New Homes with Supports Proposed for Gibsons

Ensuring everyone has a place to call home.

Proposed Project:
40 new studio apartments with on-site supports.

Proposed Location:
749 School Road.

Operated by:
RainCity Housing.

Who it is for:
People experiencing or at risk of homelessness in Gibsons.

Housing Type:
Safe and secure self-contained (own bathroom and kitchenette) studio; shared amenity space; staff on-site 24/7; daily breakfast + hot meal; life-skills training and access to health services.
OCP/Zoning Amendment Process

Pre-Application consultation
Application Received
Referral to stakeholders
Staff Report on application and next steps
Council Rejects Application; Process Ends
1st Reading of Bylaw
Public Information Meeting
Staff Report to Council Re: Public Information Meeting results
Council Rejects Application; Process Ends
2nd Reading of Bylaw
Public Hearing
Staff Report to Council Re: Public Hearing report
Council Rejects Application; Process Ends
3rd Reading of Bylaw
4th Reading of Bylaw/ Adoption
Council Rejects Application; Process Ends
Applicant may proceed to next stages of development process

Approximate Date: September 2019
We Are Here
Official Community Plan Amendment
OCP-2019-02 and Zoning Bylaw Amendment
ZA-2019-02

Current OCP Land Use Designation

Proposed RM-3 Zone
New definitions in the zoning bylaw
- **“SUPPORTIVE HOUSING”** means a residential rental housing facility which provides apartment dwelling units or sleeping units, and support and amenity services.
- **“SUPPORT AND AMENITY SERVICES”** means meal preparation, meal service, administration services, and may include any of the following: counselling, medical services, social and recreation uses, house cleaning, and laundry service; provided to residents in conjunction with their supportive housing or assisted housing.

RM-3 zone
- **Permitted Uses** – supportive housing, apartments, townhouses
- **Density** – maximum FSR* of 1.2
- **Setbacks** – front 4 m, rear 7.5 m, sides 3.5 m
- **Coverage** – maximum 75%
- **Height** – maximum 3 storeys or 11.5 m (37.7 ft)
- **Parking** – 0.1 space per supportive housing unit and 1 of which is for disabled parking space

* FSR (Floor Space Ratio) = floor area/lot area