



# PUBLIC HEARING

## Minutes of October 1<sup>st</sup>, 2015

### George Hotel and Residences Zoning Amendment Bylaw No. 1065-33, 2015 and George Hotel OCP Amendment Bylaw No. 985-19, 2015

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A Public Hearing was held at Elphinstone Secondary School Gym, 840 Gibsons Way, Gibsons, B.C., on Thursday, October 1st, 2015 - 7:00 p.m.

**PRESENT:** Mayor Wayne Rowe  
Councillor Charlene SanJenko  
Councillor Jeremy Valeriotte  
Councillor Stafford Lumley

**REGRETS:** Councillor Silas White

**STAFF:** Emanuel Machado, Chief Administrative Officer  
Selina Williams, Corporate Officer  
André Boel, Director of Planning  
Laurie Mosimann, Administrative Assistant II  
Lizette Fischer, Administrative Assistant II

**ATTENDEES:** Approx. 400

#### 1. CALL TO ORDER

Mayor Rowe called the meeting to order at 7:02 p.m.

#### 2. OPENING STATEMENT

Mayor Rowe read an opening statement to members of the audience briefly introducing the proposed bylaws and providing rules governing the hearing. He stated all persons present would be given an opportunity to be heard on the matters contained in the proposed bylaws or to present their written submissions to the Corporate Officer for Council to consider.

#### 3. INTRODUCTION OF BYLAWS

The Director of Planning provided a brief introduction of "George Hotel and Residences Zoning Amendment Bylaw No. 1065-33, 2015" and "George Hotel OCP Amendment Bylaw No. 985-19, 2015". He noted that:

- Zoning Amendment Bylaw 1065-33 was given 1st Reading on May 12th, 2015.
- Zoning Amendment Bylaw 1065-33 was given 2nd Reading as amended on July 28th, 2015.
- Official Community Plan Amendment Bylaw 985-19 was given 1st Reading on June 16th, 2015.

- Official Community Plan Amendment Bylaw 985-19 was given 2nd Reading on July 28th, 2015.
- Resolution to hold a Public Hearing on October 1st, 2015 was adopted by Council on September 1st, 2015.
- Notice of Public Hearing was advertised in the Coast Reporter on September 18th and September 25th, 2015.

#### **4. WRITTEN SUBMISSIONS**

Mayor Rowe asked the Corporate Officer if there were any written submissions.

The Corporate Officer stated that the agenda produced on September 28<sup>th</sup> contained submissions from 172 members of the public. In addition Council was provided submissions from an additional 316 individuals received after the publication of the agenda. 13 individuals have provided written submissions this evening which will be provided to Council following the Public Hearing. In total we have received submissions from 501 individuals. Of those submissions, 376 have provided comments in support of the adoption, 118 in opposition, and 7 provided neutral feedback.

#### **5. PUBLIC INPUT**

Mayor Rowe called a first time for presentations from the public and asked if there was anyone wishing to speak to the proposed bylaws.

1. David Chisholm                      4879 Sunshine Coast Hwy – in Support  
As President of the Chamber of Commerce, he noted that over 200 businesses are in favor of the bylaw amendments.
2. Karen Careless                      475 Central Ave - Opposed  
She noted that height and density are of concern as well as the potential to set precedent.
3. Jake Jory                                475 Central Ave - Opposed  
He noted aquifer and contamination as concerns
4. Elaine Clague                         268 Arbutus Reach - Opposed  
She noted height and character as concerns as well as safety of the aquifer
5. Katie Janyk                            668 Harmony Lane – Opposed  
She noted issues with upland and harbour and water views, water access, traffic and parking, village ambiance, aquifer, contamination potential, economics, and issuance of future development permits by staff as concerns.
6. Nick Caputo                            595 N. Fletcher Rd - Opposed  
He noted form and character, height and division in the community as areas of concern.

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7. Andre Sobolewski 668 Harmony Lane – Opposed  
He noted height, aquifer and environmental areas of concern.
8. Dhyana Bartkow 625 Glen Rd – Opposed  
She noted the height and impact on village ambiance as areas of concern.
9. Marcia Timbres 748 Winn Rd - Opposed  
She noted view protection, aquifer protection, lack of negotiation with developer and lack of commitment from peer reviewers as areas of concern.
10. Dorothy Riddle 396 Stewart Rd – Opposed  
She noted concern with contamination, economic impact, disregard for peer review studies and parking.
11. Michael Storr 400 Stewart Rd – Opposed  
He noted size, character, aquifer and potential to set precedent as areas of concern.
12. Christine Gaskins 589 Seaview Rd – Opposed  
She noted risk to the aquifer as an area of concern.
13. Bruce Gaskins 589 Seaview Rd – Opposed  
He noted non conformity with OCP, precedent setting as areas of concern.
14. Joan Beck 531 Abbs Rd – in Support  
She noted alternative business sectors, encouraging tourism, training and job opportunities, increased tax base, support to existing businesses as areas positive aspects.
15. Rose Reid 1503 Thompson Rd – Opposed  
She noted height as an area of concern.
16. David Harrison 325 Georgia Dr. – Opposed  
He noted access to views and water as well as preserving public assets as areas of concern.
17. Julia Skippon 804 Cascade Cr – Opposed  
She noted the process was rushed.
18. Irene Young 825 19<sup>th</sup> St, N. Vancouver – in Support  
She noted, as a representative of BC Collages, she is excited for the training opportunities for youth.
19. Joann Hetherington 554 Marine Dr. – in Support  
She noted support for local businesses, growth and sustainability as positives aspects.

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20. Nancy Hache 406 Stewart Rd – in Support  
She noted support for existing small businesses and improvements to the waterfront as positive aspects.
21. Inge Harrison 325 Georgia Drive – Opposed  
She noted scale and character, height, view protection, water access, aquifer concerns, affordable housing, water leases, traffic and parking, loss of public park space as areas of concern.
22. Ken Fiedler 1023 Henry Rd – in Support  
He presented a petition showing 11,229 years combined living and working in Gibsons in support of proposal.
23. Michele March 191 Wharf Rd. - in Support  
She noted the benefits of the included health and wellness facilities, clean and sustainable business, pivot point for jobs, the need for change and people's fear for it, tourism.
24. David Robertson 1104 Point Rd – in Support  
He discussed new jobs, height not being a concern, spot zoning avoiding precedent setting, support for the current form.
25. Kathleen Vance 301 Headlands Rd – Opposed  
She outlined her concerns regarding people employed for lower wages, Town's responsibility to protect the public, buildings that would be too high, concerns regarding the water supply, residents not being able to afford the 5 star resort experience.
26. David Kipling 790 Bayview Heights Rd – Opposed  
He objected to the proposed bylaw changes.
27. Sarama 765 Winn Rd – Opposed  
He touched on a range of concerns including contamination, aquifer protection, costs for infrastructure, insufficient affordable housing contribution, traffic, views, loss of Winn Rd, Winegarden Park impacts, destruction of charm and character, setting a precedent.
28. Patricia Hetherington 441 Marine Dr. - in Support  
She expects that the project results in a revitalization of Gibsons.
29. Lynn Ujvary 81 Chadwick Rd – in Support  
She supported the project as currently proposed.
30. Keith Ujvary 81 Chadwick Rd – in Support  
Expressed confidence that safeguards will be followed.

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31. Leslie Thomson 808 Marine Dr – in Support  
He mentioned jobs, importance of growth, economic benefits, stepping into future.
32. Fred Strom 102-518 Shaw Rd - in Support  
He referenced jobs and tourism.
33. Graham Walker 2602 Sylvan Rd – Opposed  
He listed concerns including loss of views, diminishing Winegarden Park, affecting character, charm and quality of life for families, lack of fit with OCP and HAP, traffic studies do not include the adjacent neighbourhood.
34. Mike Bonkoff 628 Glen Rd – Opposed  
He identified reasons such as size and scale, incompatibility with OCP and HAP, process that pitted community members against each other, lack of effective negotiations with developer.
35. Ken Monk 322 Shoal Lookout – in Support  
He mentioned new jobs, opportunities for young people to stay here and provided information showing that the concerns regarding harbour contamination are unfounded.
36. Simon Broomhall 575 Marine Dr. – in Support  
He believes the project would be an asset to the community.
37. Kathryne Hunt-Spicer 637 Dougall Rd  
She identified the need for a new vision where Winegarden Park and aquifer would be protected.
38. Andrea Goldsmith 637 Dougall Rd – Opposed  
She stated the proposal does not conform to the OCP and mentioned other concerns including the process, ignoring expert studies and peer reviews, greed, over confident economic projections, passenger ferry disappointment, concerns over the height.
39. Kim Monk 322 Shoal Lookout – in Support  
She said that a majority of taxpayers are in favour, the Town needs the contributions to road and water systems.
40. Judith Bonkoff 628 Glen Rd – Opposed  
She expressed concerns about the lack of a negotiation process, the proposal being too high massive and risky, and disputed overly high expectations regarding jobs and wages.

41. Suzanne Senger 889 Chamberlin Rd – Opposed  
She outlined various concerns including lack of negotiation process, OCP nonconformity, Councils lack of respect for people, legality of contaminated site requirements, shadowing of Winegarden Park, closing off the waterfront.
42. Gail Jeffrey 400 Stewart Rd – Opposed  
She listed concerns such as unanswered questions of economic feasibility, loss of community assets with insufficient compensation, view impacts, reduced property values, reduced residential tax revenues, safety of aquifer.
43. Meredith Pue 540 Spyglass Pl – in Support  
She raised the topics of tax revenues, economic benefits, the need for a new type of financial viability, training options for youth.
44. Bernard Leveille 745 Maplewood Ln – in Support  
He stated that the project would support local business.
45. Helen Carkner 745 Maplewood Ln – in Support  
She mentioned the need for a balanced healthy, sustainable, economically viable community.
46. Heather Shepherd 409 Aldersprings Rd. – in Support  
She feels that previous changes in Town have been resisted, however it is time for the Town to move on to next step.
47. Amie MacLachlan #20-767 North Rd – in Support  
She has concerns regarding empty storefronts and regrets the level of divisiveness.
48. Gillian Brady 561 Harvey Rd - Opposed  
She reflected on her personal struggle when she sold her property for this development and feels that there has been a lack of negotiation process with Council.
49. Frank McElroy 3054 Lower Rd – Opposed  
He warned that the heat of legal challenges would be nothing compared to the heat felt if the aquifer were to be compromised.
50. Valerie Ward 396 Stewart Rd – Opposed  
She raised a loss of view corridors, reduction in property values, decrease in enjoyment and quality of life.
51. Harriet Hunter 896 Charman Rd - Opposed  
She feels the project does match the character of the OCP.

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52. Jan Van't Hof 896 Charman Rd - Opposed  
He expressed concerns about contamination site regulations and the possible need for a site profile.
53. Dawn Miller 1486 Bonniebrook Heights Rd – in Support  
She encouraged Council to vote in favour of community and development, training and jobs for youth. Radical change does require compromise.
56. Anne Miles #2-693 Corlett Rd - Opposed  
She expressed concerns regarding the height, setting a precedent for future development, view impacts, lack of negotiation with developer, give away of water lease.
57. Scott Russell 471 Eaglecrest Dr. – in Support  
He stated that the OCP sometimes needs change, and he supports jobs for youth.
58. Bob Urquhart 402 Skyline Dr. – in Support  
He commented on the economic benefits and the need to choose between prosperity or stagnation.
59. Sue Rhodes 291 Periwinkle Ln – in Support  
She said that Council was entrusted to follow through with this project at the past election.
60. Bruce McClymont 796 Mountainview Dr. – in Support  
He mentioned that the aquifer concerns are unfounded because it has already been punctured by pilings in the marinas without issue.
61. David Croal 632 N. Fletcher Rd – in Support  
He references changes for the past that were initially contested but later embraced. He sees great benefits in convention facilities and in keeping more business on the Coast.
62. Barry Haynes 547 Sargent Rd – Opposed  
He feels the project is too high and discussions about a compromise should have been held earlier. There is a need to work together as community in order to help the economy.
63. Jim Batey 400 Stewart Rd – in Support  
He stated reasons such as tax revenue, jobs, tourism, hotel and amenities, improved waterfront walkway, benefits for local businesses.

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64. Harry Forzley 665 Dougall Rd – in Support  
He stated that it would be better to have this project realised than not to have it.
65. Sheila Cameron #23-735 Park Rd - Opposed  
She stated objections including loss of unique character of the Town, setting a bad precedent for future development, divisiveness in community, lack of meaningful negotiations.
66. Jade Burnside #7-526 S. Fletcher Rd - Opposed  
He expressed dismay over community divisiveness and suggested to rescind 2<sup>nd</sup> reading on both bylaws and set a ceiling on density for area around George.
67. Sandy Wrightman 794 Marine Dr. - Opposed  
She reflected on the Town's village character and warned that the development may diminish local business and that these kind of hotels are failing.
68. LeeAnn Johnson 400 S. Fletcher Rd - Opposed  
She outlined several reasons including the project being too big and out of context, betrays community values, employment not depending on this project, disposal of public assets without proper compensation, housing contribution inadequate.
69. Natania Wingrave 816 Mountainview Dr. - Opposed  
She laid out concerns such as lack of parking, aquifer protection, preferring to locate the hotel elsewhere.
70. Joe Peters 326 Skyline Dr. - Opposed  
He would support a proposal in a modified way if it support the culture and OCP of the Town.
71. Maggie Penhallow 1-426 Marine Dr. – in Support  
She sees benefits to local small business through non-sustainable winter months.
72. Peggy Koenig 9-291 Periwinkle Ln – in Support  
She mentioned the benefit of jobs, taxes, and increased tourism.
73. Janet Crosby 776 Winn Rd - Opposed  
She wondered how the community could support new development in Gibsons and feel like we are all winning.
74. Kim Tournat 729 Maplewood Ln - Opposed  
She listed concerns including a fast tracked process, divisiveness of the community, lack of protection of public assets, form and character issues.



75. Kenji Akimoto 803 Glassford Rd  
He noted concern with an unfair process and the size of the building.
76. Linda Rodney 536 Shaw Rd – in Support  
She noted full support for the project
77. Gillian Poppelen 1553 Thompson Rd – in Support  
She noted full support for the project
81. Pamilla Ruth 762 Gibsons Way - In support  
She noted economic impact as a positive aspect
82. Judith Hammill 283 Arbutus Reach – Opposed  
She recited a sonnet and indicated concern with misinformation.
83. Heather Jeal 1166 Firburn Rd – in Support  
She noted the need for change in Gibsons, the number of compromises made by developer and Council's provision of public input opportunities as positive aspects.
84. Roger Swickis 283 Arbutus Reach – Opposed  
He noted lack of opportunity to speak to Council, peer reviews of environmental reviews not respected and the need of an environmental assessment before moving forward as areas of concern.
85. Rudy Kern 891 Oceanmount Blvd - In support  
He noted a need for change and adaptation and the additional revenue to the Town as positive aspects.
86. Diana Robertson 1104 Point Rd – in Support  
She noted stimulating the local economy, training and career opportunities, support for art and culture as positive aspects.
87. Carol Jennings 113 Head Rd – in Support  
She noted the numerous opportunities for public to speak to Council and the opportunity to clean up the harbour area as positive aspects and indicated it is not the height of a building that creates or destroys community.
88. Barry Janyk 639 Glen Rd – Opposed  
Quoted Pope Francis and encouraged Council to do the honorable thing. If there is the slightest sliver of doubt Council should err on the side of caution and do the right thing.

89. Jack Stein #58-735 Park Rd – Opposed  
He noted height and non-conformity with the OCP as concerns.
90. Brad Benson 1676 Gower Point Rd – Opposed  
He noted size, water supply and the new plan for Winegarden Park as areas of concern.
91. Dan Bowman 1028 North Rd – Opposed  
He noted misinformation regarding financial ruin of the Town and developer driven negotiations as concerns.
92. Lowry Olafson 607 Seaview Rd – Opposed  
He noted the height and massing as areas of concern.
93. Bill Stockwell 5422 Boxwell Rd – in Support  
He noted increased taxes, jobs, infrastructure improvements, and tourism as positive aspects of the project.
94. Deborah Geoffrion 485 Central Ave – Opposed  
She noted dangers to aquifer, negative impact on local businesses, potential for a Casino as concerns.

Mayor Rowe called a second time for presentations from the public and asked if there was anyone wishing to speak to the proposed bylaws.

1. Jade Burnside #7-526 S. Fletcher Rd  
He noted Council holds the cards now, not developer and encouraged the opportunity be used to navigate the waters between the 2 polar opposite views on project. He suggested Council rescind second reading and create a density ceiling on the proposed site and surrounding area to encourage landowners to work together.
2. Greg Soohen Eaglecrest Drive  
He noted there are risks with any project, but trusts Council and staff. He noted the public has had opportunity to have their say, processes have been followed.
3. Suzanne Senger She noted Council has not done their due diligence, risk analysis has not been done.
4. Barry Haynes Thanks for listening to everybody's points

Mayor Rowe called a third time for presentations from the public and asked if there was anyone wishing to speak to the proposed bylaws.

There were no further requests for presentations from the public.

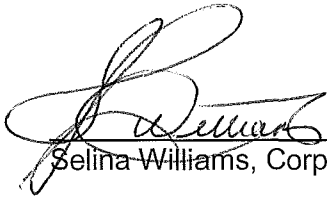
**6. ADJOURNMENT**

Being no further input, Mayor Rowe entertained a motion to adjourn the Public Hearing.

MOVED by Councillor Lumley  
SECONDED by Councillor SanJenko

THAT the Public Hearing be adjourned at 11:51 p.m.

**CARRIED**



Selina Williams, Corporate Officer

Date

Oct 2, 2015

