commitment to create environments that are highly desirable to live-in, promote community, generate economic growth and are sustainable. We do not just simply build buildings. We create sought-after and inspiring environments for the purpose of forming and sustaining communities so that we may ultimately enhance the quality of life for all those who occupy it.

The TCD Development Group has created numerous notable and exceptional, award-winning communities in beautiful British Columbia and we look forward to creating a successful and desirable community here in Gibsons.

Landscape Architect



Damon Oriente Ltd.  
LANDSCAPE ARCHITECTS

Landscape Architect



Judith Reeve Consulting Ltd.  
Registered Landscape Architect

Surveyor



STRAIT LAND SURVEYING INC.

Civil Engineering



APLIN MARTIN  
ENGINEERING ARCHITECTURE PLANNING SURVEYING

Traffic Engineer



# Eaglecrest Drive

484 Eaglecrest Drive, Gibsons, BC

## PROPOSAL SUMMARY

### Introduction & Site Description:

- This 5-acre site fronts onto, and is currently accessed from both Eaglecrest Drive and Stewart Road.
- It is within walking distance to the Town of Gibsons and the associated amenities such as shops, services and restaurants as well as the harbour and marina.
- The site offers unprecedented views over the harbour, Georgia Straight, Keats Island and the North Shore mountain range beyond.
- The site is very steeply sloped, and has some single-family residential bordering the north & across Eaglecrest to the west, greenspace & an associated trail system and parkland located at the south. Multi-unit residential is located along Eaglecrest.
- The current OCP supports the density as being proposed.
- After extensive community consultation, this proposal has strived to amalgamate this feedback into the appropriate balance for the site, by offering a much-needed blend of housing typologies for all ages, abilities and income-brackets that include:
  - Empty Nesters (single level living)
  - Seniors (single level living)
  - Disabled (every unit accessible)
  - Young Families (townhomes)
  - First time buyers





### Q.1 Is this site stable enough for any development?

Yes. The steeper portion of the site is being proposed to be left in its natural state along with additional planting and other features that will ensure the slope is even more stable than it is today. It is only the upper and lower areas of the site where development is being proposed.

### Q.2 Why is there development proposed on both the upper area and lower area of the site?

Many reasons:

- The visual and physical proximity to the waterfront and associated views are very different in both areas of the site. Dividing the project allows future residents to choose between these two areas, including walking opportunities to either the lower village or the existing shops and services located along Gibsons Way.
- By breaking the project in two, it allows it to be phased over time, providing less potential impact on the community.
- It ensures that neither area produces excessive traffic onto the existing road systems.
- It ensures a very large green area to be retained in the middle of the site, accessible to all.
- It reduces any potential massing of the buildings.

### Q.3 Is this proposal inclusive of as many potential users as possible?

Yes - we are proposing a wide variety of unit mixes, types and sizes suitable for all socio-economic demographics and those with disabilities.

### Q.4 Does the density of this proposal exceed that which is envisaged in the Official Community Plan?

No

### Q.5 Will there be any on-site amenities?

Yes, we anticipate a wide variety of amenities for both the future residents as well as the existing community at large. We have itemized potential amenities throughout our presentation and have asked in our exit surveys which you feel may be most used and beneficial to the project and the community at large.

### Q.6 What will the streetscape along Eaglecrest Drive look like?

As this is the area of the site that will be primarily seen by the public, a great deal of thought has been given to this streetscape, with features that include:

- Four distinct buildings that replicate single family homes that mirror the existing single family homes along the west side of Eaglecrest;
- Height of which are only two storeys along Eaglecrest.
- No garage doors along Eaglecrest promoting a pedestrian-first streetscape that include front entry doors steps and porches, street trees, continuous sidewalks, low level lighting, grass boulevard etc.

### Q.7 What's in it for the general public?

There are many public benefits that will be realized should this project come to fruition including:

- Potential trail heads at the top and bottom of the site with a continuous, safe pedestrian path that links lower and upper Gibsons.
- A potential funicular that allows the disabled or seniors to enjoy the same benefits.
- A large improved park system that forms part of the experiences listed above.
- A North/South pedestrian connection along the currently unimproved Stewart Road allowing existing residents better access to lower Gibsons.
- Improved economic/employment/property tax base for the Town of Gibsons.
- The ability for existing Gibsons residents to downsize and stay in their own community with care-free/maintenance-free living.

### OPPORTUNITY:

ENHANCED STREETSCAPE INCLUDING:

- TRADITIONAL BLDG FORMS
- STREET TREES + LIGHTING
- WALKWAYS / SIDEWALKS
- FRONTDOORS / ENTRIES
- GREEN SETBACKS

### OPPORTUNITY:

RE-ALIGN E/W UNIMPROVED PEDESTRIAN WALKWAY TO PROVIDE BUFFER

EXTEND GREENSPACE + TRAIL NETWORK THRU CENTRE OF SITE

### OPPORTUNITY:

RETAIN GREENSPACE

SPLITTING SITE INTO TWO PROJECTS (UPPER + LOWER BENCHES) REDUCES TRAFFIC IMPACT ON BOTH EAGLECREST + WINN ROAD

### OPPORTUNITY:

N/S PEDESTRIAN WALKWAY LINKING NORTHERN HOMES TO WINN + STEWART ROADS.

### OPPORTUNITY:

- LOWER BENCH - LAND HOUSING OPPORTUNITY
- PROVIDES SAFETY FOR USERS OF WALKWAY CONNECTN
- EASES DEVL'P PRESSURE-UPPER BENCH

### CONSTRAINT:

VERY STEEP VEHICULAR / PEDESTRIAN ACCESS TO LOWER AREA OF SITE

### OPPORTUNITY:

FOR PARK ENTRY

### OPPORTUNITY:

CREATE E/W BREAK THRU SITE:

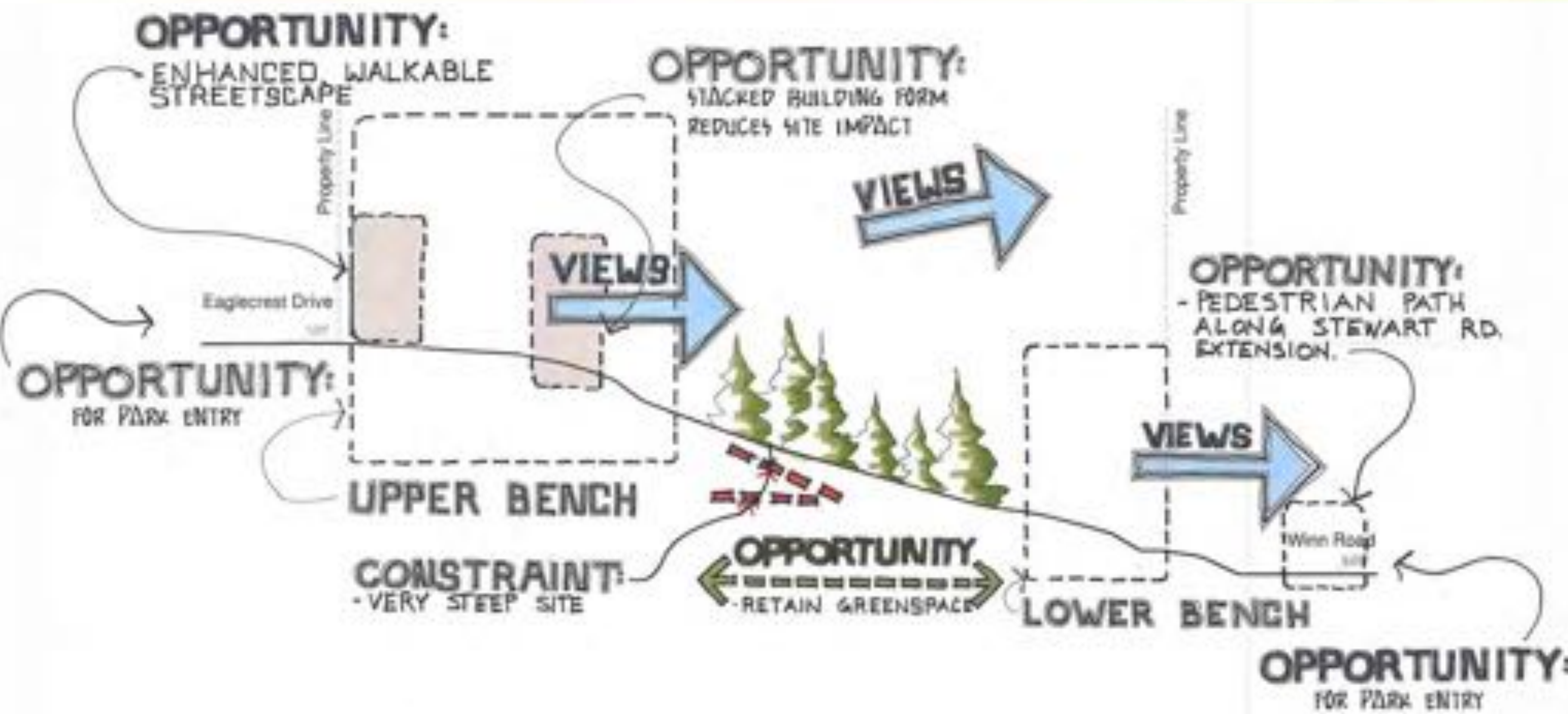
- VISUALLY REDUCES SCALE
- CLEAR + SAFE PEDEST. MOVEMENT
- ONE CONTROLLED VEHICULAR ACCESS (UPPER BENCH)
- ALLOWS PHASING LONG-TERM INTEGRATION

UPPER BENCH

LOWER BENCH

# OPPORTUNITIES & CONSTRAINTS

OPPORTUNITY FOR PARK ENTRY



## OPPORTUNITIES & CONSTRAINTS

# Eaglecrest Drive

484 Eaglecrest Drive, Gibsons, BC

## PROPOSAL SUMMARY

### First Planning Principles:

Before considering any development proposal for this site, it is important to recognize, in addition to ensuring all types of housing are fully inclusive, the following:

- Provide a safe, walkable community that allows residents, guests and immediate neighbours full access to the site by providing access points throughout.
- Ensure that as many future residents have the advantage of the remarkable views the site has to offer as possible.
- Provide a friendly, inviting streetscape along Eaglecrest and the newly formed Inglis Road extension with building styles, scale and feel that does not compete with, and is consistent with the surrounding established neighbourhood.
- Provide a wide variety of pedestrian and visual experiences while wayfinding through the site to ensure a very pleasant experience, and to ensure there are no "cookie-cutter", formula-driven planning principles.
- Ensure the project enhances, (not depletes from) the Town of Gibsons when seen from afar (ocean for example).



# Eaglecrest Drive

484 Eaglecrest Drive, Gibsons, BC

## PROPOSAL SUMMARY

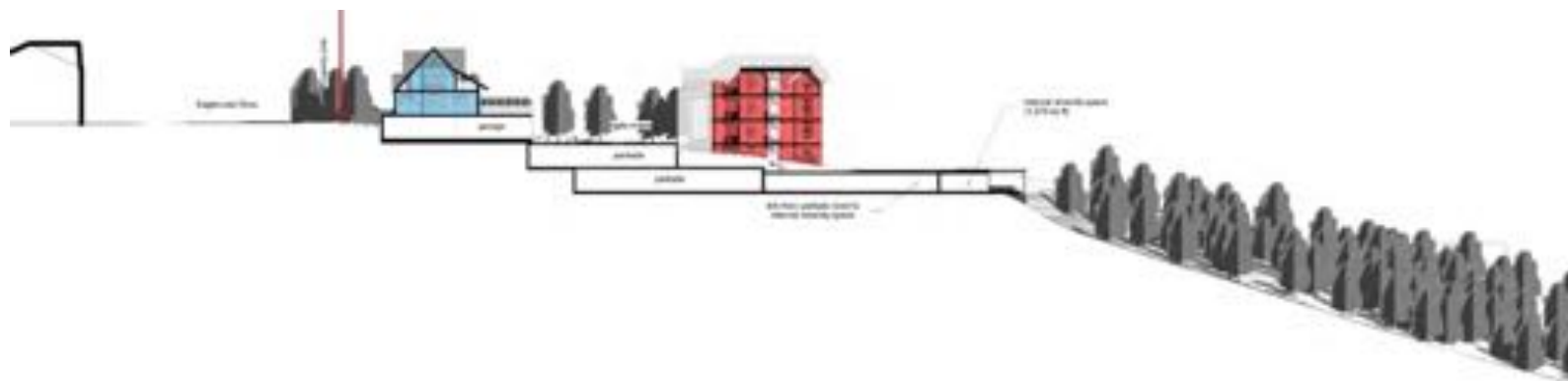
### Preliminary Design Rationale:

Though the site planning and overall concepts are in very early stages, the basis for these early schematics are based on the following:

- Due to the site's extreme topography and available access from both the western edge of the property (Eaglecrest), as well as the eastern edge (Stewart and Winn Roads), it is logical to divide the site into three components: the lower bench, a natural park space in the middle, and an upper bench.

### Upper Bench:

- Traditional/seaside architectural with articulated facades, comprised of four buildings along Eaglecrest, with a large gap in centre allowing one point vehicular and main pedestrian access, as well as suitable side-yard setbacks.
- These building forms are contextually related to the single family homes across Eaglecrest.
- This ensures a pleasant pedestrian experience along Eaglecrest without having a series of individual parking garage doors.
- Once entered onto the site, there is a direct visual unencumbered link to the easterly views beyond, via a grand rotunda/view point that links to common amenity below, the park space and eventually the Town.
- A park entry point (trailhead) is being proposed at the SW corner.



# Eaglecrest Drive

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## PROPOSAL SUMMARY



The condominium buildings have been broken down into a small scale representing single family form, creating a liveable, walkable streetscape.



### Upper Bench:

- The internal mews road allows front door access to individual buildings, fire Truck access, ease of underground parking access and unencumbered pedestrian movement.
- A large rotunda is being proposed, creating a suitable vantage point to the remainder of the site and the views beyond.
- This rotunda is also the formal access point for a continuation of the pedestrian experience - down into the amenity area and the greenspace beyond located in the middle of the site.

# Eaglecrest Drive

484 Eaglecrest Drive, Gibsons, BC

PROPOSAL SUMMARY



**ANKENMAN MARCHAND**  
ARCHITECTS



**UPPER BENCH – ROTUNDA VANTAGE POINT**

# Eaglecrest Drive

484 Eaglecrest Drive, Gibsons, BC

PROPOSAL SUMMARY





# Eaglecrest Drive

484 Eaglecrest Drive, Gibsons, BC

## PROPOSAL SUMMARY

### Middle of Site - Upper (Heart of Project):

The middle of the site has been divided into two main areas. At grade is common amenity for the project residents, with opportunities such as an amenity building, children's play area, view look-out rotunda, on-site agriculture, outdoor eating, lounge area etc.



Outdoor eating and lounge areas

### Outdoor Kitchen

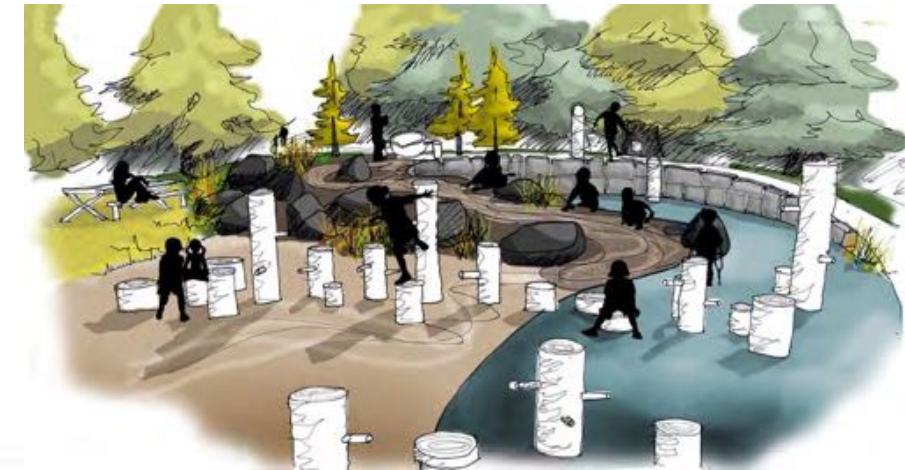


External hot-tub/spa



Water element at view look-out rotunda

### Natural adventure/children's play area





# Eaglecrest Drive

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## PROPOSAL SUMMARY



# Eaglecrest Drive

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## PROPOSAL SUMMARY



### Key Principles of the Landscape Concept:

- To blend the new development into the surrounding area and create new landscape amenities for the residents, and enhance the existing Neighbourhood trail connections.
- Eaglecrest Dr: Landscaping will follow the adjacent rural residential streetscape. Sidewalks, street trees and grass boulevards will upgrade the pedestrian access.
- Inglis Mews: Generous volume between the buildings allows for street trees, lawn, groundcover and shrub planting on both sides. The entry extends east to become a pedestrian area leading to the amenity building and activity spaces beyond.
- Lower Bench: Pathway at the corner of Stewart and Winn Rd, up to the building entry plaza. Stewart Rd Right-of-Way will become a green corridor with a curving path that accesses the new residences.
- To the North the project will retain areas of landscape, reinforcing the separation from the existing single family houses. To the South the site will have a new, publically accessible trail connecting to the existing Inglis trail. This weaving trail and forest planting are intended to 'blur' the property line, creating a natural transition to the forest.

- The interior wild natural area is predominantly deciduous trees (birch, alder, maple) and the understory is ferns, hardhack, oceanspray, salal, and associated coastal shrubs. Many of the trees show stem damage, likely from wind, and appear to be in generally poor condition. The plan proposes to retain appropriate trees and areas of native plants, and clean up and replant other areas. It is hoped that some areas will become sloped meadow spaces, with a series of terraced stormwater retention ponds. Seating, interpretive elements and paths is also proposed.





### Lower Bench - Pedestrian Component:

- Note: North/South pedestrian link along Stewart Road (indicated with blue dashed box).
- This pathway also becomes the entry point via individual entry courts for the ground level units.
- A large gap in the middle of the building will provide a visual continuum of the East/West axis defined through the site.
- This will be read as a pure pedestrian- oriented component of the project.
- A pathway is also indicated at the point where Winn and Stewart Roads intersect; which will provide a connection up to the building entry plaza.
- This path will then continue up to the Upper Bench, as an East/West pedestrian link, connecting to the existing Inglis Trail also.
- We will create a parkade entry point immediately adjacent the road intersections and access to the under building parkade. (indicated with black dashed box)
- 2-4 storey buildings offering tremendous views over the straight and the marina can take place in this location.
- May be an ideal spot to situate an affordable housing component due to its proximity to the town.
- The building entry point also celebrates the trail head (entry).



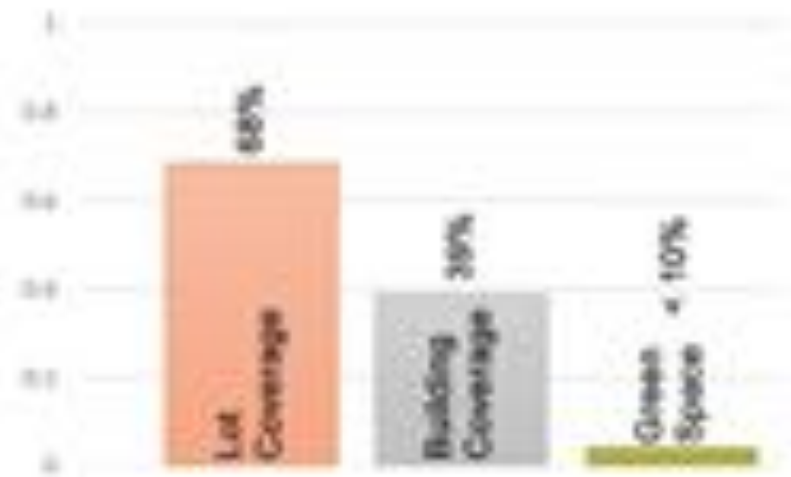
# Eaglecrest Drive

484 Eaglecrest Drive, Gibsons, BC

## PROPOSAL SUMMARY

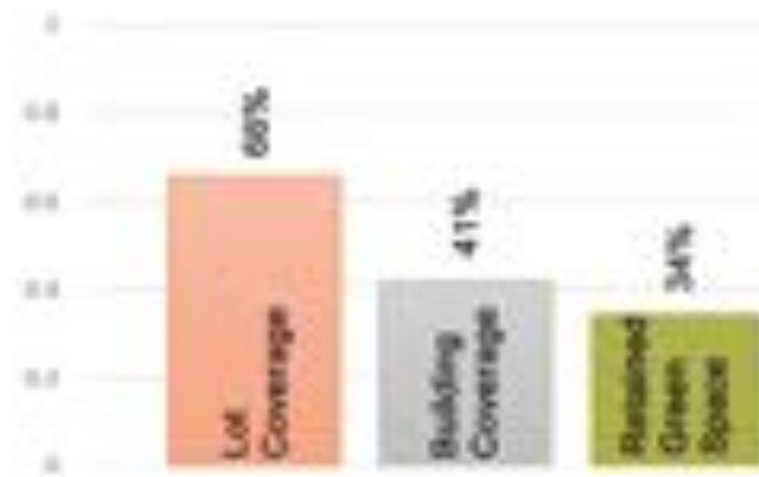
### Layout Based on Current OCP Constraint

44 - 3 Storey 1350sq ft Duplex Units  
Total 88 Units  
Gross Floor Area 118,800sq ft  
Floor Area Ratio: 0.54



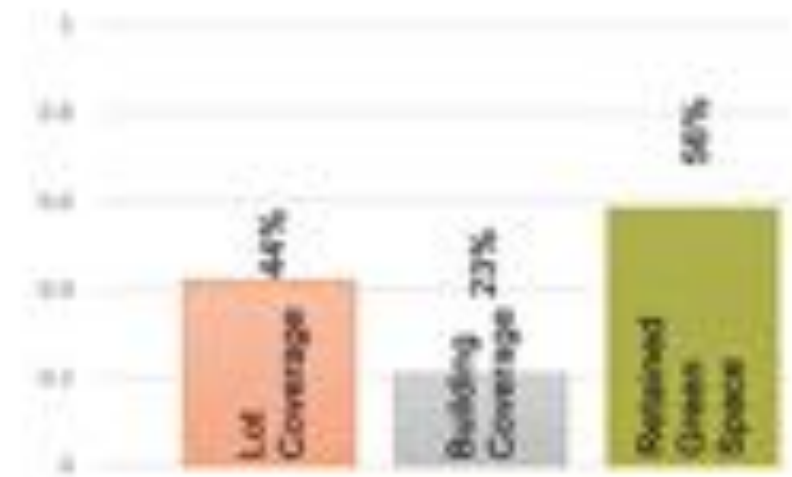
### Second Version Scheme

10 - 3 Storey Townhomes with basement  
& 74 - Upper Bench Single Level Apts  
& 28 - Lower Bench Single Level Apts  
Gross Floor Area 132,930sq ft  
Floor Area Ratio: 0.62



### Where We're At

4 - 2 Storey Duplex Townhomes with basement  
& 52 - Upper Bench Single Level Apts  
& 40 - Lower Bench Single Level Apts  
Gross Floor Area 145,474.90sq ft  
Floor Area Ratio: 0.65



### Sustainable Design is Green Design

As developers, we believe that we have the responsibility to create new projects that enable us to move with the times, if not stay one step ahead. Both in the way we do things and in the way that our built environments move us forward. That is why TCD maintains an ongoing commitment in leading the industry forward.

We believe that today's new homes and living environments should create a meaningful connection between craftsmanship, technology, enjoyment and sustainability. This explains why our unique approach focuses on combining innovative building techniques with proven quality construction practices in order to provide the ultimate in livability.

### Geothermal Energy

Geothermal Energy is energy obtained from the heat of the earth. Its as simple as that. It is a sustainable energy technology that avoids traditional methods of heating and cooling and favors a natural and environmentally friendly solution.



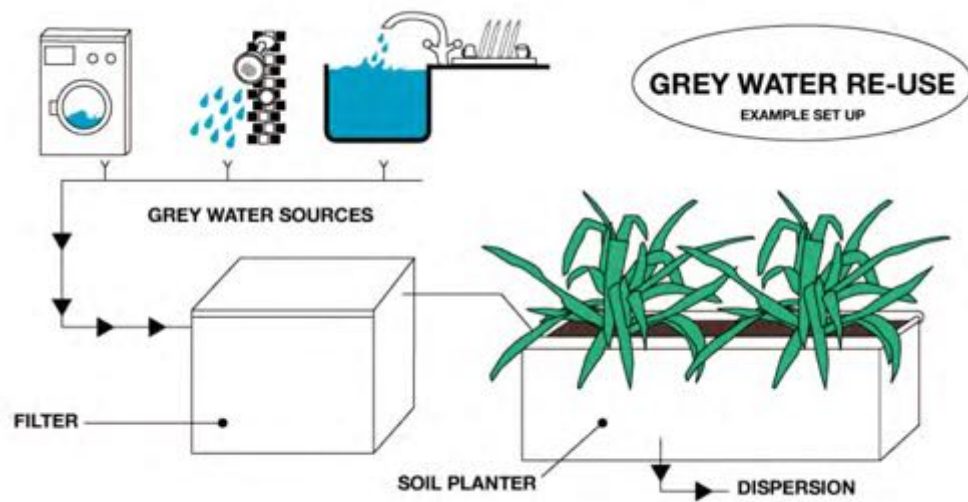
### Indigenous Vegetation and Landscaping

To avoid invasive species and excessive costs related to upkeep, the landscape plan will primarily involve only plants and trees that are found organically in the Gibsons. Not only does this reduce the environmental impact of the site, but it also sustains the areas natural character and aesthetic.



### Local and Green Building Materials

It is important to us as developers to ensure we create something that reflects and parallels the character of the environment in which it will exist. We will use both sustainable building materials that reflect the feeling within the Gibsons identity, as well as try our best to source these materials locally in order to further anchor our project within the local character.



### Grey Water Recycling

One of the most difficult aspects of creating an environmentally sustainable project is how it deals with its water. There are many systems out there that deal with this issue by recycling specific portions of used water for things such as toilet flushing and plant irrigation, and we will strive to include as much of this technology within our new development.



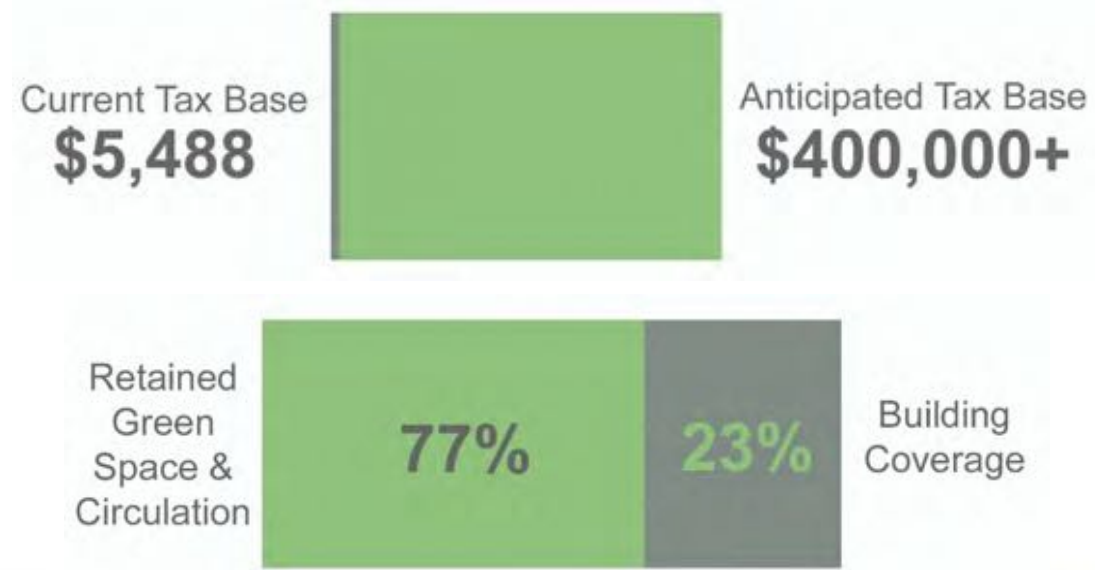
# Eaglecrest Drive

484 Eaglecrest Drive, Gibsons, BC

## PROPOSAL SUMMARY

This project, to be developed over several years provides the following benefits to the Town of Gibsons:

- Significant economic stimulus. This project will create hundreds of direct jobs over a several year period that will boost the local trade and supply industry.
- Communal agriculture that will promote healthy and sustainable living.
- Much-needed affordable housing component implemented into program.
- Spin-off employment will also be created with new residents. This will assist all local restaurants, shops and services.
- Offering home office opportunities will create less reliance on the automobile and assist future residents with commerce undertakings.
- Providing more green space for future and current residents to enjoy, with communal gathering areas and a trail system that links the existing and future communities together.
- Provides a wide variety of housing choices for all socio-economic and ability demographics.
- Provides appropriate architecture that blends with the existing neighbourhood and the natural environment.
- Generating an increased tax base for the town.





# Eaglecrest Drive

484 Eaglecrest Drive, Gibsons, BC

## PROPOSAL SUMMARY

