

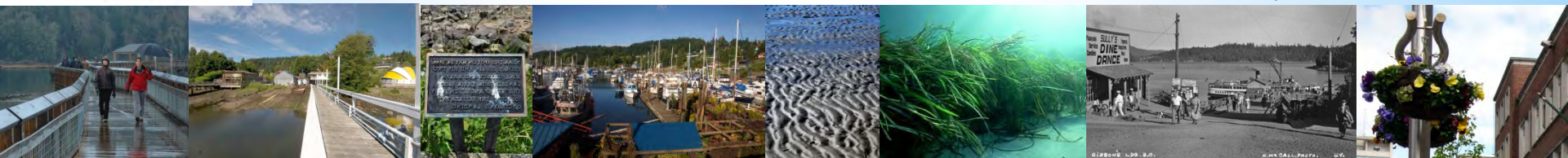


The George Hotel & Residences



Gibsons BC

Presentation to Town of Gibsons Council November 12, 2013



History of the Site And Project

In July 2013, the present design team was engaged to respond to comments received from staff in May of this year in the Context of the OCP and Harbour Area Plan.

Key Dates:

- October 18, 2013 Response Submission to the Town
- November 2, 2013 - Public Information Meeting
- November 12, 2013 - Committee of the Whole
- November, 2013 - APC Meeting



PROJECT TEAM

- Omicron Architecture
Engineering Construction Ltd.
- Art Phillips - Developer's
Representative
- PMG Landscape Architects
- Colliers International Real
Estate
- Balanced Environmental
- Horizon Engineering
- Aplin & Martin
- Creative Transportation
Systems
- Larry Penonzek BC Land
Surveyor
- LB Petrol-Petroleum and
Environmental Consulting
- G.P. Rollo & Associates Land
Economists
- Cayuga Hospitality (Stephen
Darling Hospitality)
- Schletterer International
Group Spa Consultants
- The New You Spa
- HVS Global Hospitality
Services

Our starting point.....

Part of any successful development considers not only its outward face to the community but its ability to integrate successfully with those intangible qualities such as interconnectedness to the town and surrounding nature, permeability of space and the blurring of the lines between public and private space.

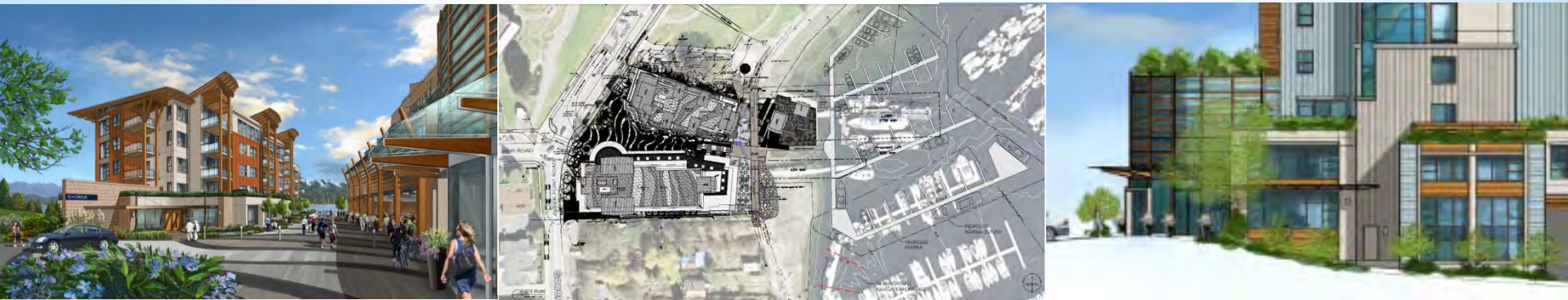


The goals of the Town of Gibsons Harbour Area Plan are as follows:

- Preserve the scale and character of the Harbour Area.
- Make the waterfront fully accessible, physically and visually, retaining the sense of proximity to nature.
- Ensure environmentally responsible and sustainable planning and development.
- Support and enhance social and cultural activity in the harbour area.
- Ensure the economic viability of the Harbour Area, recognizing the unique role that the Harbour plays in the local economy and the economic history of the area.

How we responded.....

1. *Creation of two buildings with significant public open space through to the waterfront ([View Protection & Access](#))*
2. *The Owner acquired additional property thereby creating more 'breathing space' between buildings and an overall reduction in density. ([Scale & Character](#))*
3. *Connection of the waterfront walk and creation of active waterfront uses as an important public amenity. ([Social & Cultural Activity, Economic viability](#))*
4. *Attention to Form and Character through varied building forms, materials and a stepping back from the waterfront. Creation of a West Coast seaside feel. ([Scale & Character](#))*



BUILDING DESCRIPTION	60-6000 HOTEL AND PLUS-STORES RESIDENTIAL BUILDING WITH 140 UNITS OF UNDERGROUND PARKING
CIVIC ADDRESS	STY - 285 - 2ND STREET NORTH & 40TH HIGHLAND SECTION 10
LEGAL DESCRIPTION	LOT 1 & 2 BLOCK 40, 4000 PLAS 441 LOT 1 BLOCK 40, 4000 PLAS 441 LOT 2 LOT 1 BLOCK 40, 4000 PLAS 441
PROPOSED ZONING	CD 300
LAND PLAT AREA (ACRES 100 PER ACRA)	0-0-00000 (0.000 +/-) 17.000 (17)
AREA OF 1/4 ACRA ROAD	0-0-0000 +/- 0.000 (0)
IMMEDIATELY ACCESSIBLE AREA	0-0-0000 +/- 0.000 (0)
BLDG 1 & 2 FLOOR AREA PROPOSED, HOTEL & LAND UNIT	17400 +/- 150.00 (174)
FLOOR AREA RATIO SQUARED ACRA PER ACRA	1000.00/17.000 = 201
AREA OF SIGNALIZED CROSS- ING & RESTAURANT FOOD COURT FRONTING HIGHWAY	0-0-0000 +/- 0.000 (0)
GROUPS AREA OF YARDAGE RESTAURANT	0-0-0000 +/- 0.000 (0)
PEDIMON (GRADE) LEVEL SETBACKS	FRONT SETBACK: 3000' FROM R/O +/- 3000' SIDE SETBACK: 3000' +/- 0.00 REAR SETBACK: 3000' +/- 0.00 SIDE SETBACK: 3000' +/- 0.00
UPPER LEVEL SETBACKS	FRONT SETBACK: 3000' FROM R/O +/- 3000' SIDE SETBACK: 3000' +/- 0.00 REAR SETBACK: 3000' +/- 0.00 SIDE SETBACK: 3000' +/- 0.00
HIGHPOINT BUILDING HEIGHT RESTRICTION FROM SEA LEVEL	40 +/- 20' +/- 20.00' PROPOSED
HIGHPOINT BUILDING HEIGHT RESTRICTION FROM GROUND LEVEL	130 +/- 40' +/- 40.00' PROPOSED
HIGHPOINT BUILDING HEIGHT RESTRICTION FROM GROUND FLOOR ROAD	130 +/- 40' +/- 40.00' PROPOSED
HIGHPOINT BUILDING HEIGHT RESTRICTION FROM GROUND FLOOR ROAD	65 +/- 10' +/- 10.00' PROPOSED
HEIGHT RESTRICTED RESIDENTIAL RESTRICTION HEIGHT REQUESTED HOTEL	87 +/- 26.62' 30.00' = 100 +/- 30' 30.00' = 124 +/- 41' 31.60'
AVENUE RATIO	1.25 +/- 25.00 (1)
AVENUE NATURAL SCAPE	0.30 +/- 30.00 (0)
HIGHPOINT BUILDING HEIGHT RESTRICTION FROM GROUND FLOOR ROAD	30.00 +/- 30.00 (0)
PARKING PROVIDED	100 +/- 100 (100) +/- 100 (100) 100 +/- 100 (100) +/- 100 (100) 100 +/- 100 (100) +/- 100 (100)

[illegible]

ARCHITECTURAL

[illegible][illegible]

NOT FOR CONSTRUCTION

OMICRON

10th Floor, Three Bendall Centre
155 Burrard Street
PO Box 48069 - Vancouver, BC
V7X 1S4 CANADA

Tel: 604 1 877 632 3350
T: 604 632 3330
F: 604 632 3351
www.omicroncorp.com

Product & Sales

ISSUED		
#	Date	Remarks
1	10/10/2018	...

Issued for Rezoning / DP

KLAUS FUERNISS
ENTERPRISES INC.
THE GEORGE
HOTEL & RESIDENCES
100 WEST PARK ROAD, CHESBURY, BC

Drawn:	Checked:
Project Number	10 13 075

PROJECT DATA

A0.0.1

Key Statistics

- Site Area: *73,033 sf*
- Building Area Residential: *62,380 sf*
- Building Area Hotel: *125,639 sf*
- Building Area Waterfront Restaurant: *3995 sf*
- Total Building Area: *192,013 sf*
- FSR: *2.57*
- Residential # of Floors from Gower Point Road: *5 Storeys*
- Residential # of Floors from Waterfront: *7 Storeys (83.25'high)*
- Hotel # of Floors from Gower Point Road: *6 Storeys*
- Hotel # of Floors from Waterfront: *8 Storeys (107.38'high)*
- 2 Levels underground Parking - *228 Stalls*
- 118 Hotel Rooms & 40 Residential units (4 affordable)

ISSUED		
#	Date	Remarks
1	2013.10.18	Issued for Rezoning / DP

Issued for Rezoning / DP

**KLAUS FUERNISS
 ENTERPRISES INC.**
**THE GEORGE
 HOTEL & RESIDENCES**
CORNER POINT TOWN, GEORGE, BC

Drawn:	Checked:
Project Number	10 13 075

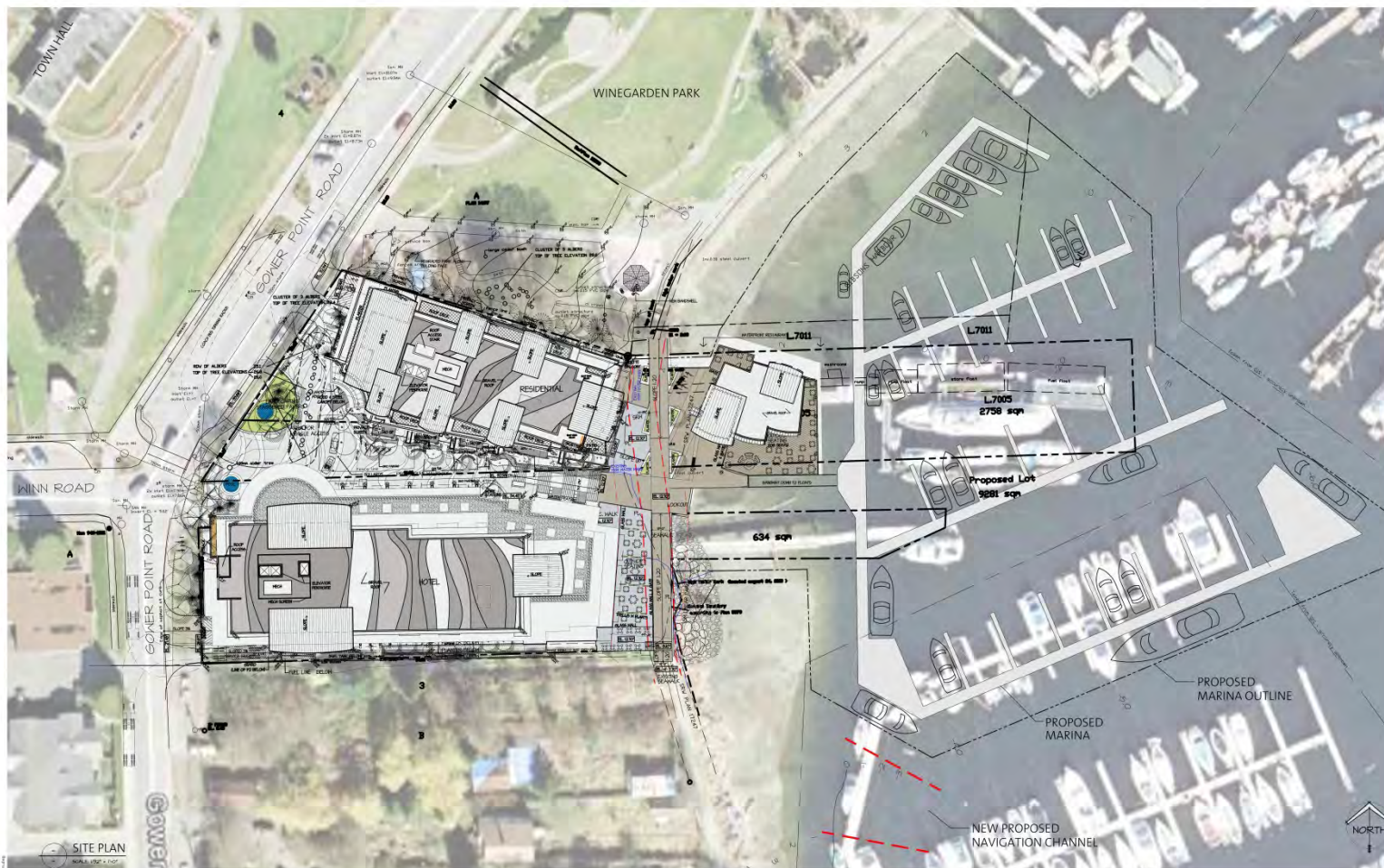


NOT FOR CONSTRUCTION

CONTEXT PLAN

A1.0.2

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.
 The services of a registered professional engineer are required for the design and construction of the proposed building and its foundation. The design and construction of the proposed building and its foundation is the responsibility of the registered professional engineer. The design and construction of the proposed building and its foundation is the responsibility of the registered professional engineer. The design and construction of the proposed building and its foundation is the responsibility of the registered professional engineer.



OMICRON

Fifth Floor, Three Dental Centre
585 Burnside Street
PO Box 43069 Vancouver, BC
V7X 1L4 CANADA

Toll-free 1 877 632 3333
T. 604 632 3390
F. 604 632 3351
www.omicronbac.com

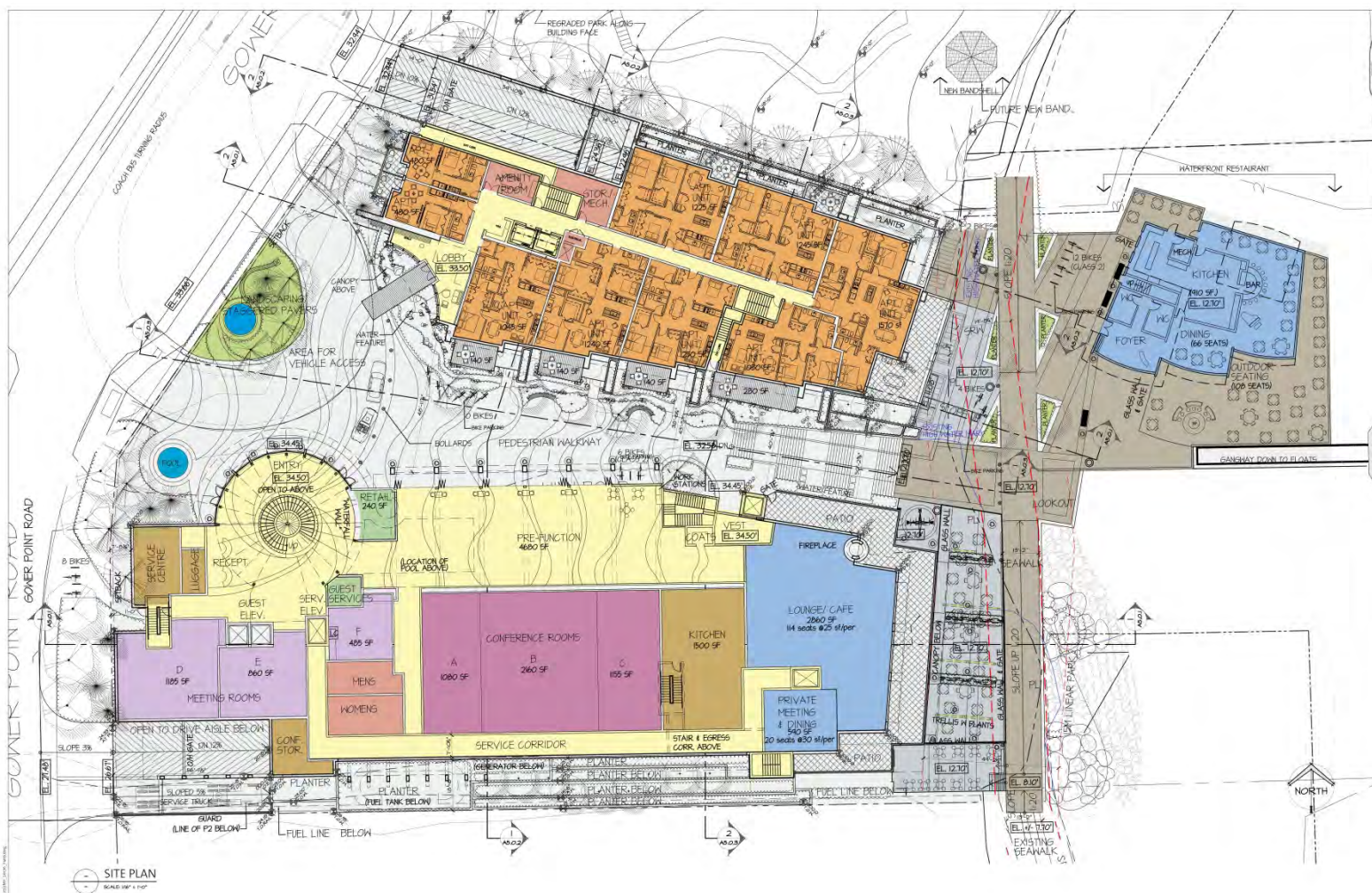
CONSULT TANT

Issued for Rezoning / DP

Drawn: _____ Checked: _____
Project Number **10 13 075**

A1.0.3

- Alignment of Winn Road & Open Space
- Relationship between Working Harbour and Marina uses to tourist related development
- Tie into existing waterfront walk



NOT FOR CONSTRUCTION

SITE PLAN

A.1.0.1

- Connection from Winn Road down to Waterfront
- Hotel entry as focal point along Gower Point Road
- Interplay between public space, residential entry and hotel uses
- Views and vista points at key locations
- Active uses on the waterfront
- Relationship to Winegarden Park though landscaping and path transitions



NOT FOR CONSTRUCTION

LEVEL P2
 FLOOR PLAN

A2.0.1

- Marine retail, sidewalk café, and clear demarcation of path and plaza
- Varied material and small scale pedestrian feel
- Transition in character on waterfront walk
- Secure & dedicated residential and hotel parking
- Waterfront is fully accessible (elevator & grades)



LEVEL P1
FLOOR PLAN

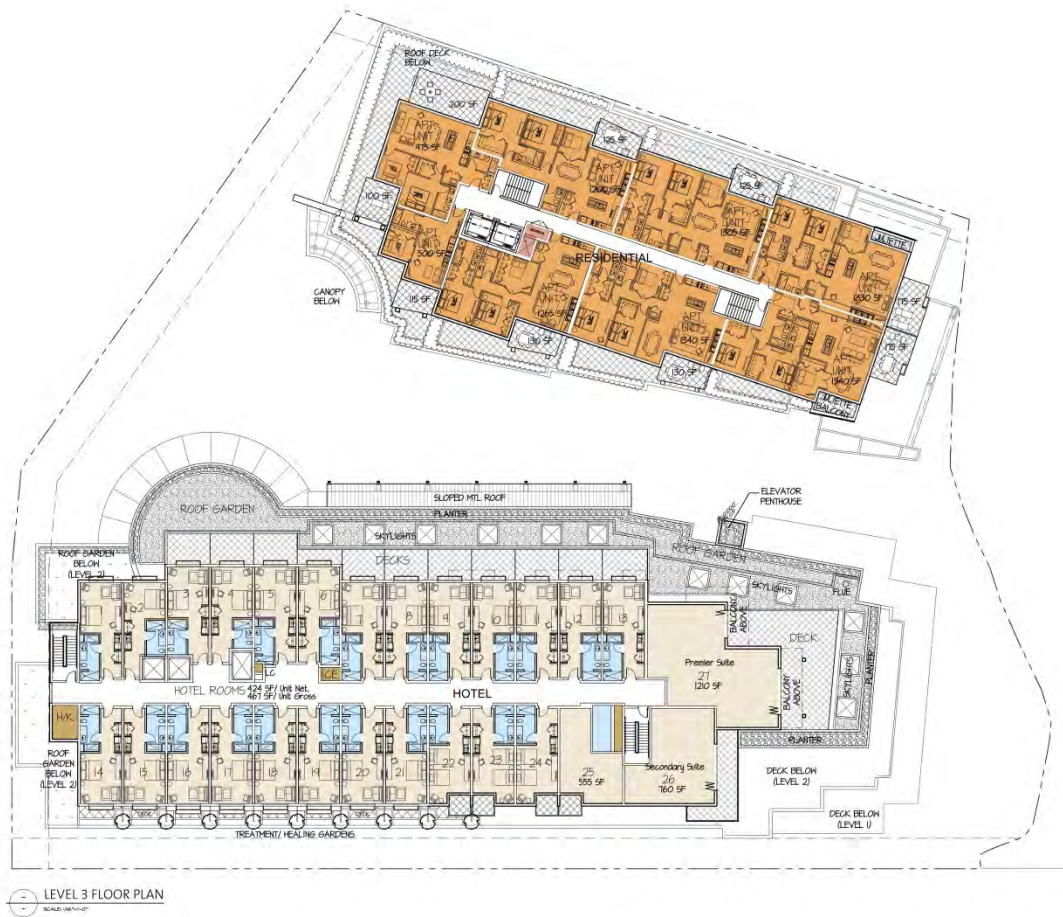
- 12/11/2013



- Active at-grade uses and smaller scale pedestrian design
- Residential front doors face interior court
- Overhead doors to hotel lobby emphasize indoor/outdoor space
- Plaza is designed to host a variety of uses (art fairs, displays) and create links to the Waterfront
- Pools and water feature soften public edges

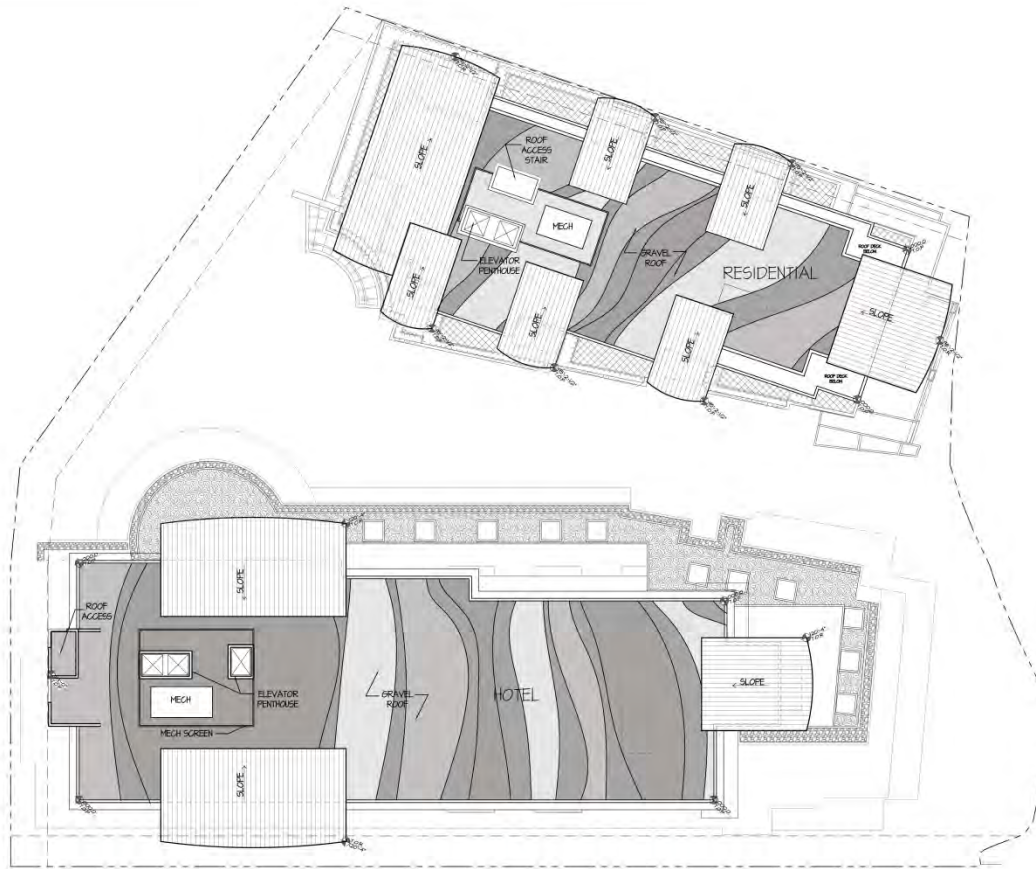


- Spa Units, roof decks and pools faced towards harbour
- Separate spa and hotel entry for hotel and community users
- Stepped back residential floors with large roof decks at level 2



- Typical floor shows hotel rooms and residential units with large outdoor spaces
- From level 2 up the public plaza is framed by 70' between buildings (at grade 40 to 50 feet)
- Large green spaces on roof decks for overlook and addition of green space overall.

ROOF PLAN
SCALE: 1/8" = 1'-0"



KEY NOTES:

NOT FOR CONSTRUCTION

ROOF PLAN

Revised	Date	Remarks
1	10/13/10	Issued for Rezoning / DP

Issued for Rezoning / DP

**KLAUS FUERNISS
ENTERPRISES INC.**
**THE GEORGE
HOTEL & RESIDENCES**
 100 West Street, Suite 200, Portland, ME 04101

Drawn	Checked
Project Number	10 13 075

A2.0.9

- Roofs have combination of green roof decks below & patterned gravel overlook
- Varied roof forms combined with flat roof provide a variety of shapes from a distance
- Palette of materials: Metal roof cladding on shed roofs, coloured gravel, timber accents and slat screens

View East through Plaza



Scale & Character

- Framed view through to waterfront
- 2 storey expression on Gower Point Road w/ varied forms
- Architectural focal point at hotel lobby
- Range & change of materials, pedestrian oriented scale
- Decoupled building form allows us to tailor floor to floor
- Fronts doors on the street
- Landscape provides opportunity for 'reflection' and pauses to view harbour and points beyond
- Public Art opportunity in feature glazing (Art, Culture & Creativity)

View of Residential Building at Plaza



Scale & Character

- Residential entry scale canopies, lighting and attention to detail resulting in richly detailed people places
- Meaningful space between buildings and framed view ranging from 40' to 80' at it's widest point
- Warm timber details and nautical references
- Varied landscaping & street furniture
- Landscaped podium and building setbacks

Materials & Sustainability



- Focus of multi-family and tourist related development in existing town creating walkable communities
- Creation of green space on built form (roof decks & @ waterfront walk)
- Use of local materials and materials with recycled content
- (timber, concrete, access to view and natural light)
- Response to sea-rise by locating base level 1m above king tide
- Natural aquifer protected by location base slab and foundation type at or above glacial till cap

Landscape & Public Realm Design



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PMG JOB NUMBER: 12-196	PLANTED SIZE / REMARKS
1	32	ACER CIRCINATUM	VINE MAPLE		3.0M HT. BAB 3 STEM CLUMP
2	8	ACER PALMATUM 'OSAKABUKI'	JAPANESE MAPLE		2.5M HT.
3	7	ACER RUBRUM 'KARPOK'	COLUMBIAN KARPON MAPLE		7 CM CAL. 2M STD. BAB
4	7	CESTRUM DECORUM	HIMALAYAN CEDAR		2.5M HT. BAB
5	9	CHAMAECYPARIS NODOSINENSIS 'PENDULA'	WEeping NODOSIA CYPRESS		2M HT. BAB
6	6	CORNUS MAS	CORNELIAN CHERRY		50 CM CAL. 1.5M HT. BAB
7	6	FINUS SYLVESTRIS 'FASTIGIATA'	PYRAMIDAL SCOT'S PINE		2.5M HT. BAB
8	10	STYFAX JAPONICUS 'PINK CHIMES'	JAPANESE SNOWBELL		8 M CAL. 1.5M STD. BAB

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CHS STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. * AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARDS, LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



CHARACTER IMAGES



TREE IMAGES



SHRUB IMAGES



GRASS IMAGES



PERENNIAL IMAGES



pmg
LANDSCAPE
ARCHITECTS

Suite C100 - 4185 5th Creek Drive
Burnaby, British Columbia, V5C 6G9
P: 604 294-0311 | F: 604 294-0322

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

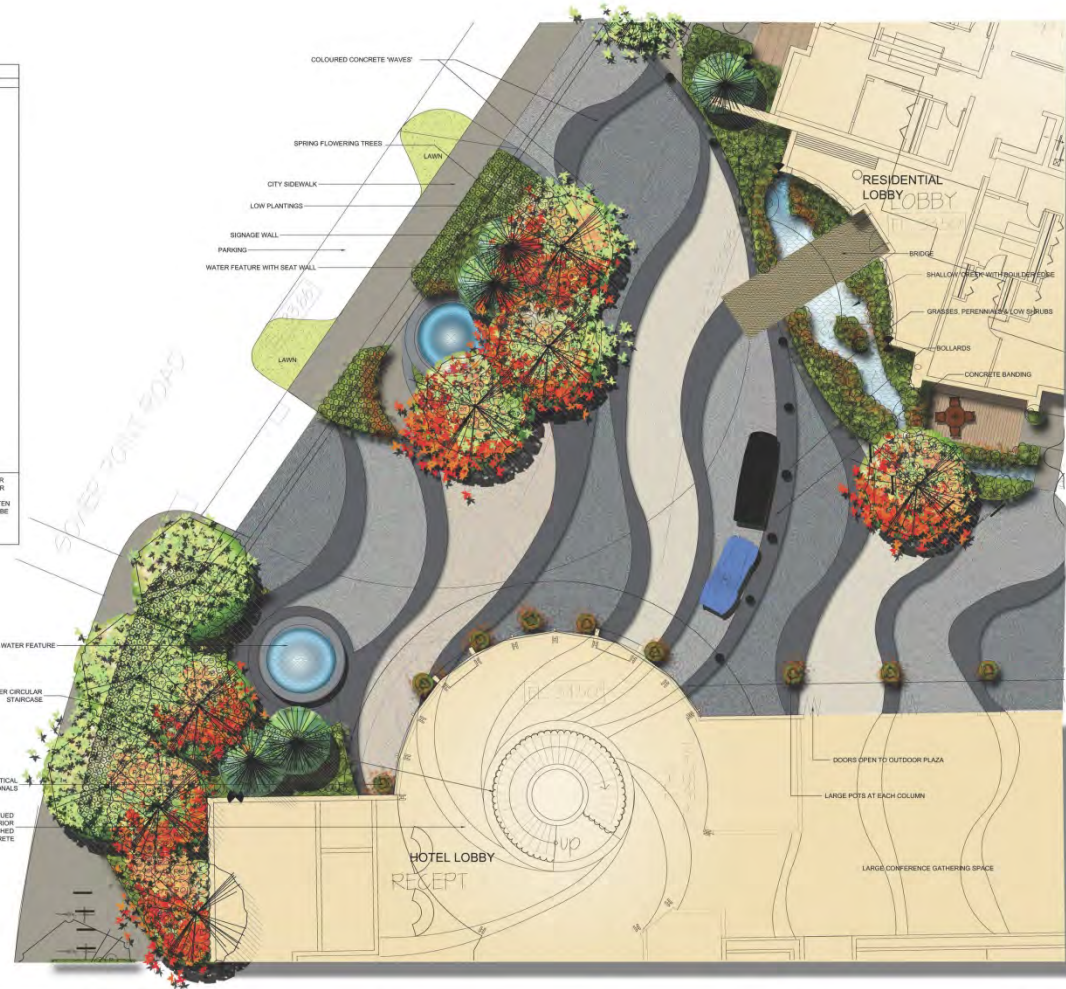
SEAL:	ARCHITECT:	PROJECT:	DRAWING TITLE:	DATE:	13-SEP-24
	OMICRON	THE GEORGE - HOTEL & RESIDENTIAL UNITS	LANDSCAPE CONCEPT PLAN	SCALE:	1"=30' 0"
		GOWER POINT ROAD		DRAWN:	MM
		GIBSONS, B.C.		DESIGN:	PM/MM
				CHECK:	PM
				DRAWING NUMBER:	
					L1
				PMG PROJECT NUMBER:	12-196

1	13-SEP-24	NEW SITE PLAN	MM
NO.	DATE	REVISION DESCRIPTION	DR.

PLANT SCHEDULE

KEY	CITY	BOTANICAL NAME	COMMON NAME	PMG JOB NUMBER	PLANTED SIZE / REMARKS
SHRUB	(A)	ADALEA JAPONICA 'SUNSHINE HOT SPOT'	ADALEA; SCARLET-ORANGE	#1 POT: 40CM	
	(A)	BURUS SEMPERVIRENS 'GREEN VELVET'	BURWOOD	#1 POT: 40CM	
	(A)	HYDRANGEA MACROPHYLLA 'NANNY'S PEEPS'	CITYLINE PARIS HYDRANGEA	#1 POT: 60CM	
	(A)	OSMANTHUS X BURKHWOOD	BURKHWOOD OSMANTHUS	#1 POT: 50CM	
	(A)	PRUNUS MOJO PINK	OWASP MOJO PINK	#1 POT: 20CM	
	(A)	PRUNUS LAURICOMPAUS MT. VERNON	MT. VERNON LAUREL	#1 POT: 20CM	
	(A)	ROSA 'NOVATRAUM'	CHERRY ROSE, PINK	#1 POT: 40CM	
	(A)	ROSA EXPLORER 'CHAMPLAIN'	CHAMPLAIN ROSE, DARK RED	#1 POT: 40CM	
	(A)	ROSA RUSSICA 'TRIG DASHAW HASTROP'	RUSSICA ROSE, PINK	#1 POT: 40CM	
	(A)	ROSA 'MORDED FRIELOW'	FRIELOW ROSE	#1 POT: 40CM	
	(A)	ROSA 'MORDED SUNRISE'	MORDED SUNRISE ROSE, YELLOW-ORANGE-PEACH	#1 POT: 40CM	
	(A)	'BIMBY' CORNUS COCCINEA 'KORDE'	AMERICAN CORNUS	#1 POT: 40CM	
	(A)	TAKUS BACCATA 'YASUGATA'	COLUMBIAN BERRY YEW	#1 POT: 60CM	
	(A)	VIBURNUM DAVID	DAVID'S VIBURNUM	#1 POT: 50CM	
	(A)	VIBURNUM P. T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#1 POT: 60CM	
GRASS	(A)	CAREX 'ICE DANCE'	SILVER VARIATED SEDGE	#1 POT	
	(A)	CAREX PENDULA	DROOPING SEDGE	#1 POT	
	(A)	DISSOLVENSIS DESPOTOSA 'BRONZESCHLEDER'	TUFTED HAW GRASS	#1 POT	
	(A)	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	
	(A)	HELIOTROPIS SEMPERVIRENS	BLUE GAY GRASS	#1 POT	
	(A)	LULULA NINEA	SNOWY WOOD RUSH	#1 POT	
	(A)	MISCANTHUS SINENSIS 'XAGAD'	OWASP MANDER GRASS	#1 POT	
	(A)	MISCANTHUS SINENSIS 'YAU JIM'	YAU JIM, JAP. SILVER GRASS	#1 POT	
	(A)	MISCANTHUS SINENSIS 'PURPURASCENS'	FLAME GRASS	#1 POT	
	(A)	PANICUM VAGATUM 'NOTERHAMBURCH'	RED SWITCH GRASS	#1 POT	
	(A)	PENNISETUM ALPECEUDES 'HAMELIN'	OWASP FOUNTAIN GRASS	#1 POT	
	(A)	SEDLERA AUTUMNALIS	AUTUMN MOON GRASS	#1 POT	
	(A)	SEDLERA HEUFLERIANA	BLUE-GREEN MOON GRASS	#1 POT	
	(A)	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT	
PERENNIAL	(A)	ECHINACEA PURPUREA	PURPLE CONEFLOWER	#1 POT	
	(A)	IMPATIENS LARVA	RED HOT POKER	10CM POT	
	(A)	PEROVSKIA ATRIPICIFOLIA	RUSSIAN DAZE	#1 POT	
	(A)	RUSSICOLA FULGIDA 'VIR. SILLIANT'	GOLDSTURM RUSSICOLA, YELLOW	10CM POT	
	(A)	THYMUS PRACOCK 'ALBIFLORUS'	WHITE MOSS THYME	10CM POT	
	(A)	ALISA REPTANS 'ATROPURPUREA'	CHERRY BUDGE	#1 POT: 20CM	
	(A)	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETT'	KINCKCANOE	#1 POT: 30CM	
	(A)	FRAXINA OBLONGA	BEACH STRAWBERRY	10CM POT	

NOTE: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. * CONTAINER SIZES SPECIFIED AS PER ONTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 588 Creek Drive
Burnaby, British Columbia V5C 6G9
p: 604 294-0111 • f: 604 294-0122

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

SEAL:

1 11/01/08 NEW SITE PLAN WH
NO. DATE REVISION DESCRIPTION DR.

ARCHITECT:

OMICRON

PROJECT:

THE GEORGE - HOTEL & RESIDENTIAL UNITS
GOWER POINT ROAD
GIBSONS, B.C.

DRAWING TITLE:

LANDSCAPE
ENLARGEMENT

DATE: 11/01/08

SCALE: 1/8"=1'-0"

DRAWN: MMS

DESIGN: MMS

CHECK: JCM

DRAWING NUMBER:

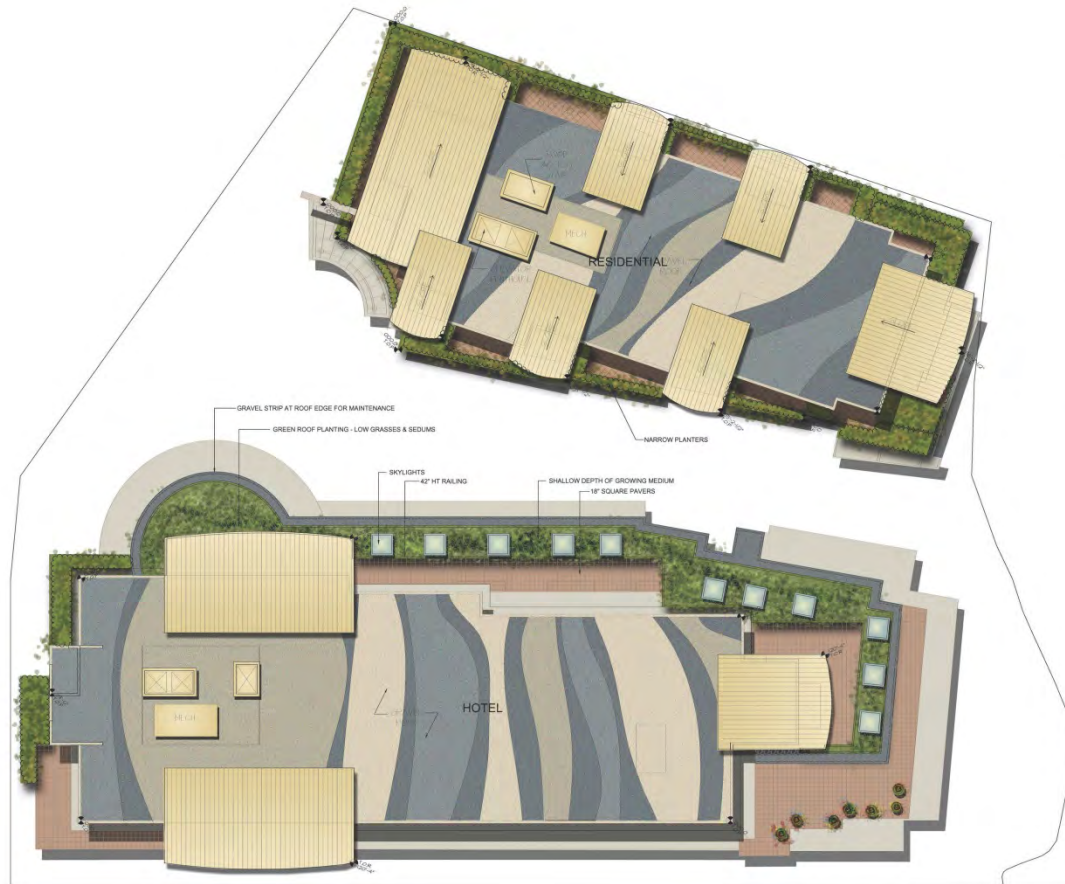
PMG PROJECT NUMBER:

L2

OF 4

12-196

12196-6-2P



COLOURED ROCKS



GREEN ROOF



22596.7.2P

pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 388 Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604-294-0011 • f: 604-294-0022

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

SCALE:

1	13.OCT.28	PUBLIC INFORMATION MEETING	MM
NO.	DATE	REVISION DESCRIPTION	DR.

ARCHITECT:

OMICRON

PROJECT:

THE GEORGE - HOTEL & RESIDENTIAL UNITS
GOWER POINT ROAD
GIBSONS, B.C.

DRAWING TITLE:

LANDSCAPE
THIRD FLOOR PLAN

DATE: 13 SEPT 24
SCALE: 1/16"=1'-0"
DRAWN: MM
DESIGN: PCM
CHECKED: PCM

DRAWING NUMBER:

L3

OF 4

PMG PROJECT NUMBER:

12-196



12196-6.28

pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 • f: 604 294-0022

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 : f: 604 294-0022

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

SEAL

ARCHITECT:

PROJECT:

DRAWING TITLE:

DATE: 13 OCT 09

SOLE

SCALE

DRAWN: MM

DESIGN:

CHKD PCM

L4

OF 4

12.196

OMICRON

THE GEORGE - HOTEL & RESIDENTIAL UNITS

GOWER POINT ROAD
GIBSON'S, B.C.

LANDSCAPE
IMAGES

NO.	DATE	REVISION DESCRIPTION	DR
-----	------	----------------------	----

Considerations as wide ranging as community planning, economic development, real estate risk analysis, construction phasing and public realm design have been taken on to create a proposal that will have a long lasting and positive impact on the physical and economic climate of the Town of Gibsons.



Thank You