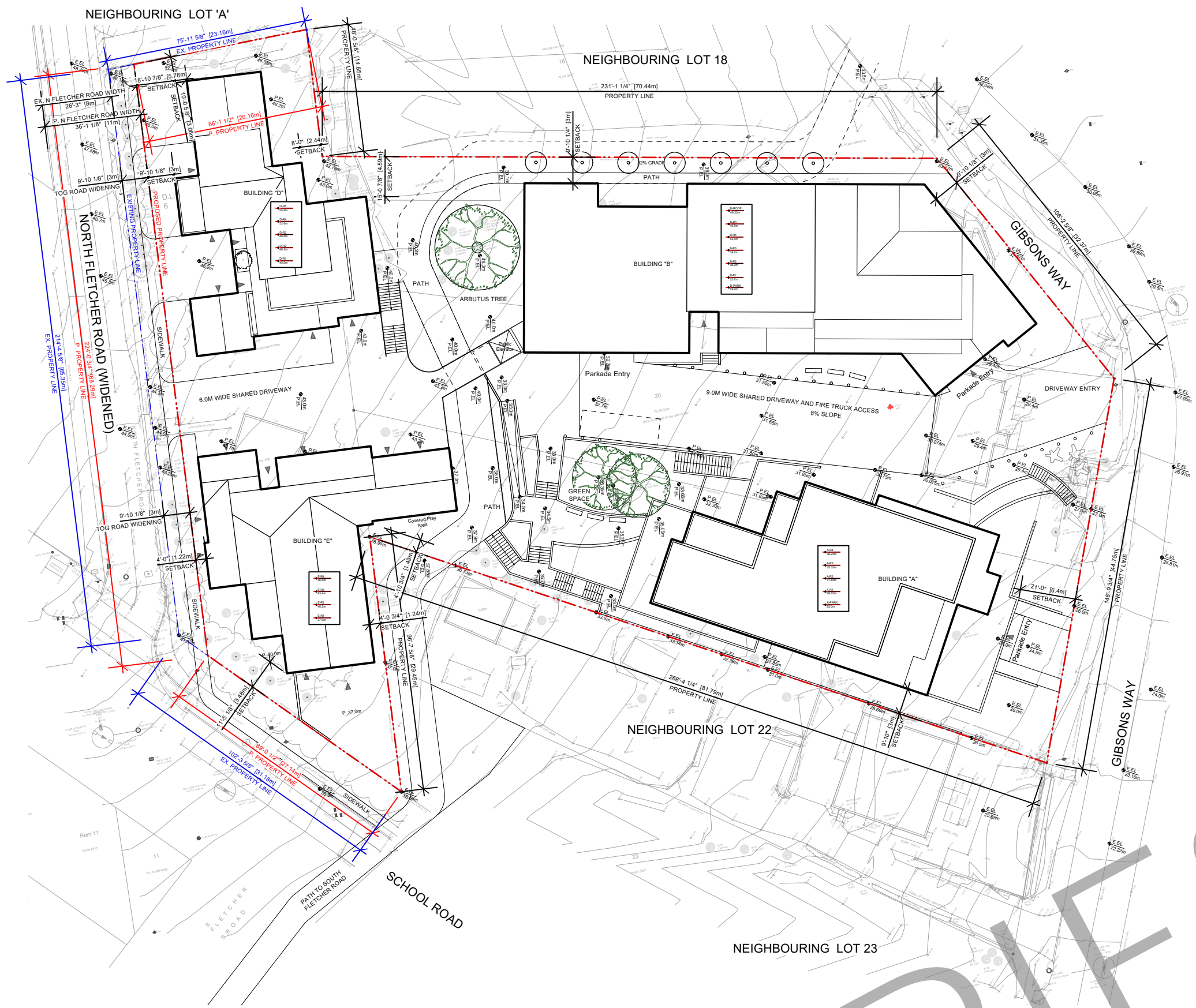


BILLY'S WALK RESIDENCES

DEVELOPMENT PERMIT



1 SITE PLAN
Scale: 1:500

TOWN OF GIBSONS ZONING SUMMARY						
CIVIC ADDRESS	Gibsons Way, Gibsons BC					
LEGAL ADDRESS	Lots 19, 20, 21 and 24, Block 2, D.L. 686, Group 1, N.W.D., Plan 3307					
ZONING	CDA-1					
OCF	RESIDENTIAL / TOURIST ACCOMMODATION					
	METRIC	IMPERIAL				
SITE AREA	6,175.40 m ²	66,471.40 s.f.				
SITE DEPTH	na	na				
SITE WIDTH (FRONTAGE)	na	na				
BUILDABLE AREA	PERMITTED	IMPERIAL		PROPOSED	IMPERIAL	
	RATIO	METRIC	IMPERIAL	RATIO	METRIC	IMPERIAL
SITE COVERAGE (ZONING)	0.25	1543.85 m ²	16,617.85 s.f.	0.53	3273.00 m ²	35,230.32 s.f.
BUILDING FOOTPRINT				0.41	2548.62 m ²	27,433.13 s.f.
OPEN SPACE (PATIO, PATHWAYS, DRIVEWAY)				0.59	3626.77 m ²	39,038.25 s.f.

TOWN OF GIBSONS SETBACK SUMMARY	
FRONT SETBACKS:	
BUILDING A (GIBSONS WAY)	21'-0" (6.4m)
BUILDING A (GIBSONS WAY) PARKADE	29'-0" (8.84m) to 48'-8" (14.83m)
BUILDING B/C (GIBSONS WAY)	9'-10 1/8" (3.0m)
BUILDING D (NORTH FLETCHER ROAD)	9'-10 1/8" (3.0m)
BUILDING E (SCHOOL ROAD)	11'-5 1/8" (3.48m)
REAR SETBACKS:	
BUILDING D (LOT 18)	8'-0" (2.44m)
SIDE YARD SETBACKS:	
BUILDING A (LOT 22)	9'-10 1/8" (3.0m)
BUILDING B/C (LOT 18)	9'-10 1/8" (3.0m)
BUILDING D (LOT A)	10'-0 5/8" (3.06m)
BUILDING E (NORTH FLETCHER ROAD)	4'-0" (1.22m)
BUILDING E (LOT 22)	4'-0 3/4" (1.24m)

AREA CALCULATION		
Floor area taken to outside face of exterior walls. Excludes parking, decks, and balconies.		
	GFA (s.f.)	GFA (s.f.)
Level 00 (PEL 24.50m)	0	0
Level 01 (PEL 28.65m)		
Building A	4,710	
Building B/C	0	
Building C	0	
Building D	0	
Building E	0	
Level 01 sub-total		4,710
Level 02 (PEL 29.40m)		
Building A	5,513	
Building B/C	0	
Building D	0	
Building E	0	
Level 02 sub-total		5,513
Level 03 (PEL 34.80m)		
Building A	5,778	
Building B/C	5,784	
Building D	0	
Building E	0	
Level 03 sub-total		11,562
Level 04 (PEL 38.45m)		
Building A	4,428	
Building B/C	9,769	
Building D	0	
Building E	576	
Level 04 sub-total		14,773
Level 05 (PEL 41.65m)		
Building A	0	
Building B/C	9,862	
Building D	0	
Building E	2,424	
Level 05 sub-total		10,966
Level 06 (PEL 43.00m)		
Building A	0	
Building B/C	8,842	
Building D	903	
Building E	3,199	
Level 06 sub-total		12,644
Level 07 (PEL 46.20m)		
Building A	0	
Building B/C	5,598	
Building D	2,591	
Building E	4,325	
Level 07 sub-total		12,514
Level 08 (PEL 49.40m)		
Building A	0	
Building B/C	0	
Building D	3,796	
Building E	0	
Level 08 sub-total		3,796
Level 09 (PEL 52.60m)		
Building A	0	
Building B/C	0	
Building D	3,837	
Building E	0	
Level 09 sub-total		3,837
Level 10 (PEL 55.80m)		
Building A	0	
Building B/C	0	
Building D	1,446	
Building E	0	
Level 10 sub-total		1,446
TOTAL FLOOR AREA		81,761
SITE AREA		66,471.40
FSR		1.23

DENSITY: TOWN OF GIBSONS		
SITE AREA	6,175.40 m ²	Notes: Site Area is 61.8% of 1 Hectare (10,000m ²)
RESIDENTIAL UNITS	49	Equivalent to 80 Units Per Hectare (UPH)

BUILDING A					
Name	Type	Require	Propose		
Parking	Vehicle	18 stalls	19 stalls	1.58 / Unit	
	Class 1 Bikes	15 stalls	24 stalls	2.00 / Unit	
	Class 2 Bikes	3 stalls	3 stalls	0.25 / Unit	
		Count			
Residential Apartment	1 Bed, 1 Bath		3		
	1 Bed, 1 Bath, 1 Flex		1		
	1 Bed, 2 Bath, 1 Flex		2		
	2 Bed, 2 Bath		1		
	2 Bed, 3 Bath		1		
Total Units			12		
	BUILDING B				
	Name	Type	Require	Propose	
Parking	Vehicle	26 stalls	29 stalls	1.71 / Unit	
	Class 1 Bikes	21 stalls	12	0.71 / Unit	
	Class 2 Bikes	3 stalls	6	0.35 / Unit	
		Count			
Residential Apartment	1 Bed, 1 Bath		3		
	1 Bed, 1.5 Bath		2		
	1 Bed, 1 Bath, 1 Flex		2		
	2 Bed, 2 Bath		5		
	2 Bed, 2.5 Bath		3		
Total Units			17		
	BUILDING C				
	Name	Type	Require	Propose	
Parking	Vehicle	18 stalls	12 stalls	1.00 / Unit	
	Class 1 Bikes	15 stalls	12	1.00 / Unit	
	Class 2 Bikes	2 stalls	4	0.33 / Unit	
		Count			
Residential Apartment	Studio		4		
	1 Bed, 2 Bath, 1 Flex		4		
	2 Bed, 2 Bath		4		
Total Units			12		
	BUILDING D				
	Name	Type	Require	Propose	
Parking	2-Car Garage	6 stalls	8 stalls	2.00 / Unit	
	Class 1 Bikes	5 stalls	8 stalls	2.00 / Unit	
		Count			
Lock Off Suites			3		
Residential Four-plex	2 Bed, 2.5 Bath		1		
	2 Bed, 3 Bath		1		
	3 Bed, 3.5 Bath		1		
	3 Bed, 3 Bath, 1 Flex		1		
Total Units			4		
	BUILDING E				
	Name	Type	Require	Propose	
Parking	2-Car Garage	6 stalls	8 stalls	2.00 / Unit	
	Class 1 Bikes	5 stalls	8 stalls	2.00 / Unit	
		Count			
Lock Off Suites			1		
Residential Four-plex	2 Bed, 3 Bath		1		
	3 Bed, 4 Bath		3		
				4	
Total Units			4		
	SUMMARY				
	Name	Type	Require	Propose	
Parking	Vehicle	74 stalls	72 stalls	1.47 / Unit	
	Class 1 Bikes	53.25 stalls	60 stalls	1.22 / Unit	
	Class 2 Bikes	6.4 stalls	9 stalls	0.18 / Unit	
		Count			
Lock Off Suites			4		
Residential Units			49		

Frits de Vries Architects + Associates Ltd

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frits@frits.ca

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ISSUED (yy/mm/dd):
241020_DP

BILLY'S WALK
RESIDENCES
Gibsons Way,
Gibsons, BC

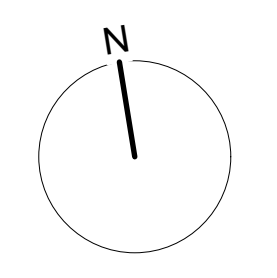
Legal Description:
Lot 19, 20, 21, 24 Block 2, D.L.
686, Group 1, N.W.D., Plan 3307

Scale: XX" = 1'-0"

Drawn By:

Revision #: 01

Drawing #:



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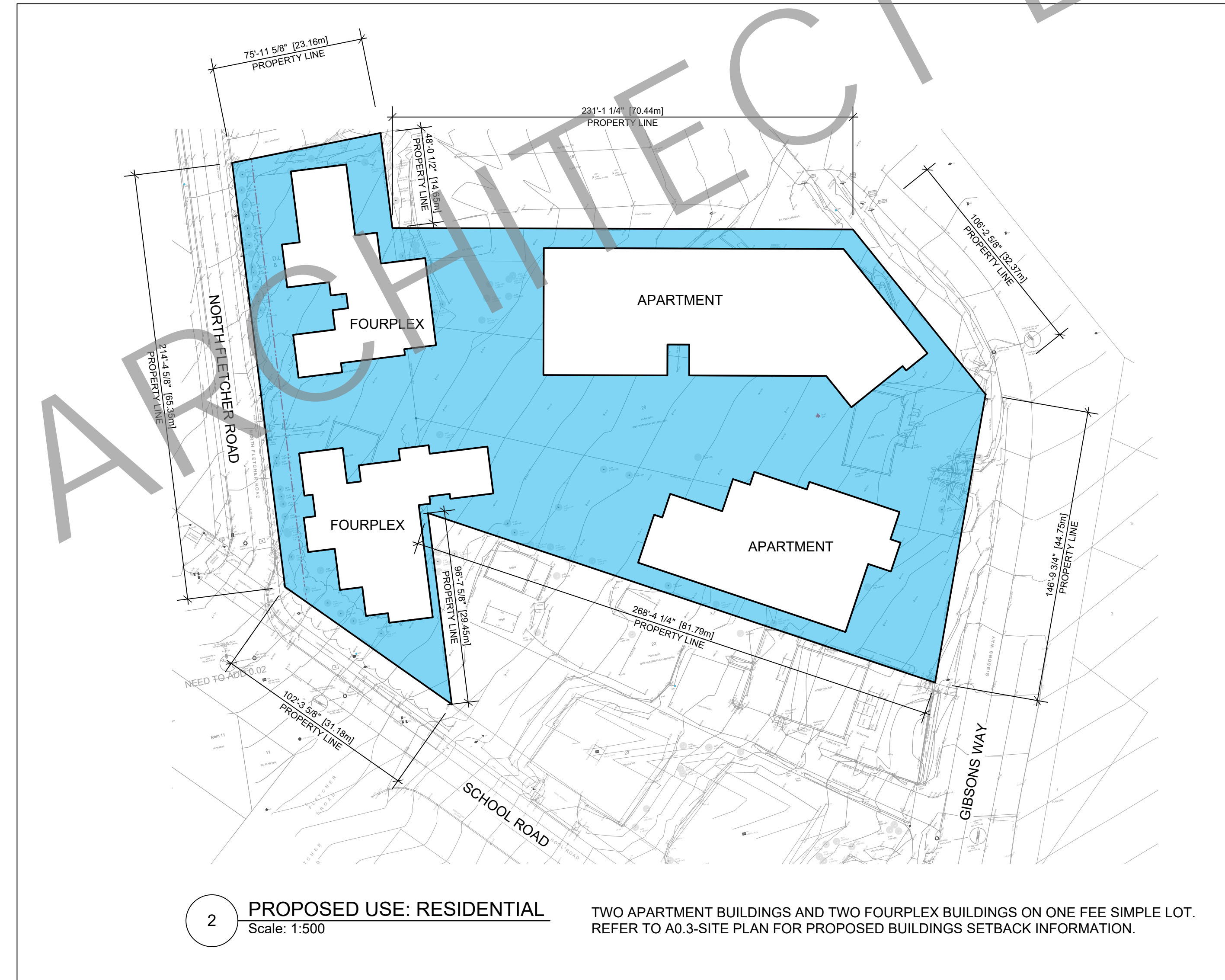
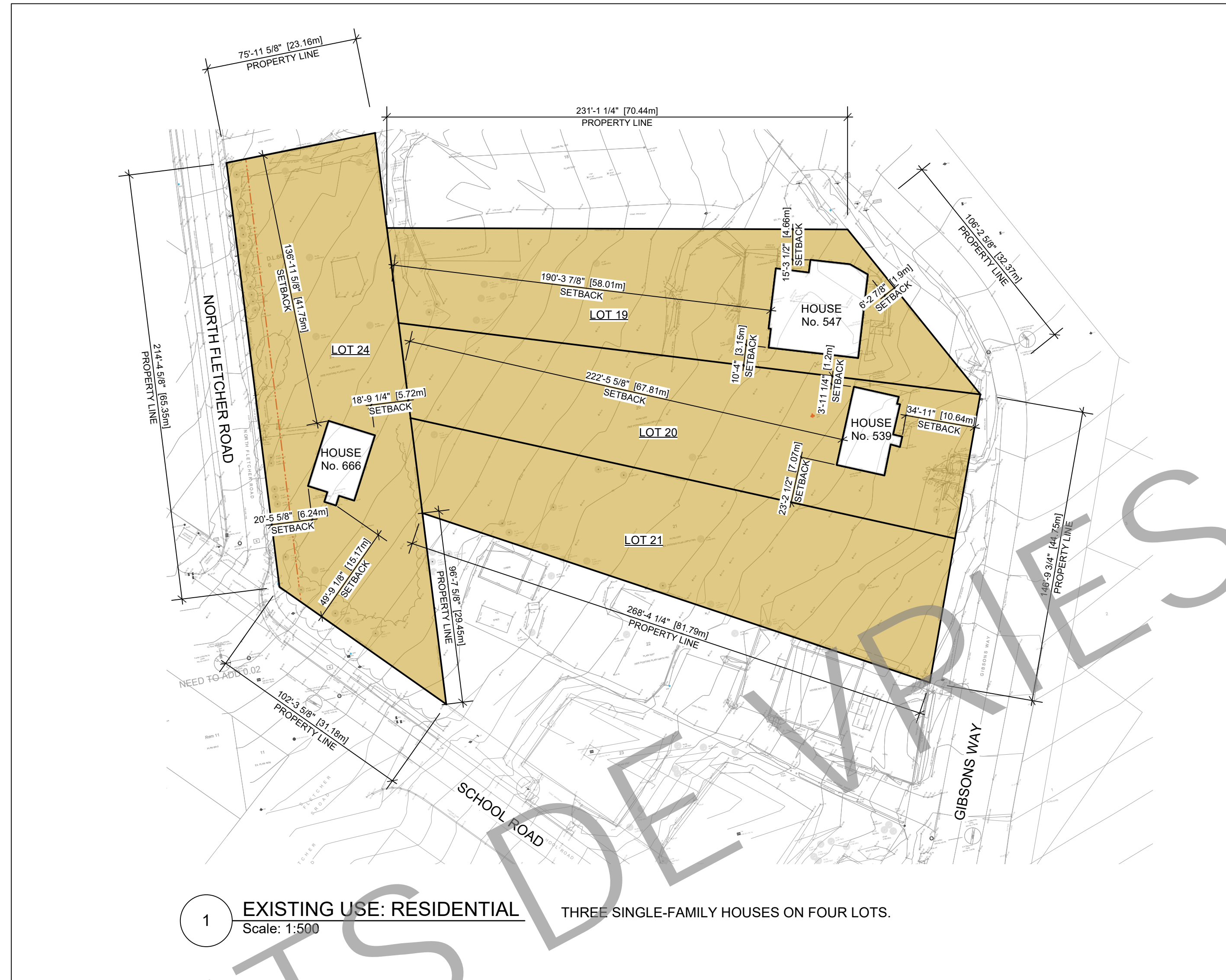
BILLY'S WALK
RESIDENCES
Gibsons Way,
Gibsons, BC
Legal Description:
Lot 19, 20, 21, 24 Block 2, D.L.
686, Group 1, N.W.D., Plan 3307

Scale: XX" = 1'-0"

Drawn By:

Revision #: 01

Drawing #: A0.2b



BILLY'S WALK RESIDENCES

DEVELOPMENT PERMIT

survey in metric

TOWN OF GIBSONS SETBACK SUMMARY	
FRONT SETBACKS:	
BUILDING A (GIBSONS WAY)	21'-0" (6.4m)
BUILDING A (GIBSONS WAY) PARKADE	29'-0" (8.84m) to 48'-8" (14.83m)
BUILDING B/C (GIBSONS WAY)	9'-10 1/8" (3.0m)
BUILDING D (NORTH FLETCHER ROAD)	9'-10 1/8" (3.0m)
BUILDING E (SCHOOL ROAD)	11'-5 1/8" (3.48m)
REAR SETBACKS:	
BUILDING D (LOT 18)	8'-0" (2.44m)
SIDE YARD SETBACKS:	
BUILDING A (LOT 22)	9'-10 1/8" (3.0m)
BUILDING B/C (LOT 18)	9'-10 1/8" (3.0m)
BUILDING D (LOT A)	10'-0 5/8" (3.06m)
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ISSUED (yy/mm/dd):
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BILLY'S WALK RESIDENCES
Gibsons Way,
Gibsons, BC

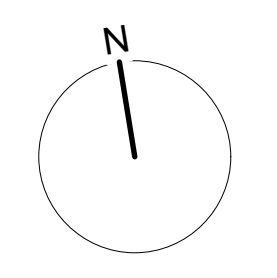
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686, Group 1, N.W.D., Plan 3307

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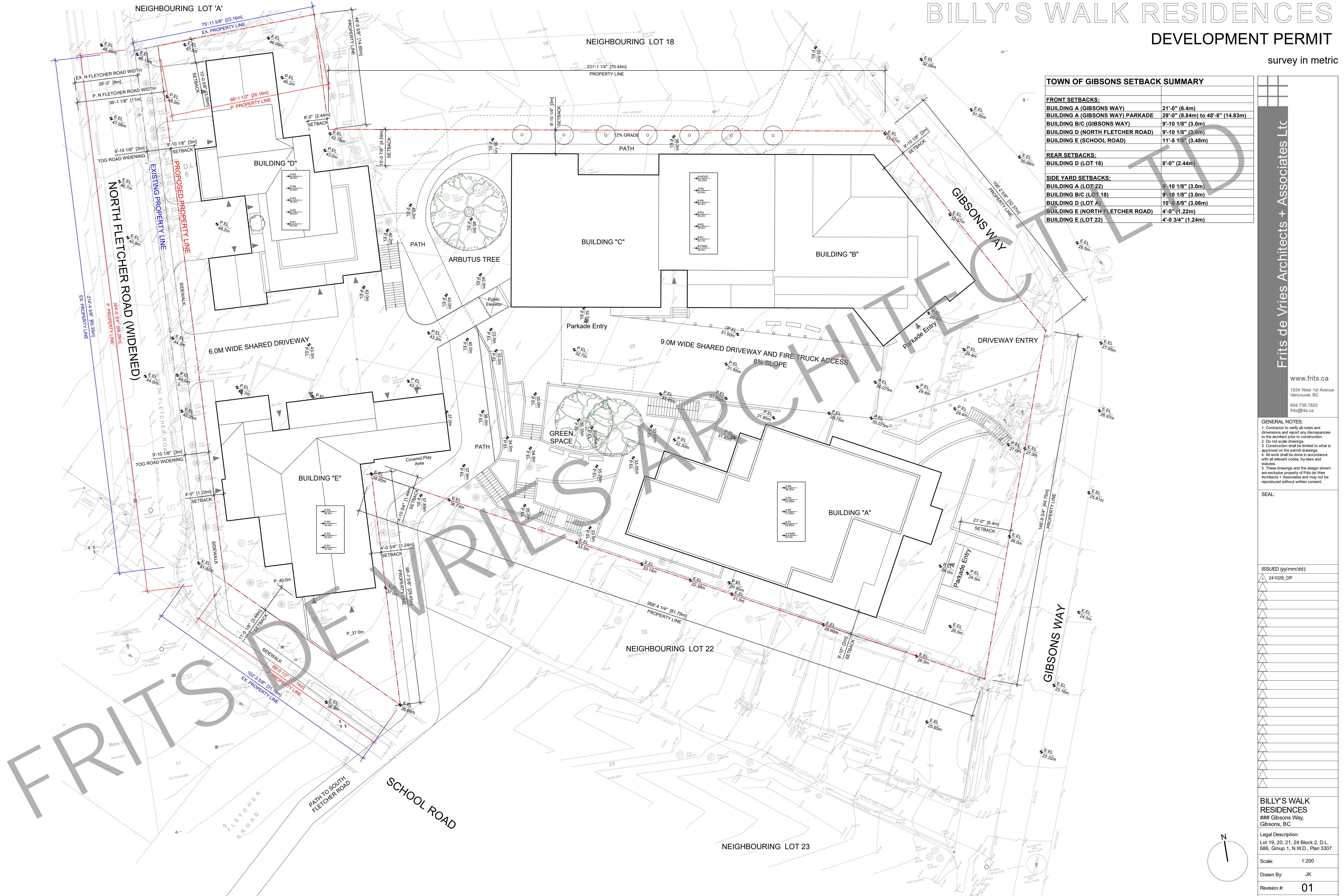
Drawn By: JK

Revision #: 01

Drawing #: A0.3



SITE PLAN

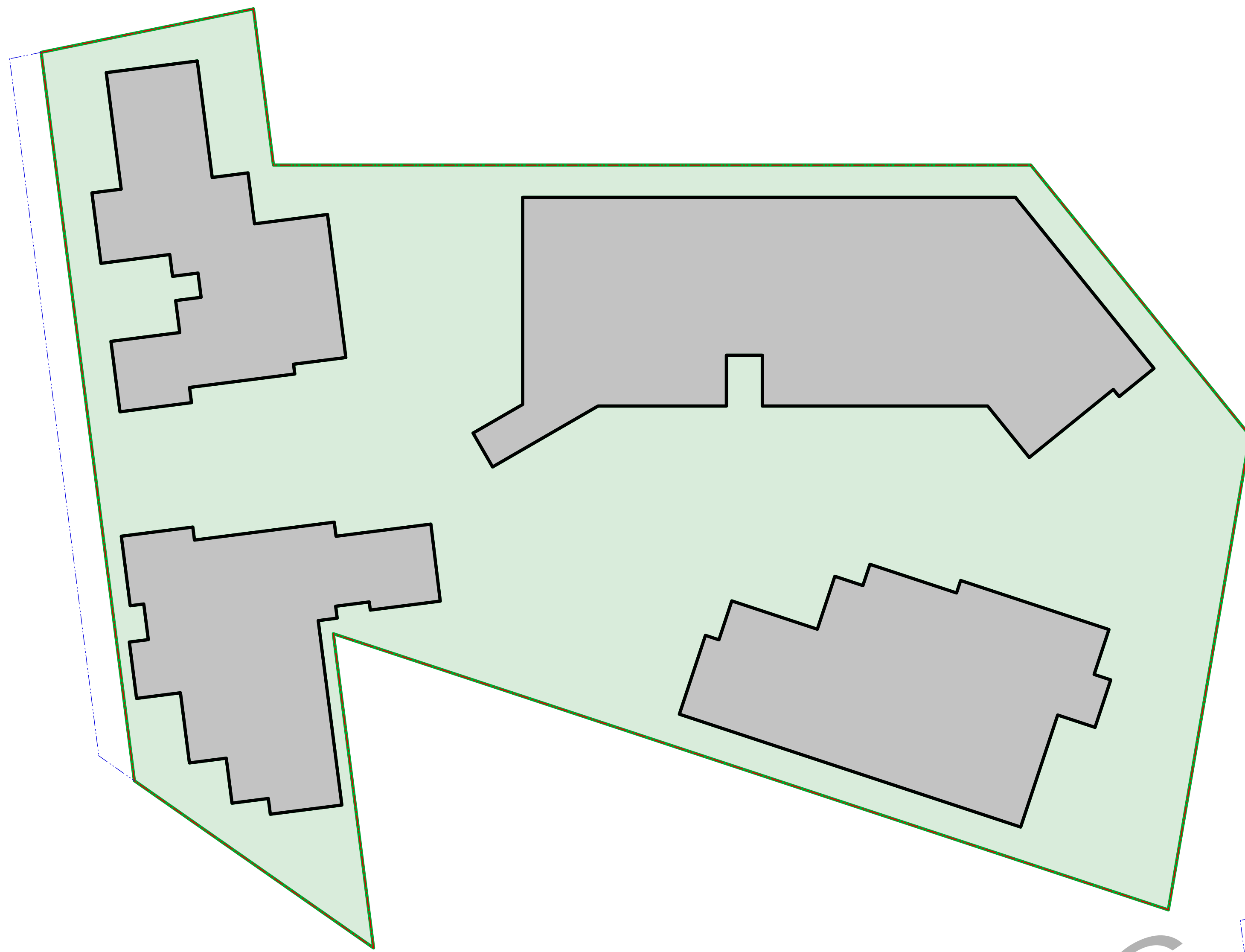


FRITS DE VRIES ARCHITECTS

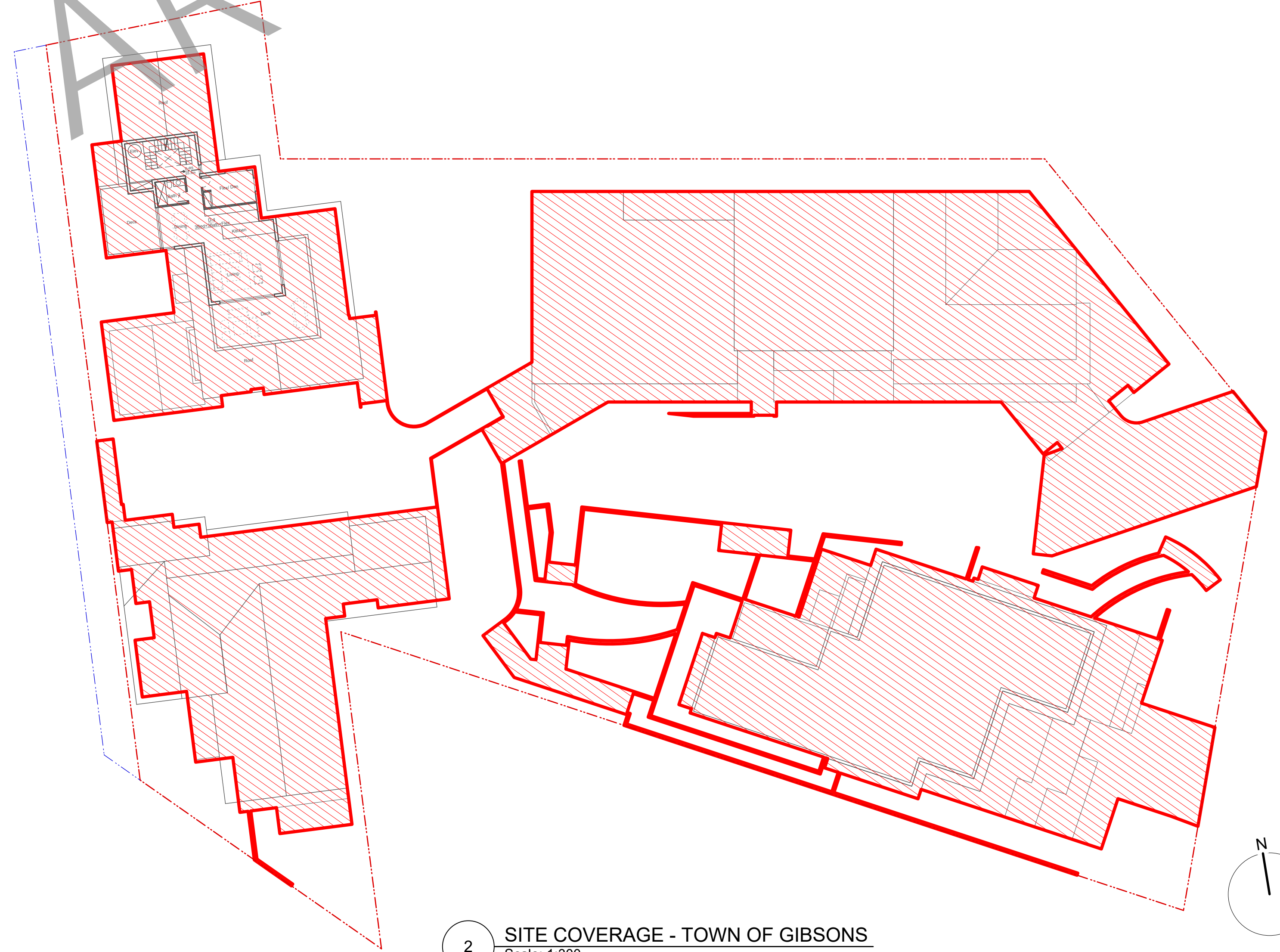
BILLY'S WALK RESIDENCES

DEVELOPMENT PERMIT

TOWN OF GIBSONS ZONING SUMMARY			
CIVIC ADDRESS	Gibsons Way, Gibsons BC		
LEGAL ADDRESS	Lots 19, 20, 21 and 24, Block 2, D.L.686, Group 1, N.W.D. Plan 3307		
ZONING	CDA-1		
OCP	RESIDENTIAL / TOURIST ACCOMMODATION		
	METRIC	IMPERIAL	
SITE AREA	6,175.40 m ²	66,471.40 s.f.	
SITE DEPTH	na	na	
SITE WIDTH (FRONTAGE)	na	na	
	PERMITTED	PROPOSED	
	RATIO	METRIC	IMPERIAL
SITE COVERAGE (ZONING)	0.25	1543.85 m ²	16,617.85 s.f.
BUILDING FOOTPRINT	0.41	2548.62 m ²	27,433.13 s.f.
OPEN SPACE (PATIO, PATHWAYS, DRIVEWAY)	0.59	3626.77 m ²	39,038.25 s.f.



1 BUILDING FOOTPRINT, OPEN SPACE & PERMEABLE LANDSCAPE
Scale: 1:300



2 SITE COVERAGE - TOWN OF GIBSONS
Scale: 1:300

SITE COVERAGE

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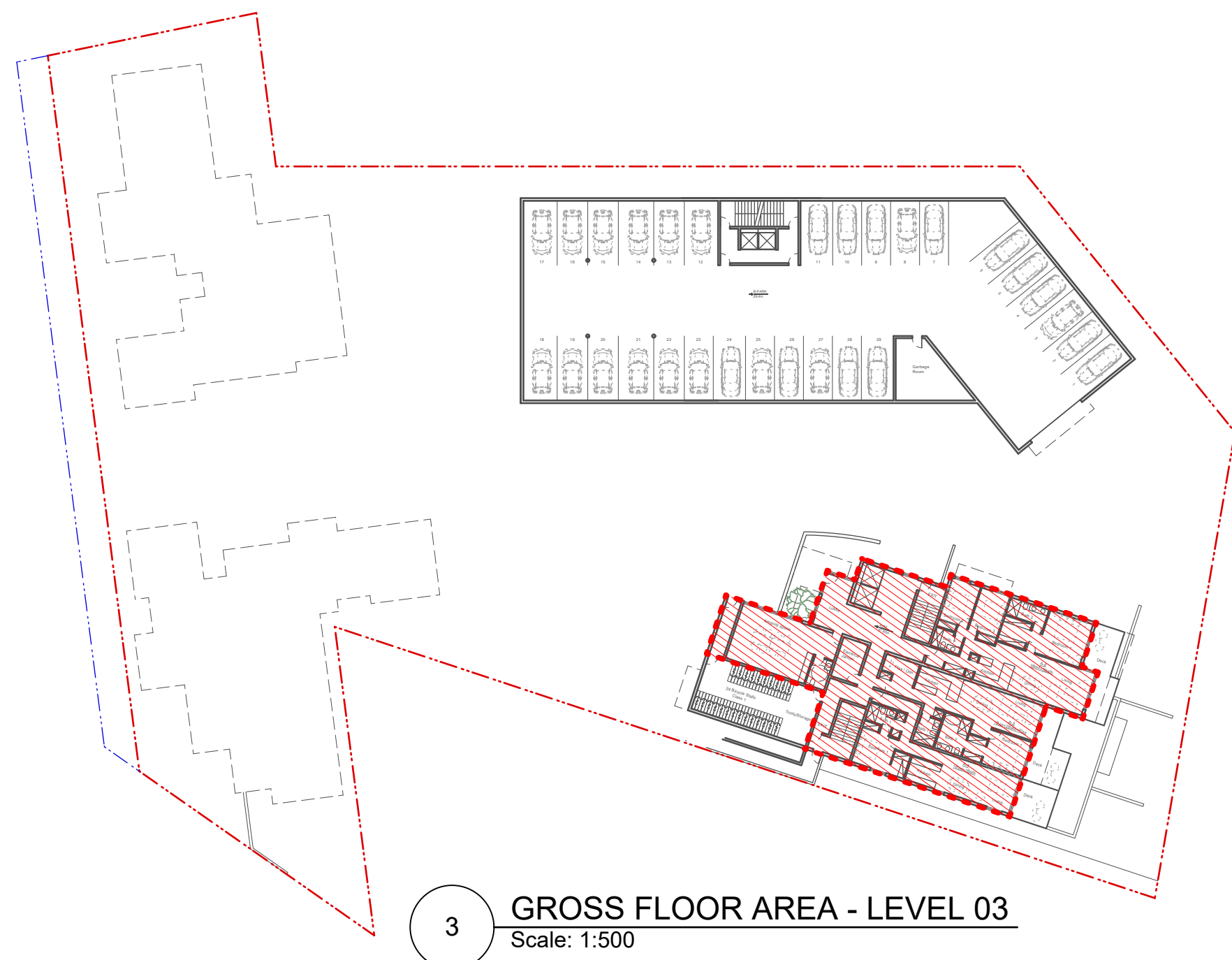
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ISSUED (yy/mm/dd):
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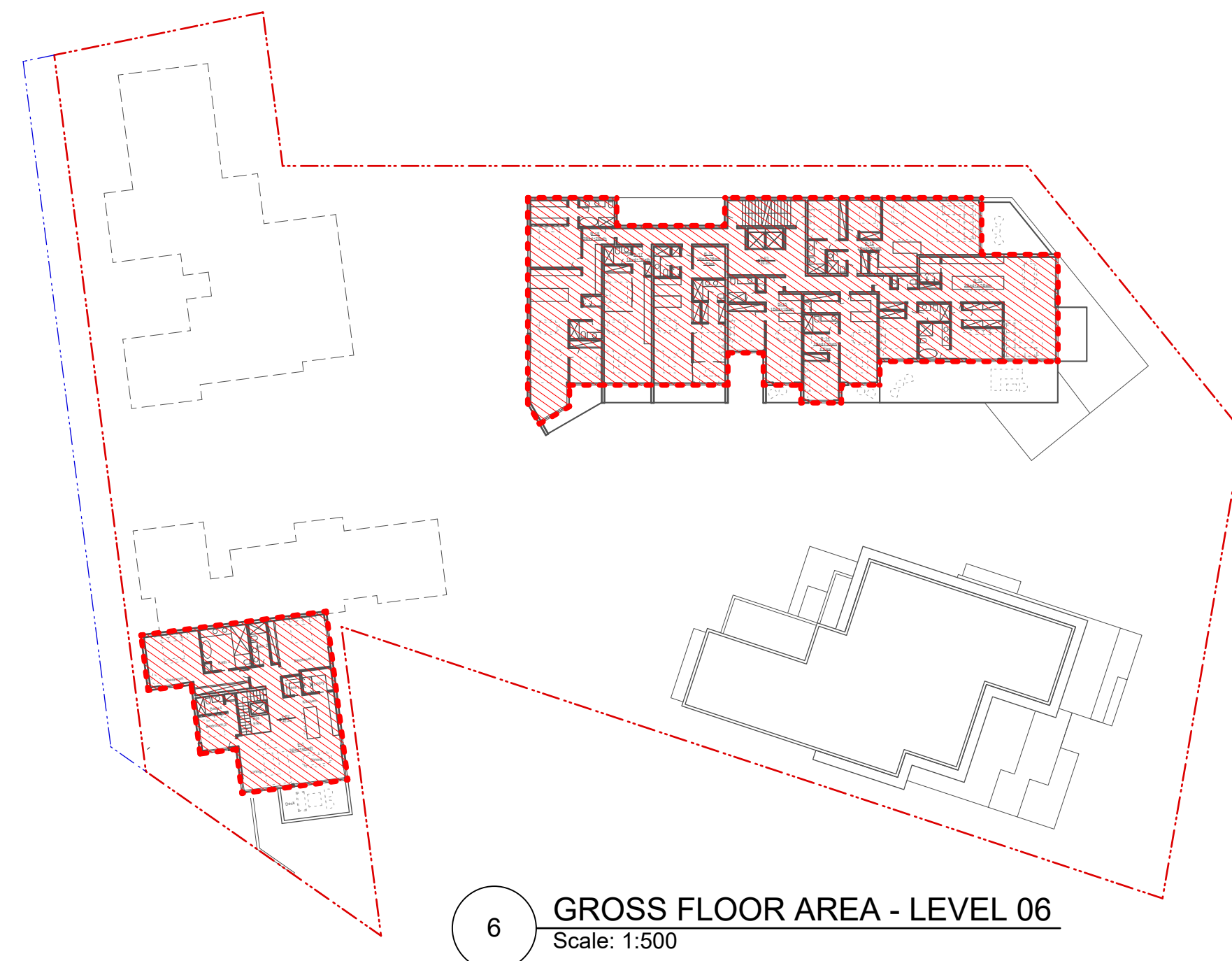
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Legal Description:
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Drawn By: JK
Revision #: 01
Drawing #: A0.4

BILLY'S WALK RESIDENCES

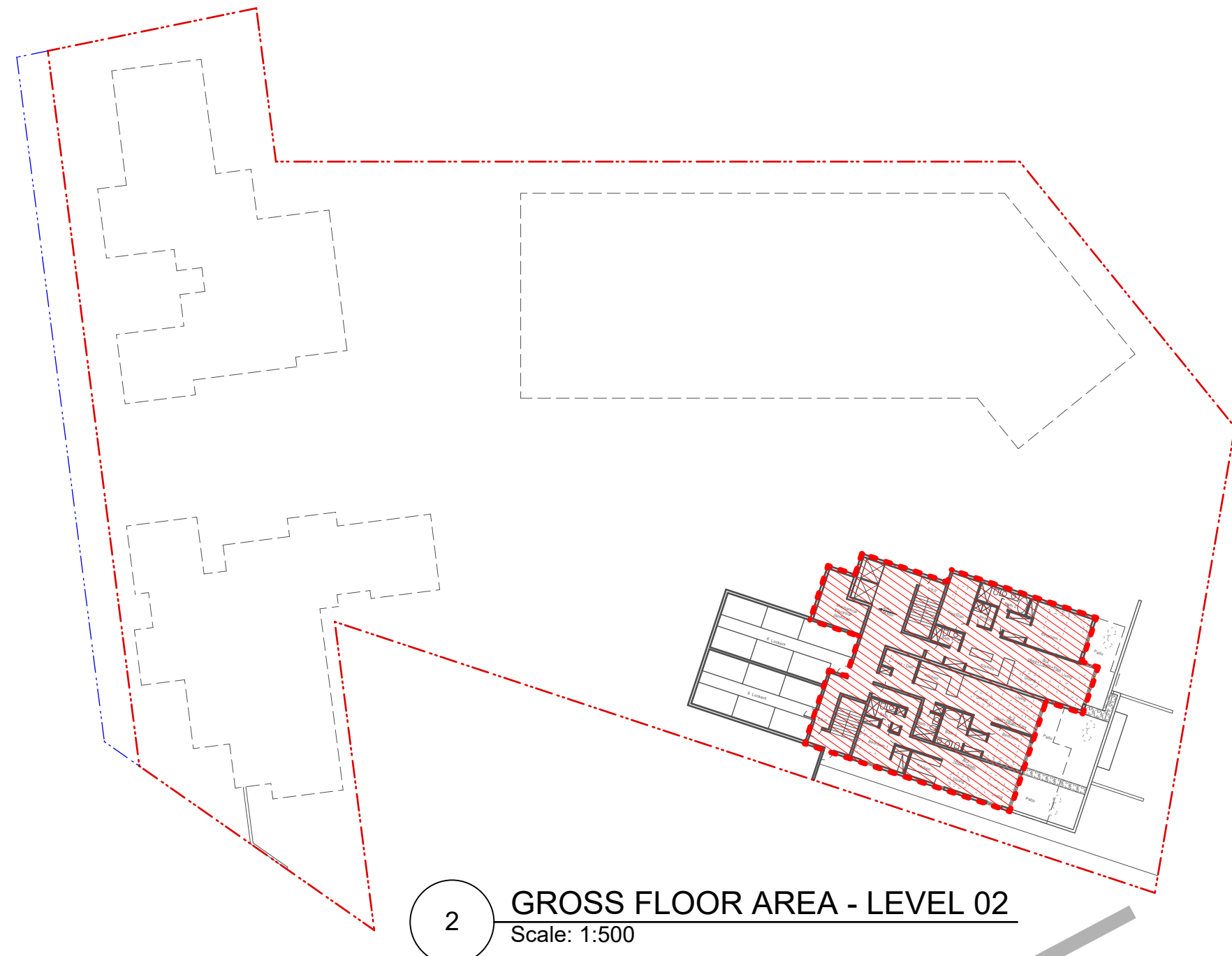
DEVELOPMENT PERMIT



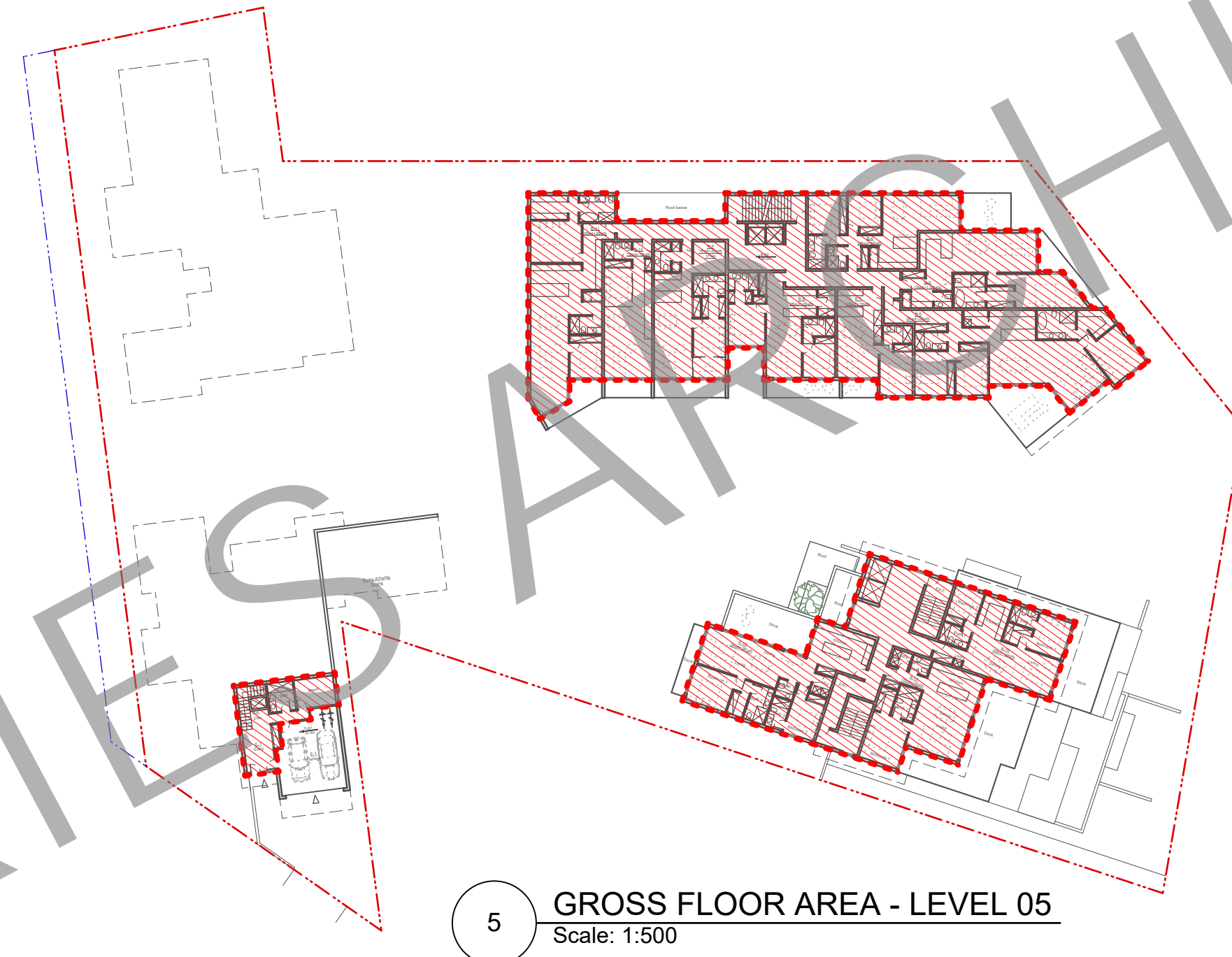
3 GROSS FLOOR AREA - LEVEL 03
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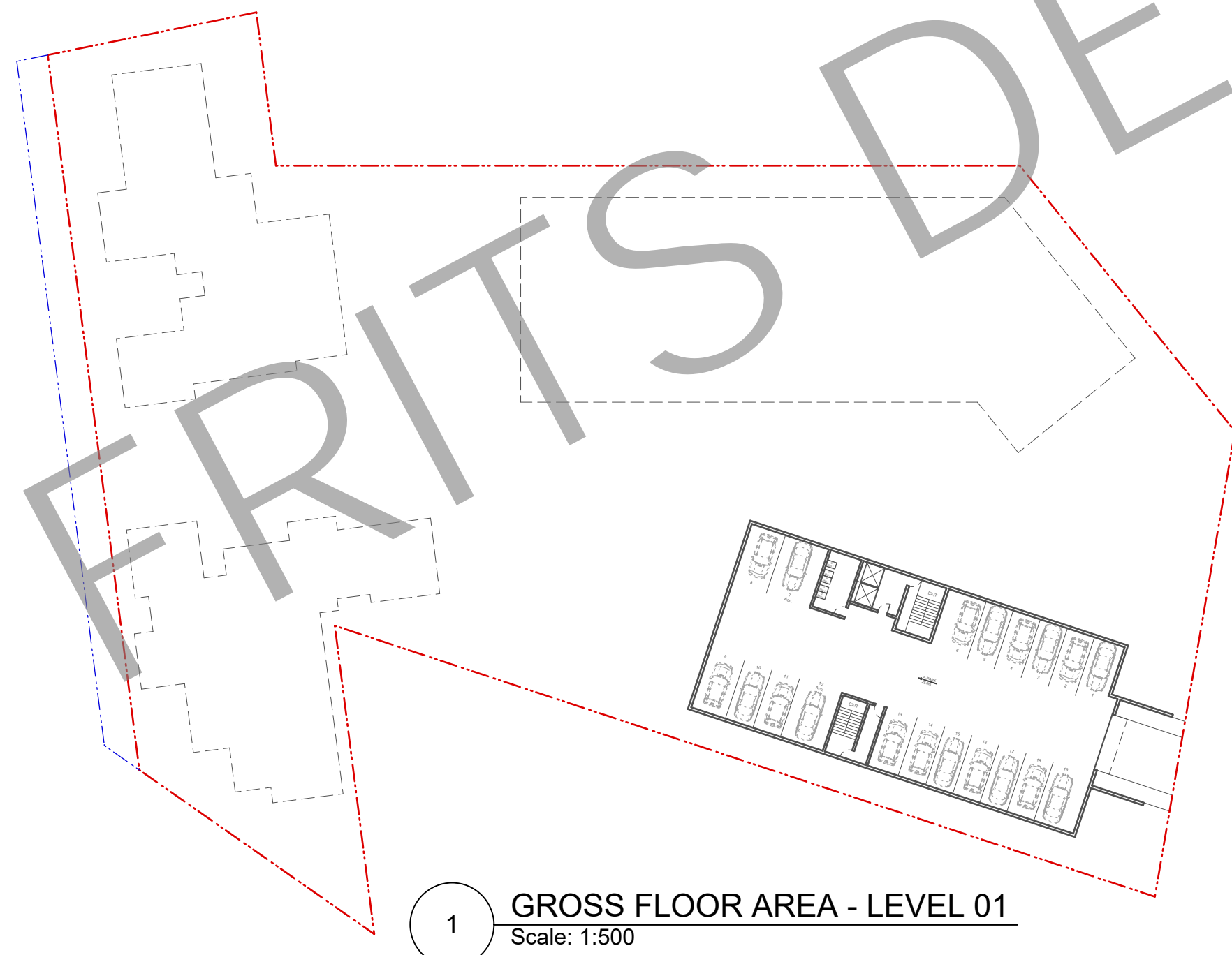
6 GROSS FLOOR AREA - LEVEL 06
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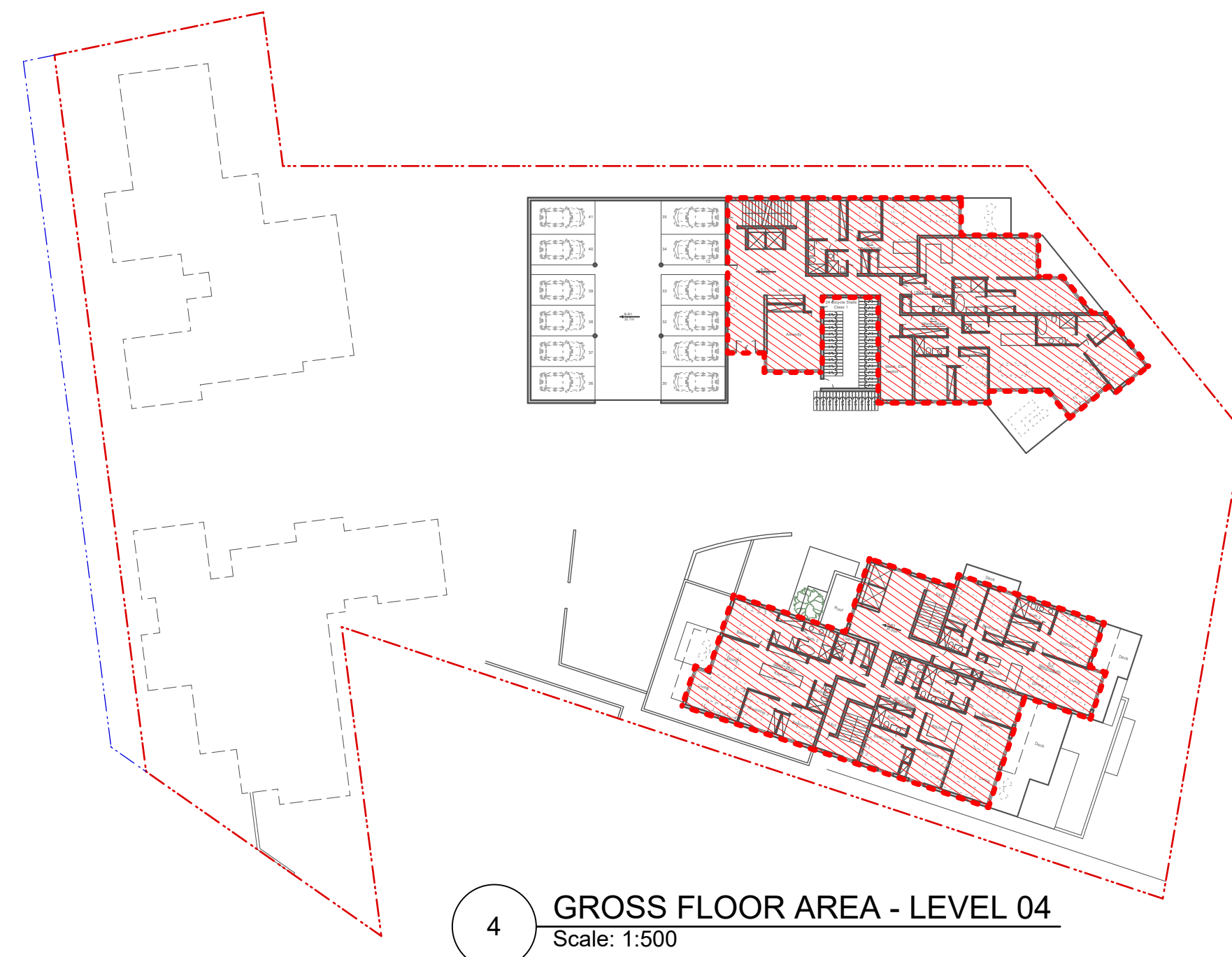
2 GROSS FLOOR AREA - LEVEL 02
Scale: 1:500



5 GROSS FLOOR AREA - LEVEL 05
Scale: 1:500



1 GROSS FLOOR AREA - LEVEL 01
Scale: 1:500



4 GROSS FLOOR AREA - LEVEL 04
Scale: 1:500

AREA CALCULATION		
Floor area taken to outside face of exterior walls. Excludes parking, decks, and balconies.		
	GFA (sq.ft)	GFA (sq.m)
Level 00 (PEL 24.50m)	0	0
Level 01 (PEL 28.65m)		
Building A	4,710	
Building B/C	0	
Building D	0	
Building E	0	
Level 01 sub-total		4,710
Level 02 (PEL 29.40m)		
Building A	5,513	
Building B/C	0	
Building D	0	
Building E	0	
Level 02 sub-total		5,513
Level 03 (PEL 34.80m)		
Building A	5,778	
Building B/C	5,784	
Building D	0	
Building E	0	
Level 03 sub-total		11,562
Level 04 (PEL 38.45m)		
Building A	4,428	
Building B/C	9,769	
Building D	0	
Building E	576	
Level 04 sub-total		14,773
Level 05 (PEL 41.65m)		
Building A	0	
Building B/C	8,542	
Building D	0	
Building E	2,424	
Level 05 sub-total		10,966
Level 06 (PEL 43.00m)		
Building A	0	
Building B/C	8,542	
Building D	903	
Building E	3,199	
Level 06 sub-total		12,644
Level 07 (PEL 46.20m)		
Building A	0	
Building B/C	5,598	
Building D	2,591	
Building E	4,325	
Level 07 sub-total		12,514
Level 08 (PEL 49.40m)		
Building A	0	
Building B/C	0	
Building D	3,796	
Building E	0	
Level 08 sub-total		3,796
Level 09 (PEL 52.60m)		
Building A	0	
Building B/C	0	
Building D	3,837	
Building E	0	
Level 09 sub-total		3,837
Level 10 (PEL 55.80m)		
Building A	0	
Building B/C	0	
Building D	1,446	
Building E	0	
Level 10 sub-total		1,446
TOTAL FLOOR AREA		81,761
SITE AREA		66,471.40
FSR		1.23

DENSITY: TOWN OF GIBSONS		
		Notes:
SITE AREA	6,175.40 m ²	Site Area is 61.8% of 1 Hectare (10,000m ²)
RESIDENTIAL UNITS	49	Equivalent to 80 Units Per Hectare (UPH)

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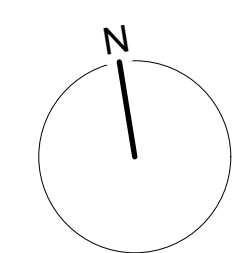
SEAL:

ISSUED (yy/mm/dd):
241020_DP

BILLY'S WALK RESIDENCES
Gibsons Way,
Gibsons, BC

Legal Description:
Lot 19, 20, 21, 24 Block 2, D.L. 886, Group 1, N.W.D., Plan 3307

Scale: 1:500
Drawn By: JK
Revision #: 01
Drawing #: A0.5a

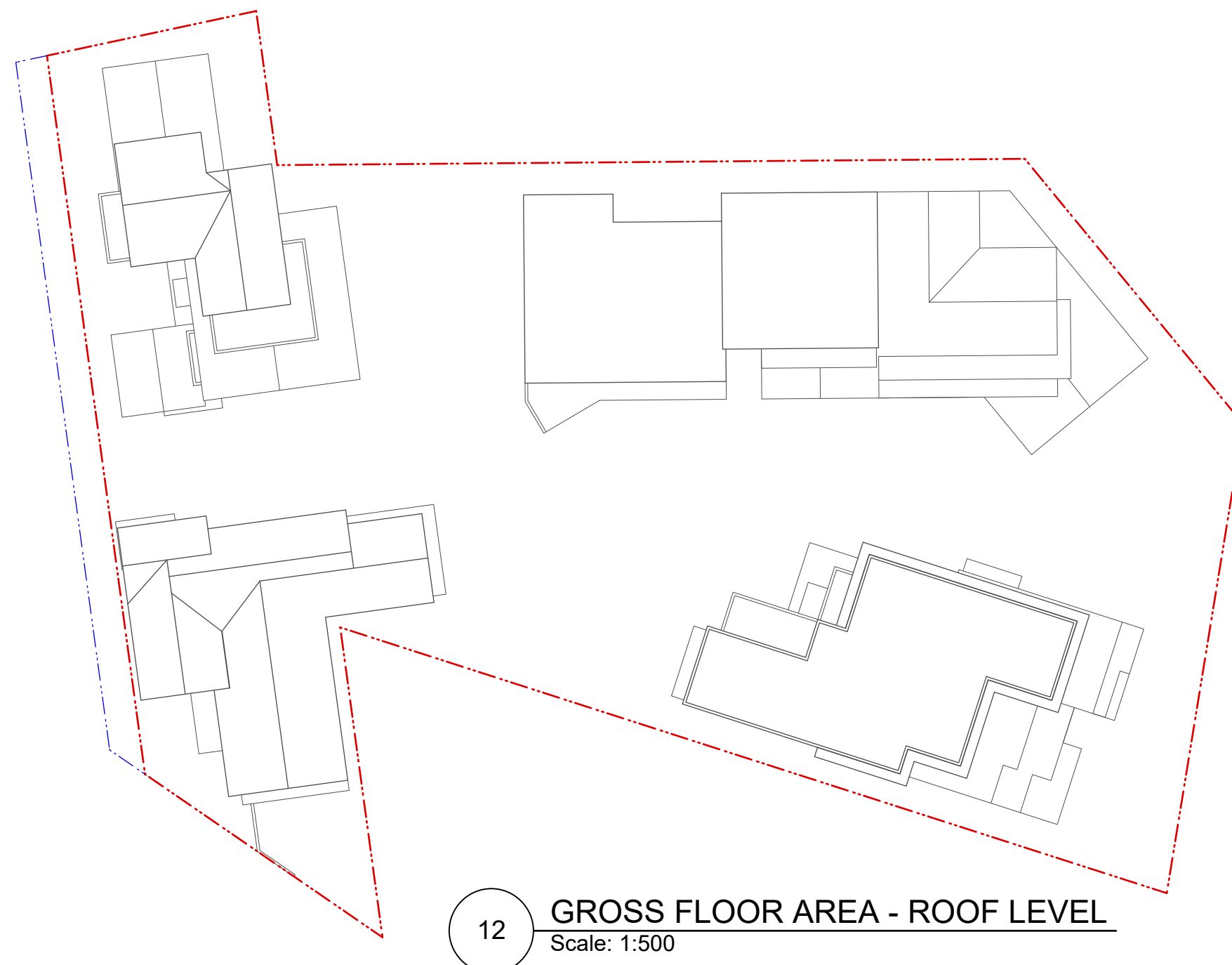


BILLY'S WALK RESIDENCES

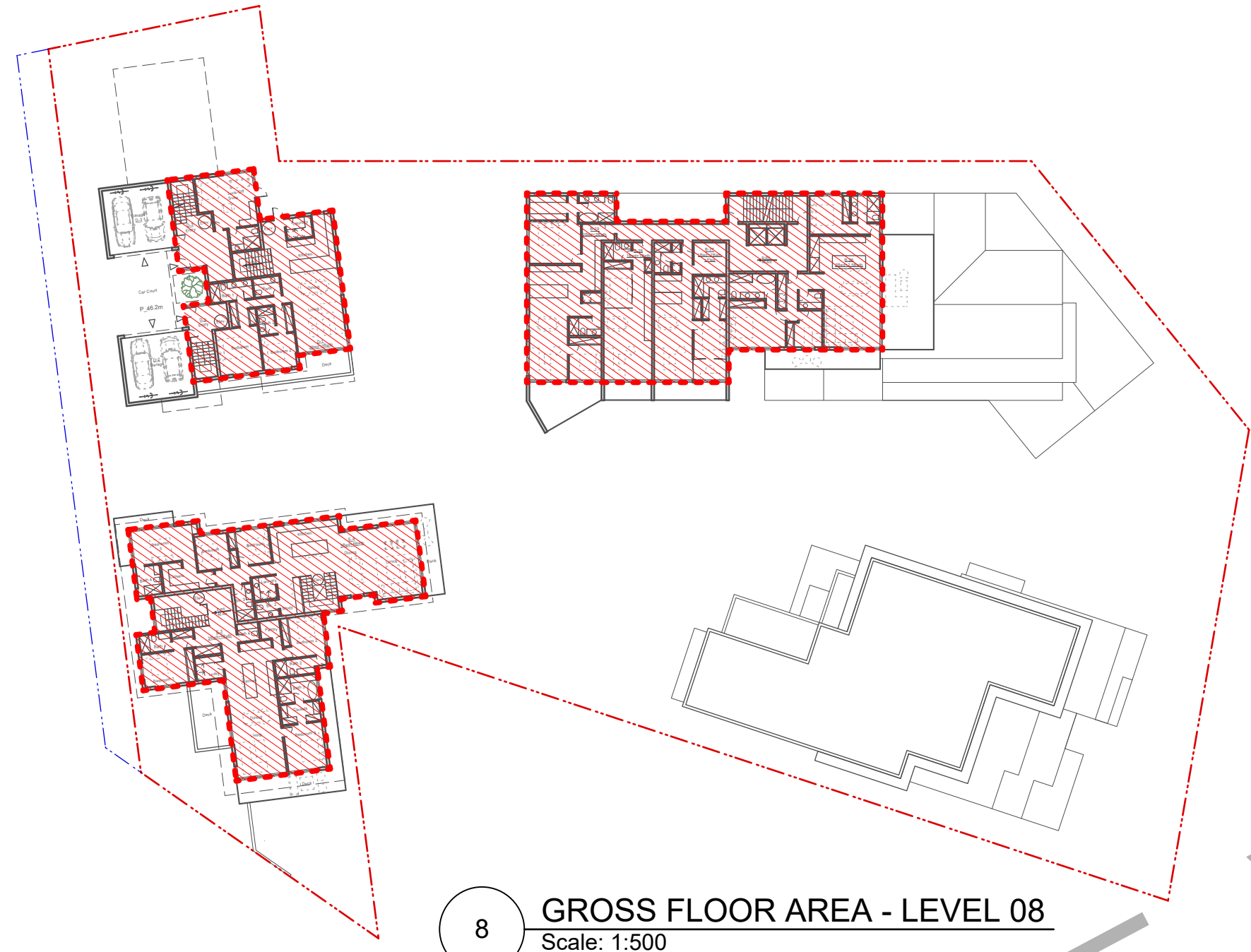
DEVELOPMENT PERMIT



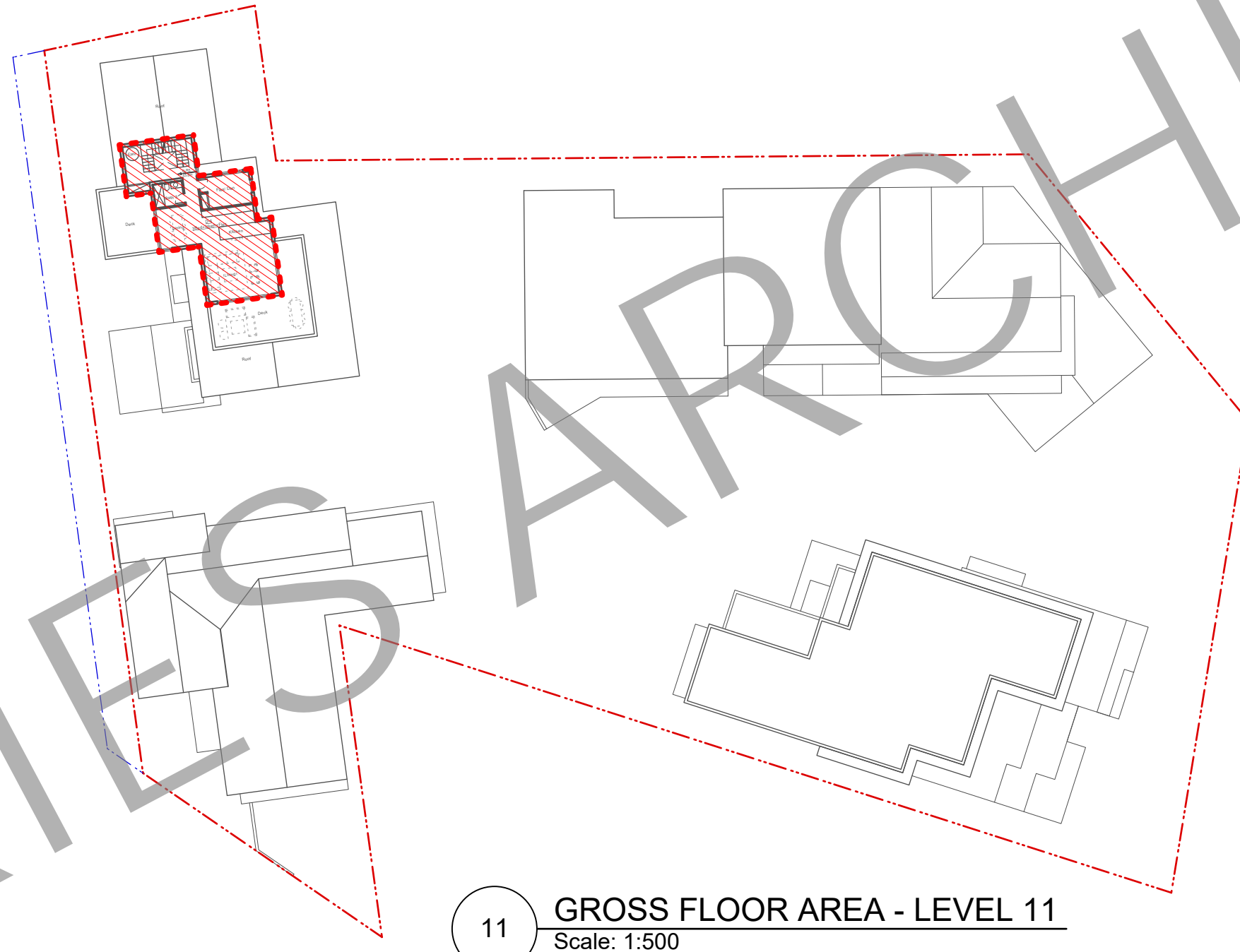
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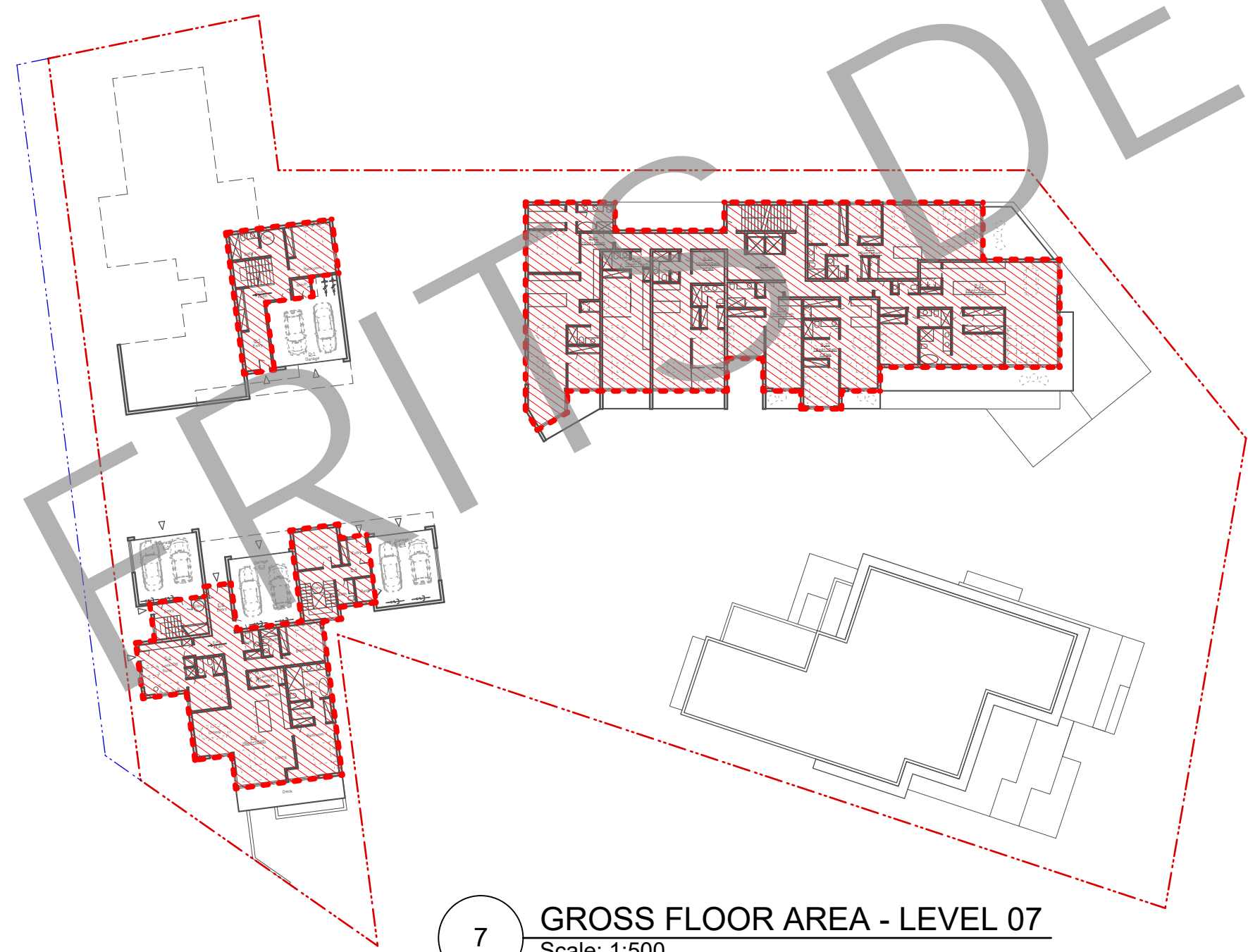
12 GROSS FLOOR AREA - ROOF LEVEL
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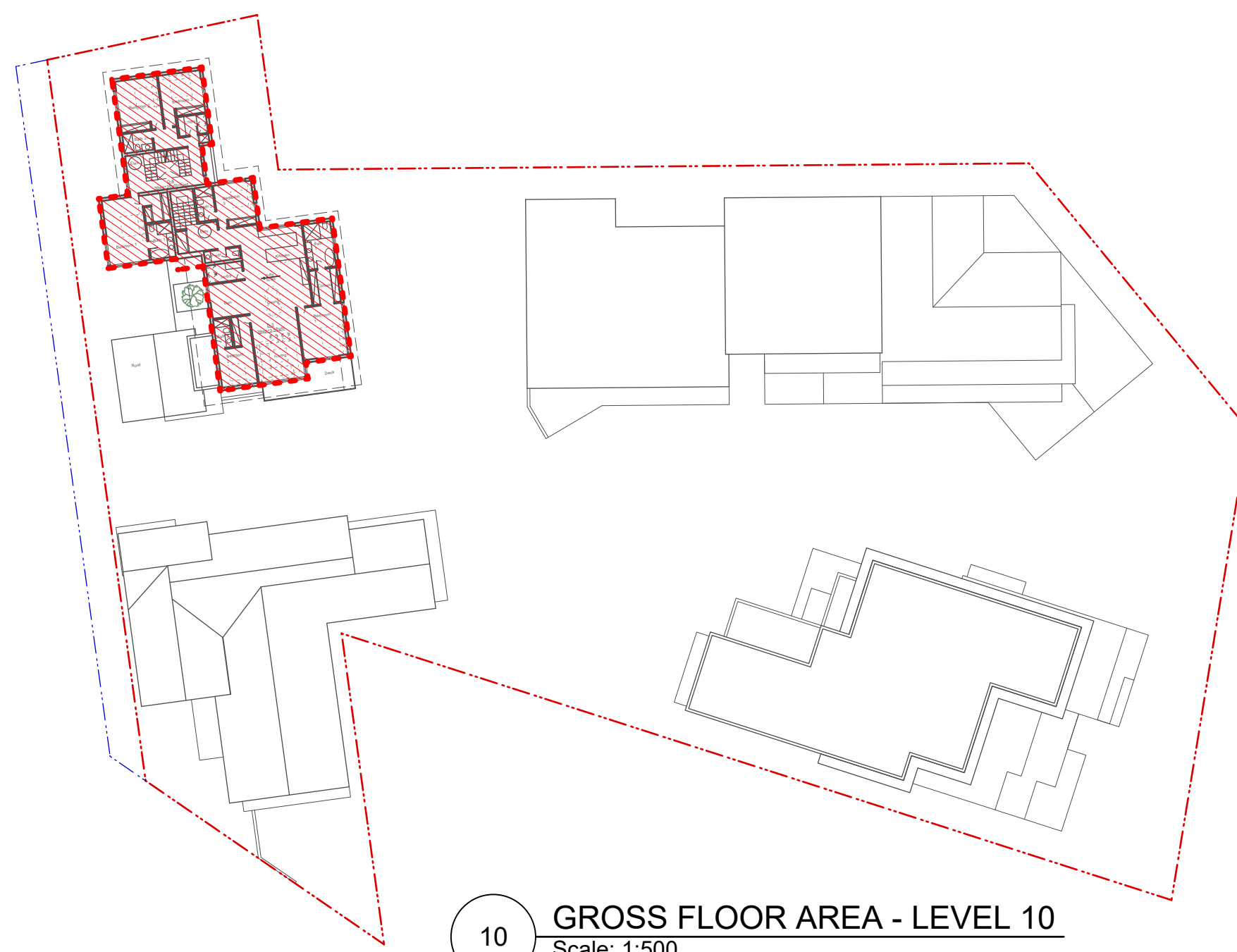
8 GROSS FLOOR AREA - LEVEL 08
Scale: 1:500



11 GROSS FLOOR AREA - LEVEL 11
Scale: 1:500



7 GROSS FLOOR AREA - LEVEL 07
Scale: 1:500



10 GROSS FLOOR AREA - LEVEL 10
Scale: 1:500

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BILLY'S WALK RESIDENCES
Gibsons Way,
Gibsons, BC

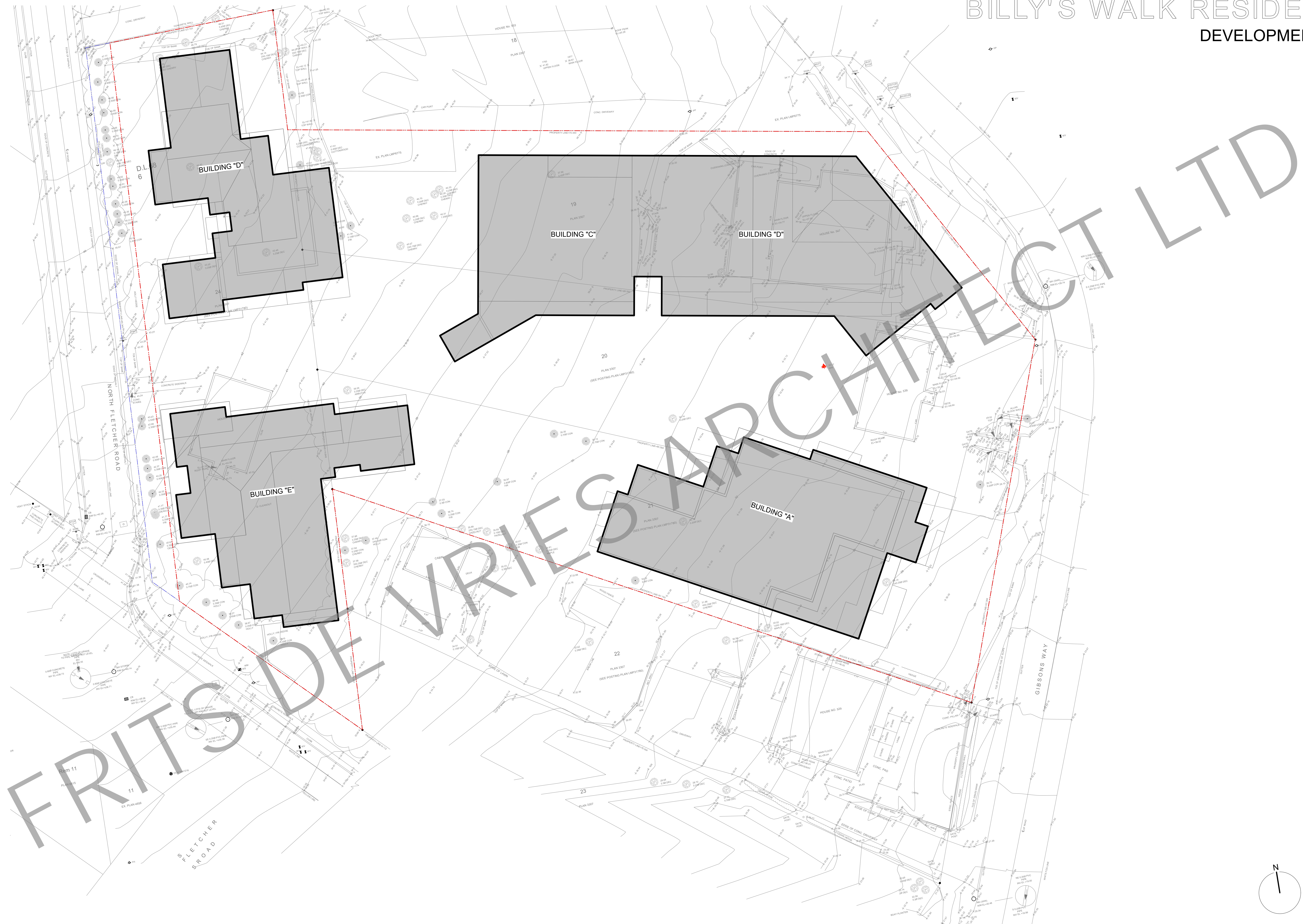
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Lot 19, 20, 21, 24 Block 2, D.L.
686, Group 1, N.W.D., Plan 3307

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Drawn By: JK
Revision #: 01
Drawing #:

BILLY'S WALK RESIDENCES

DEVELOPMENT PERMIT

survey in metric



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BILLY'S WALK RESIDENCES
 ### Gibsons Way,
 Gibsons, BC

Legal Description:
 Lot 19, 20, 21, 24 Block 2, D.L. 686, Group 1, N.W.D., Plan 3307

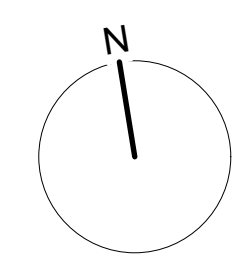
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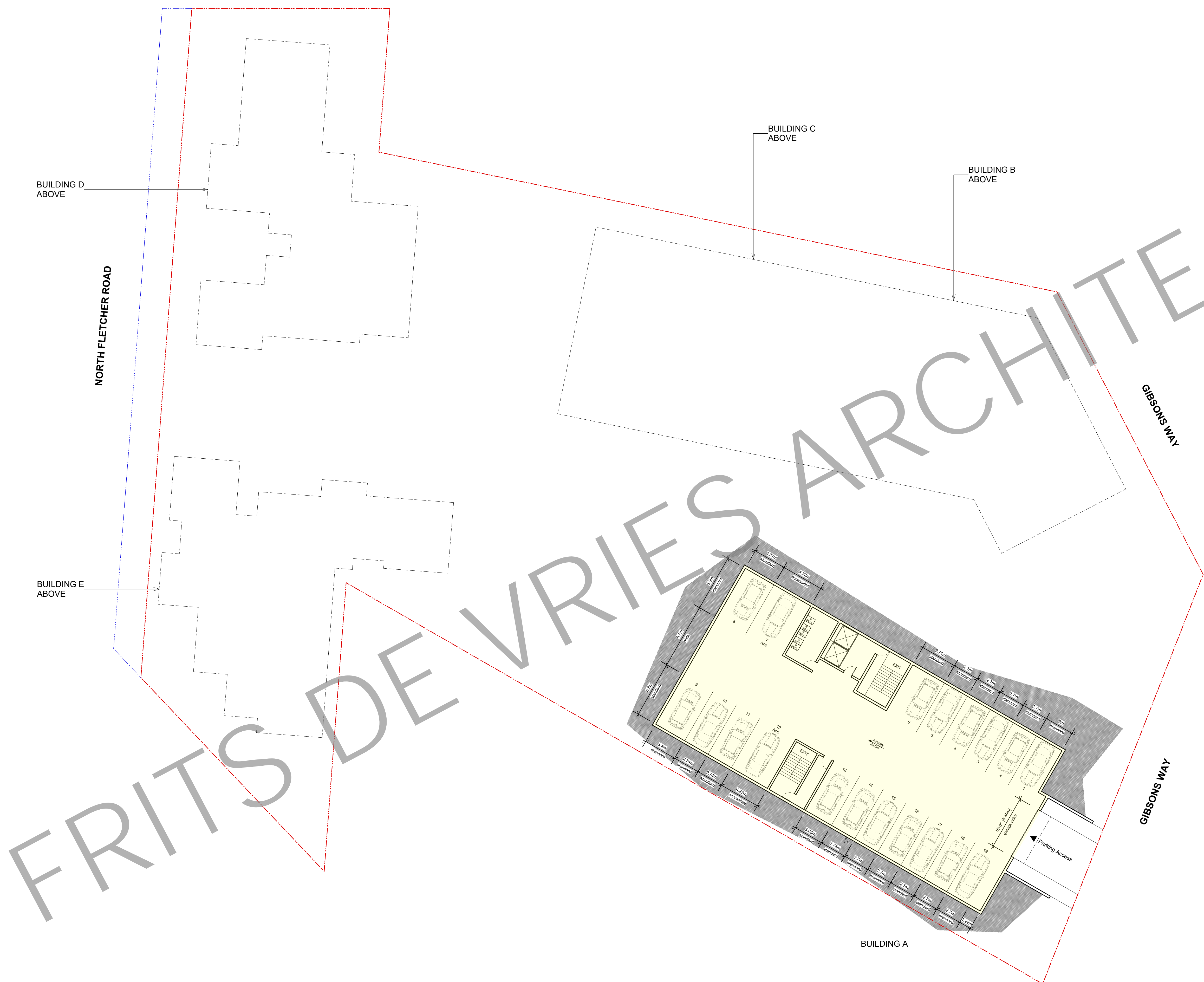
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SURVEY OVERLAY WITH BUILDING FOOTPRINT





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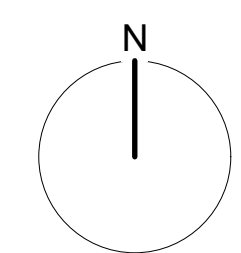
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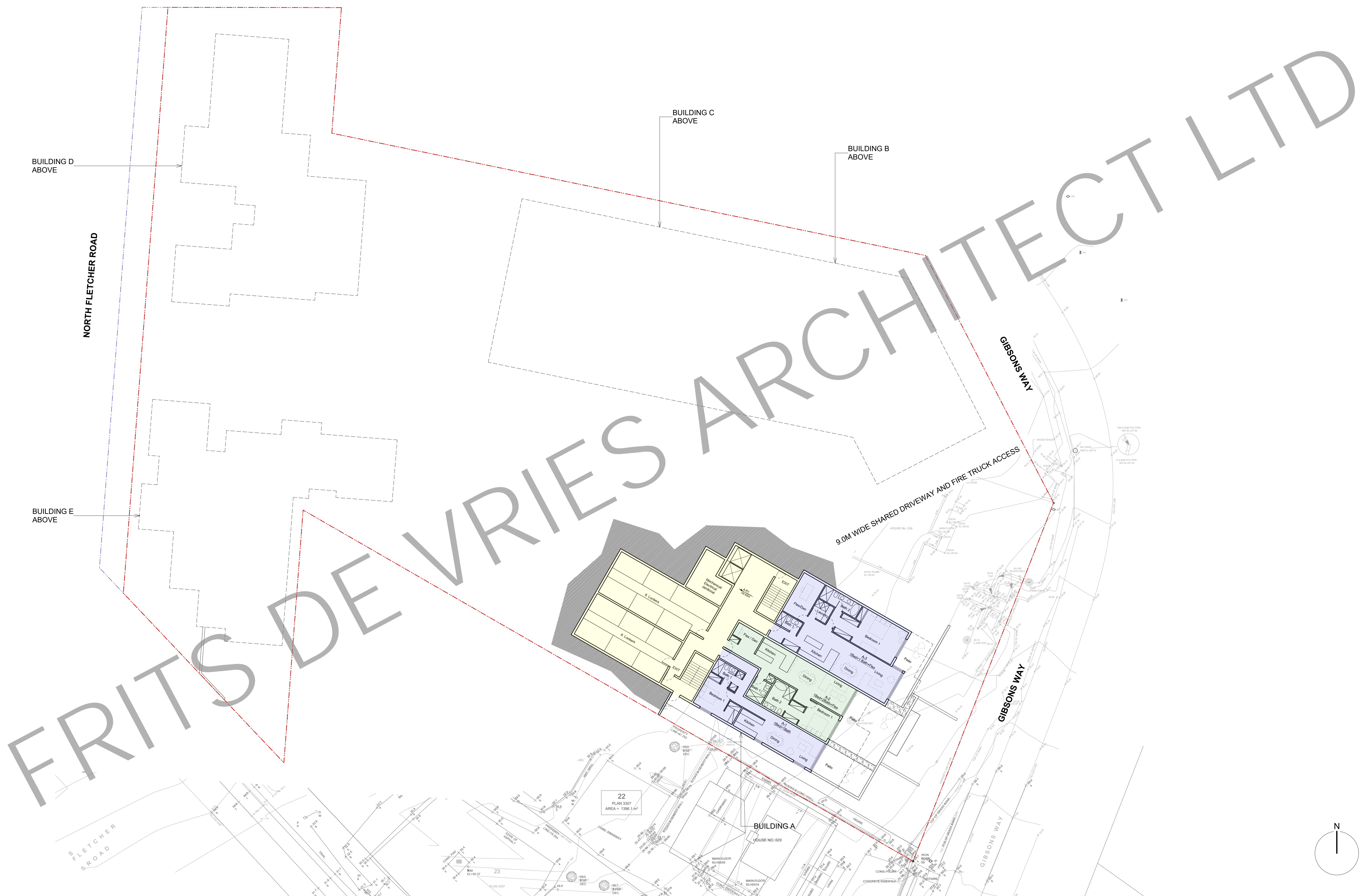
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BILLY'S WALK RESIDENCES
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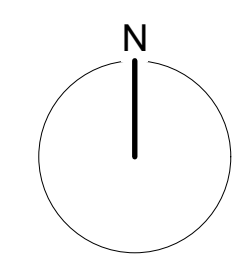
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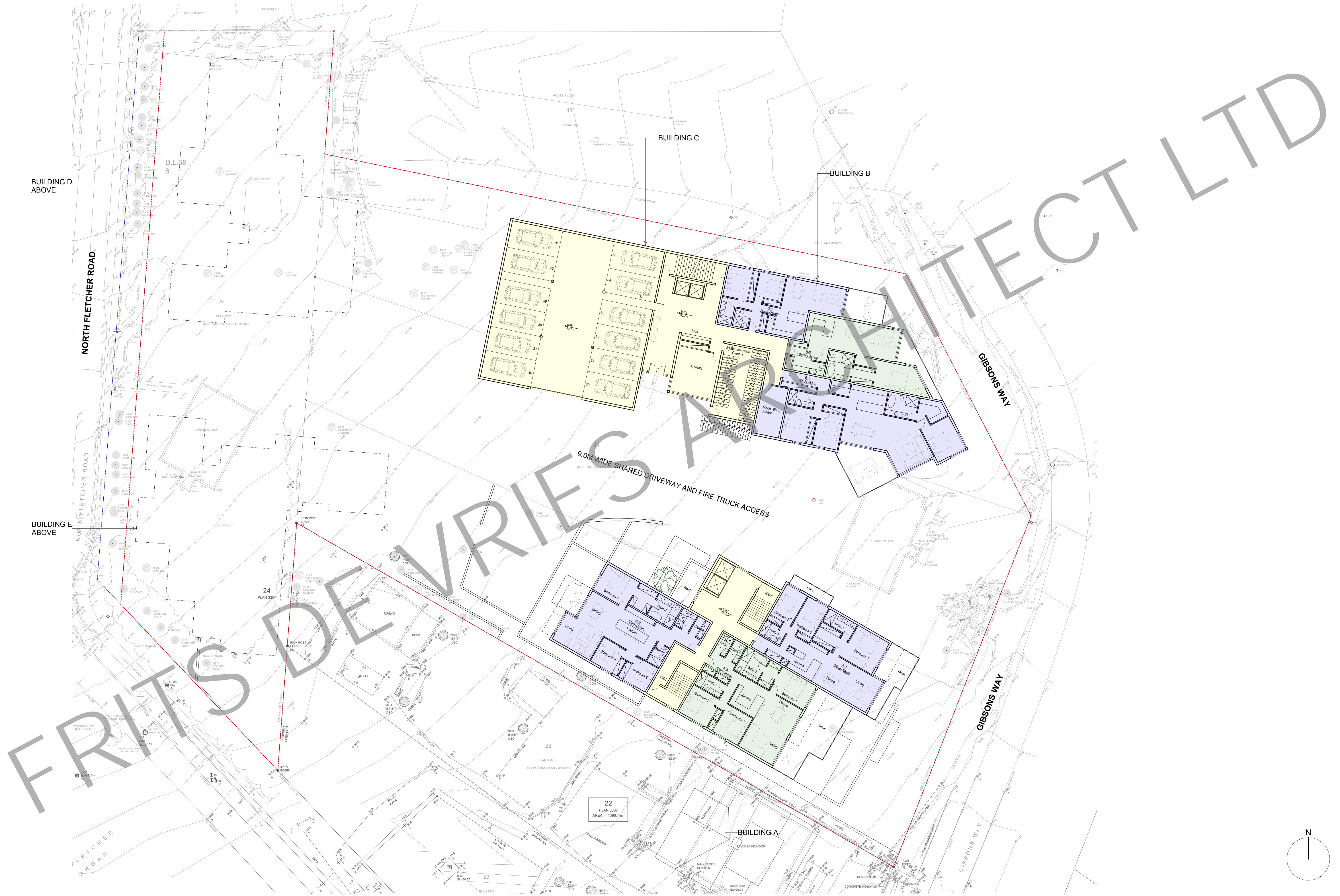
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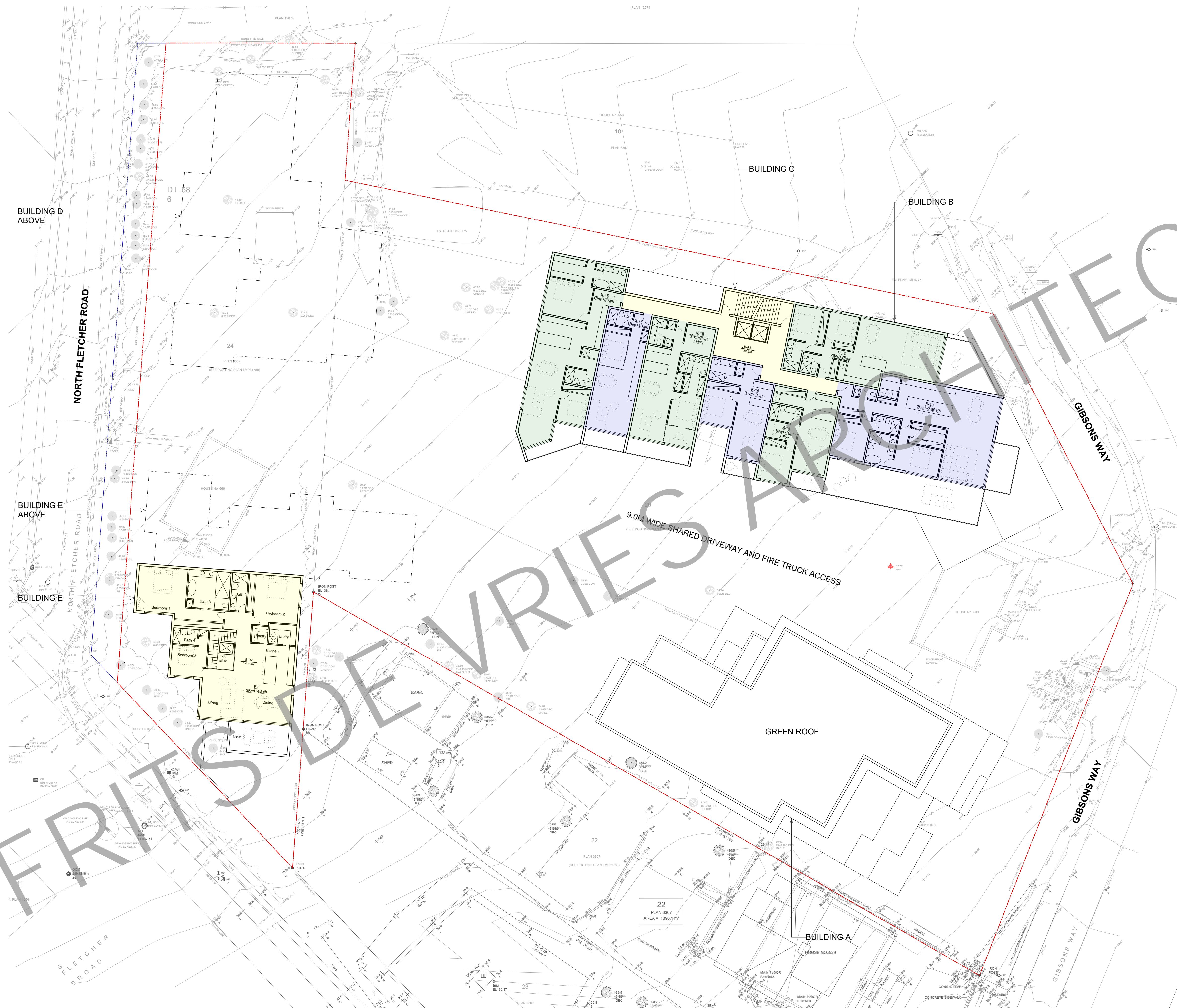
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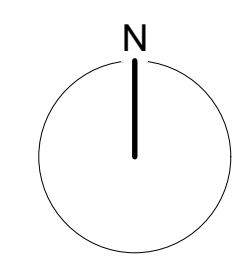
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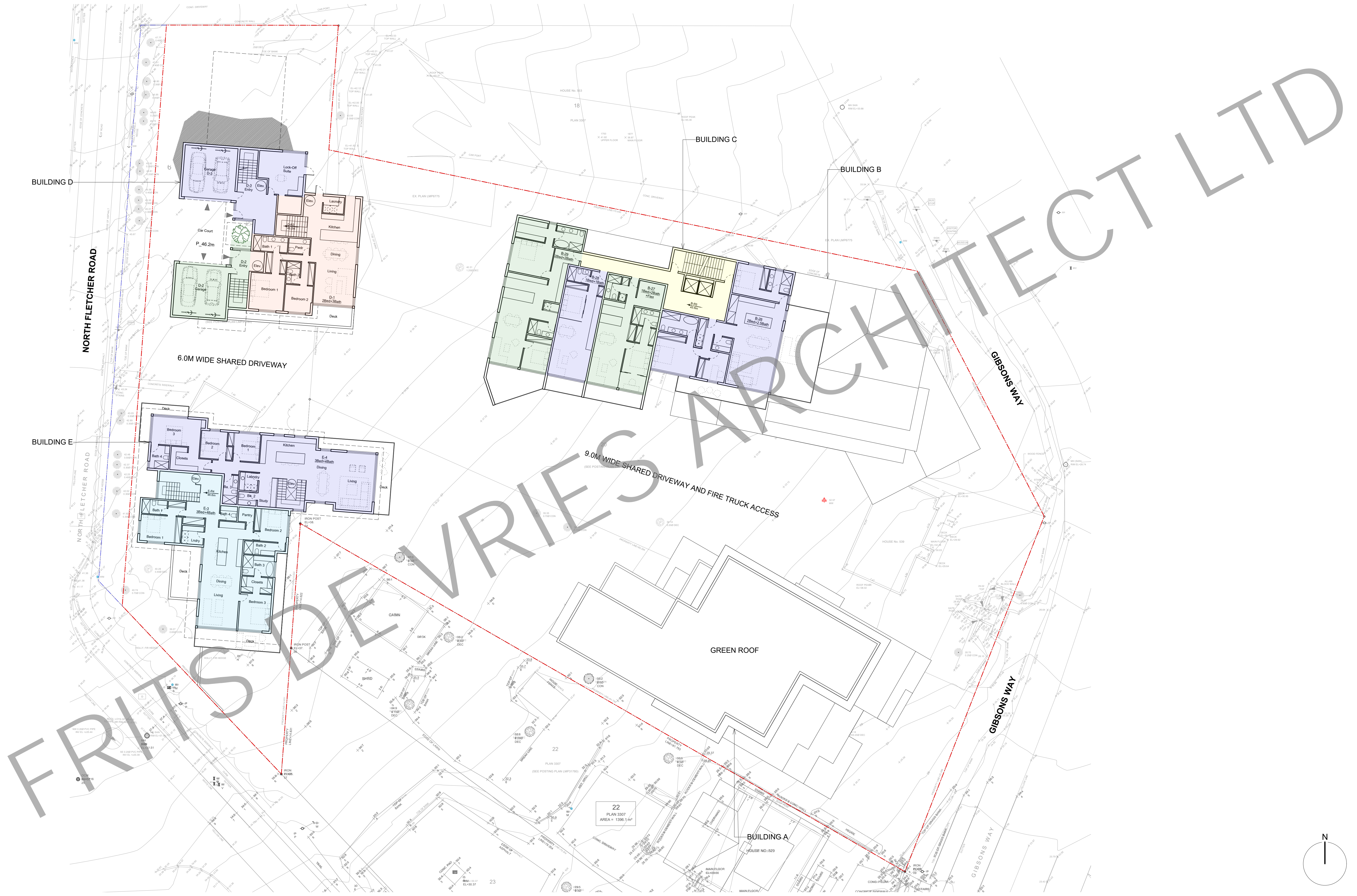
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Drawing #: A1.5

FLOOR PLAN 05



BILLY'S WALK RESIDENCES
DEVELOPMENT PERMIT



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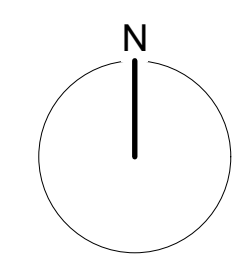
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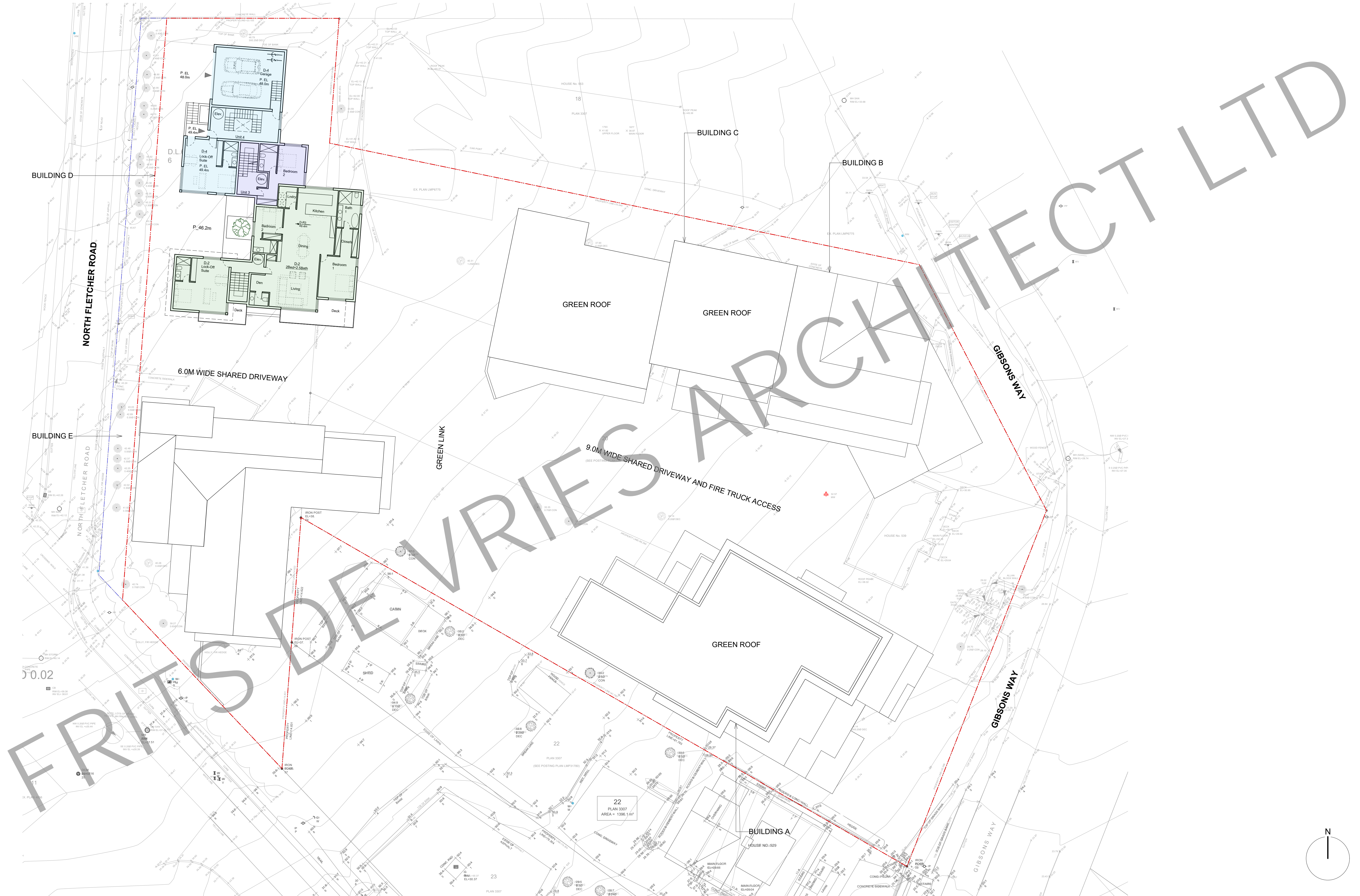
BILLY'S WALK RESIDENCES
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Lot 19, 20, 21, 24 Block 2, D.L.
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Scale: 1:200

Drawn By: JK
Revision #: 01
Drawing #:





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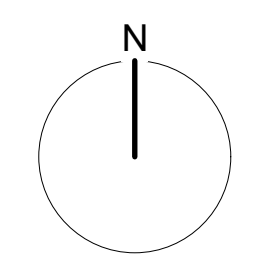
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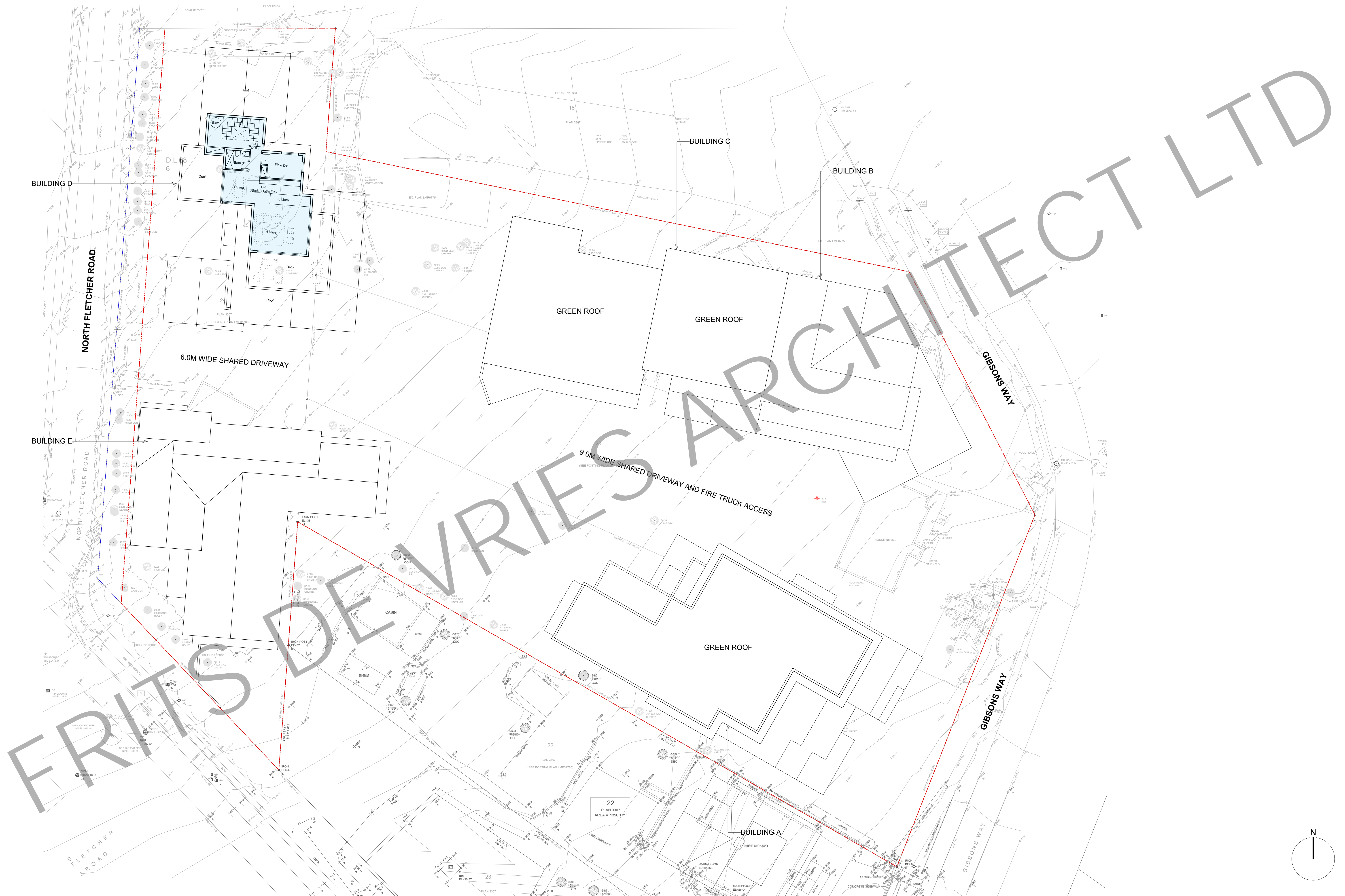
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Drawing #: A1.8

FLOOR PLAN 08





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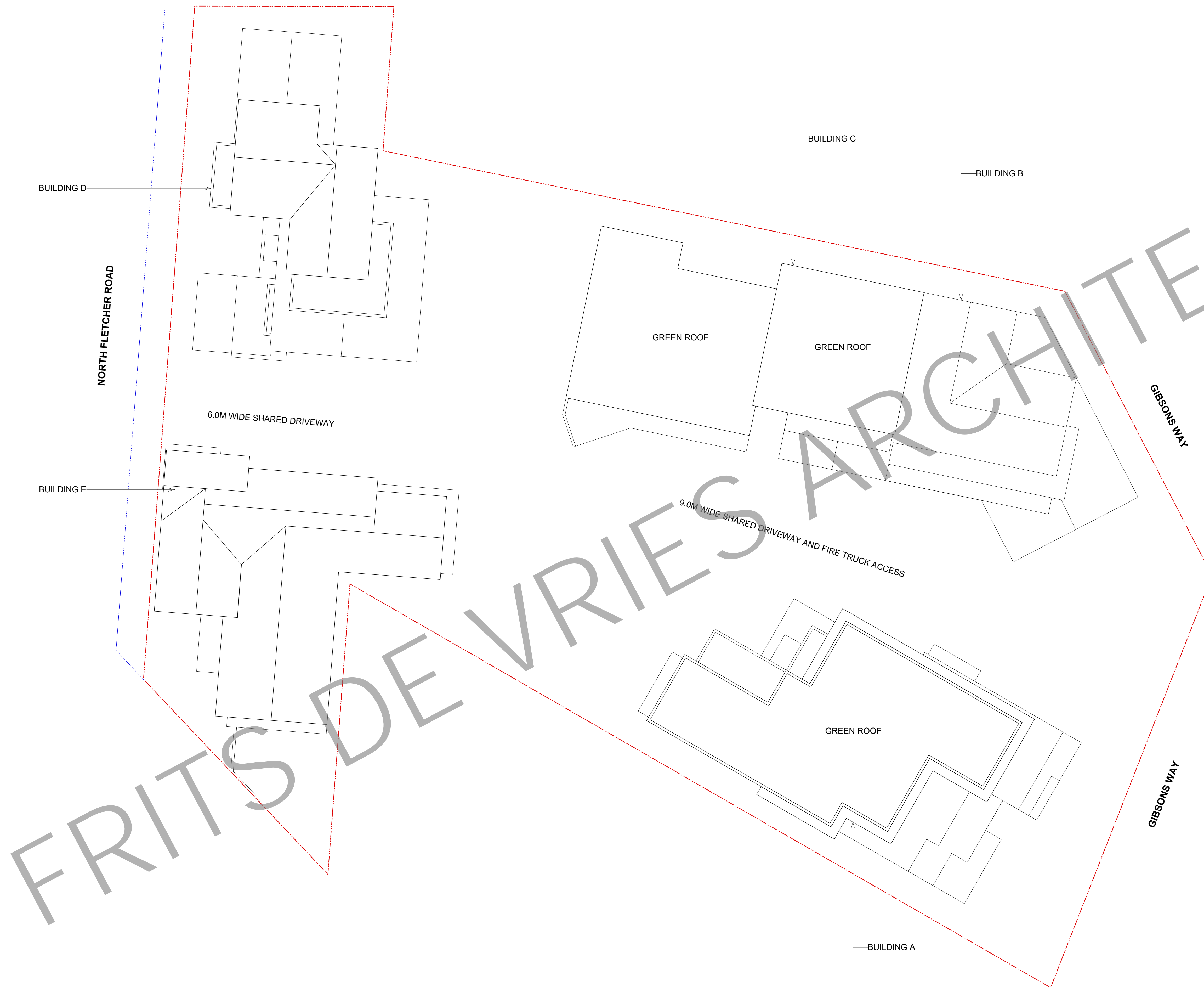
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Legal Description:
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 Drawn By: JK
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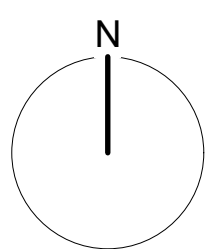
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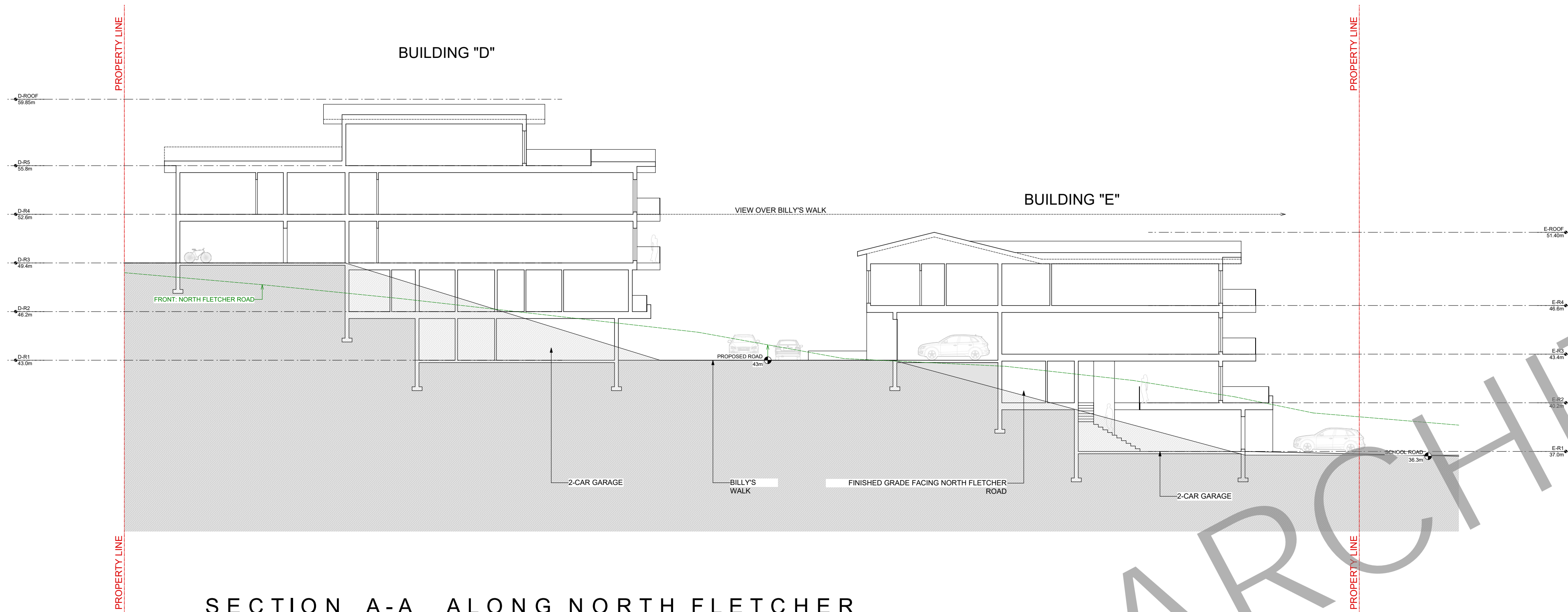
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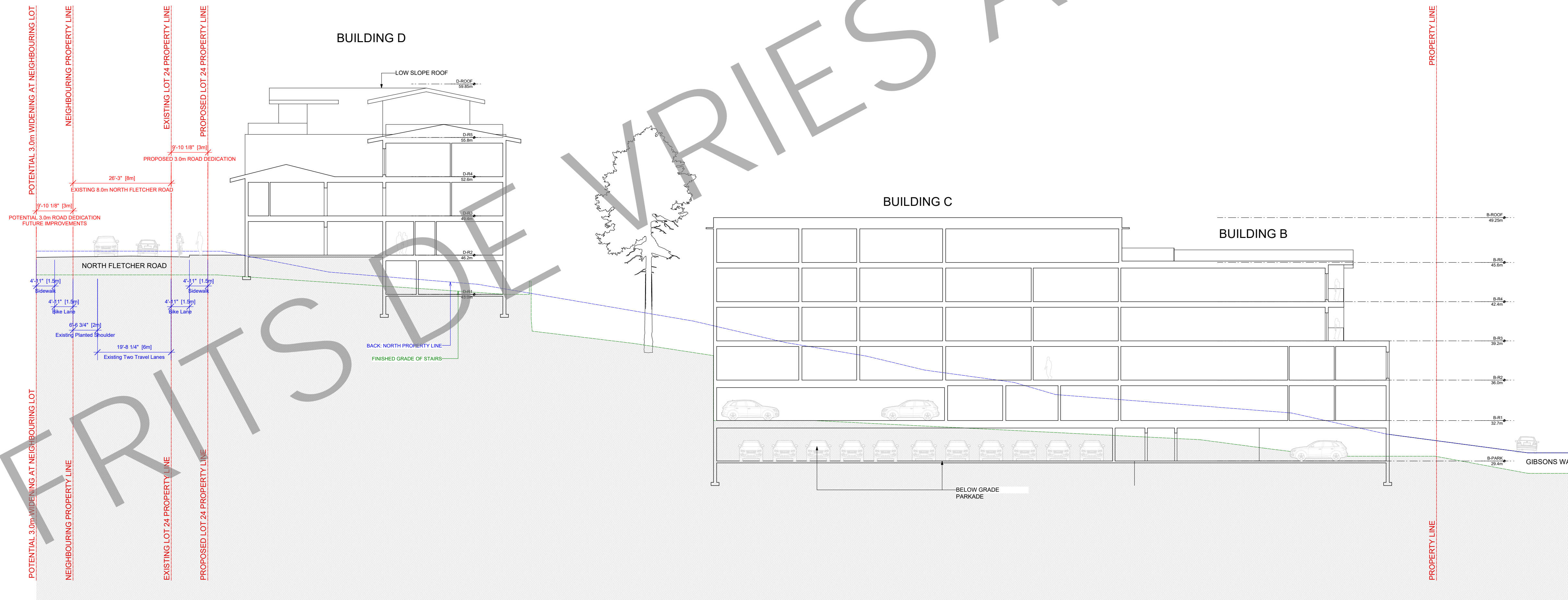


ROOF PLAN

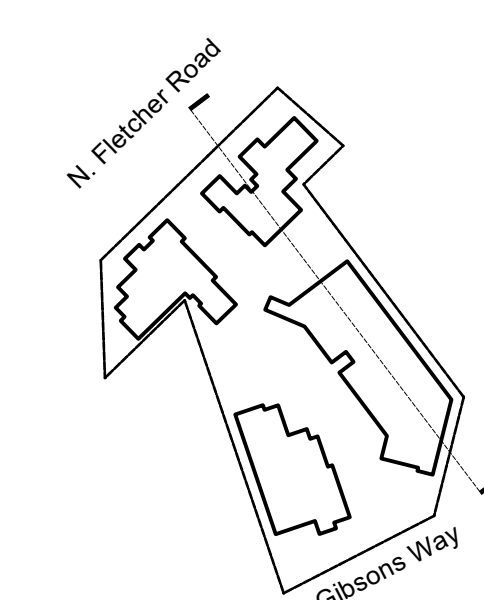
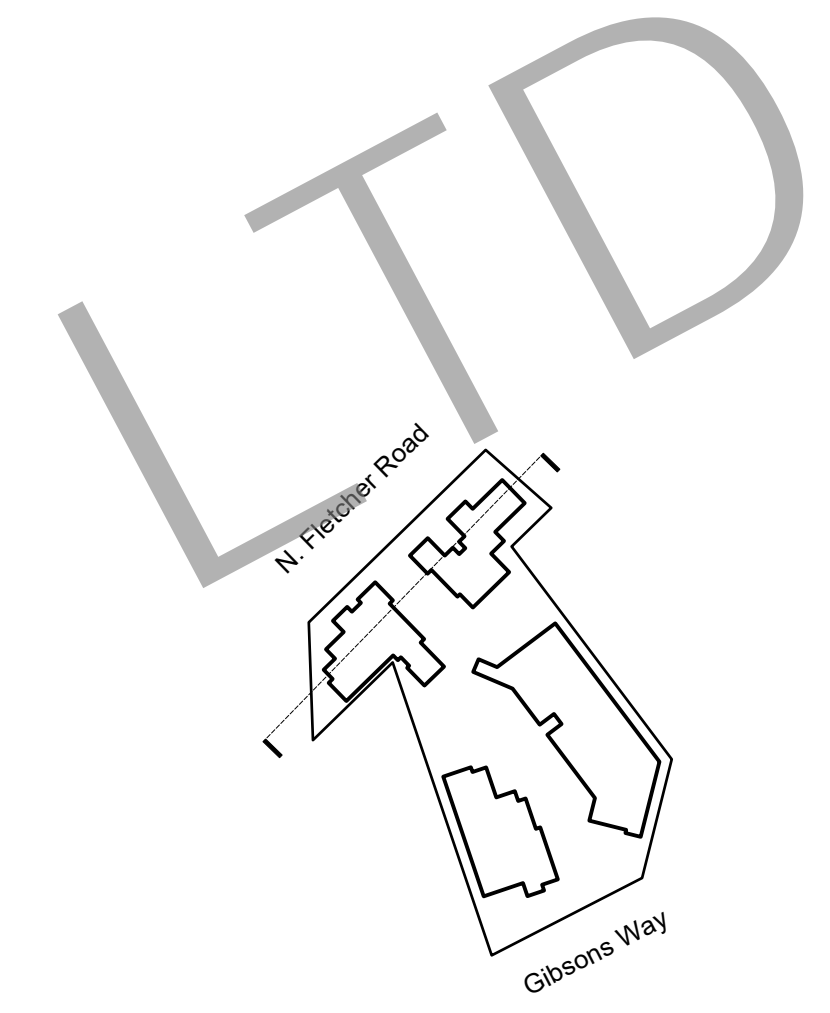
A1.11



SECTION A-A ALONG NORTH FLETCHER



SECTION B-B FACING BUILDING "E", OPEN GREEN SPACE



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Scale: 1:200

Drawn By:

Revision #: 01

Drawing #:

