



Advisory Planning Commission

Minutes Of

November 15th, 2013

Council Chambers, 8:30 a.m.

Town Hall 474 South Fletcher Road, Gibsons, B.C.

PRESENT: Pam Robertson, Chair
Howard Leung
Sharon Goddard
Aleria Ladwig
Kirsten Rawkins
Gerry Zipursky
Katie Janyk

STAFF: André Boel, Director of Planning
Laurie Mosimann, Administrative Assistant II

GUESTS: Art Phillips
Colleen Dixon, Omicron Architecture Engineering Inc.
Pat Campbell, PMG Landscape Architects

1. CALL TO ORDER

The meeting was called to order at 8:36 a.m.

2. APPROVAL OF AGENDA

MOVED by Sharon Goddard
SECONDED by Gerry Zipursky

THAT the November 15th, 2013 Advisory Planning Commission agenda be approved as amended with the correction of the date to read November 15th, 2013.

CARRIED

3. ADOPTION OF MINUTES

Minutes of the Advisory Planning Commission meeting held, October 18th, 2013

MOVED by Howard Leung
SECONDED by Aleria Ladwig

THAT the minutes of the Advisory Planning Commission meeting held October 18th, 2013 be adopted.

CARRIED

4. INQUIRIES

Chair Robertson provided an opportunity for public input.

5. UPDATES

Chair Robertson thanked the George Hotel project team for their attendance and provided an overview of the Commissions role in the decision making process and outlined how the meeting would proceed.

5.1 The George Hotel Application

Introduction

André Boel, Director of Planning, provided the Commission with a brief update of The George Hotel application. The application has been submitted to the Advisory Planning Commission (APC) as form and character in the new proposal has changed substantially from the original proposal. Staff will report on the new proposal to Council in December. The application process is still in the early stages, in March/April there will be a clearer picture to the details of the proposal. The earliest a public hearing would be held is March or April.

Art Phillips, Planning Consultant representing the applicant Klaus Fuerniss Enterprises Inc., provided the Commission with a brief overview of changes to the original proposal. Addressing the Town's concerns of density in the original proposal, the proponent purchased adjacent properties 407 and 409 Gower Point Road allowing the massing of the building to be split into two buildings. The commonality of the two buildings is two levels of subsurface parking. The two buildings now provide a large open public plaza that has been offset from the current Winn Road alignment providing a large view corridor and waterfront access. The proposed development consists of 118 hotel rooms and 40 residential units providing four affordable housing units. Parking concerns were address by incorporating subsurface parking. The plan today is to hopefully get approvals to move forward and begin construction at the end of 2014 with a 18 to 20 month construction period. The overall character has changed dramatically incorporating a different roof pattern with utilization of colored gravel creating a wave pattern.

Architect, Colleen Dixon of Omicron Architecture Engineering Inc., was in attendance to provide the Commission with details of the form and character of the new proposal. The proponents design team has worked in the last three months to address the concerns presented by the Town and residents. The teams starting point was to consider not only the outward face to the community but the consideration of its ability to integrate into the community and provide interconnectedness with the Town and surrounding

nature as well as provide a permeability of space and the blurring of lines between public and private. The major move of the new proposal is the bisecting of the building and the addition of the public plaza and waterfront access through the site.

The following revisions were made to the development to meet the goals of the Town's Harbour Area Plan (HAP):

- The creation of the two buildings with the addition of significant public open space through to the waterfront to address view protection and access concerns;
- The creation of more breathing space between buildings and an overall reduction in FSR from 3.1 to 2.57;
- The connection of the waterfront walk and creation of active waterfront uses as an important public amenity;
- Waterfront walk way access is provided through the public plaza as an extension of Winn Road with a focal point of active uses such as retail, a café, takeout window and other uses;
- Attention to form and character through varied building forms and materials;
- The stepping back from the waterfront and Gower Point Road following the HAP guideline of a 10 ft. minimum step back were addressed by providing decks and an overlook on the waterfront as well as generous roof decks for the use of the hotel and the residences; and,
- The use of local materials and the focus on community building answers to insuring environmental responsibility and sustainable planning and development.

Ms. Dixon provided the Commission with a slide presentation of the revised proposed development and the following key statistics:

- The site area is 73,000 square feet with a total building area of 192,000 square feet;
- The residential building is five stories on Gower Point Road and seven stories on the waterfront;
- The hotel is six stories on Gower Point Road eight stories from the waterfront; and,
- There are 228 stalls on two levels of underground parking.

Pat Campbell of PMG Landscape Architects was in attendance to provide the Commission with a slide presentation of the site development. Ms. Campbell stated that the revised design is an expression of west coast contemporary that supports a sustainable landscape and expanded on the following:

- Plant materials used will reflect existing lower Gibsons plantings;
- Water features;

- Consultation with the Town will determine materials used on the waterfront walk way;
- Café with planters and panels with vines;
- Marine habitat plantings along the shore line; and,
- Green roof on third level will be planted.

Ms. Dixon reviewed details of the scale model provided with the Commission.

Chair Robertson recessed the meeting at 9:36 a.m.

Chair Robertson reconvened the meeting at 9:50 a.m. with Howard Leung, Sharon Goddard, Aleria Ladwig, Kirsten Rawkins, Gerry Zipursky, Katie Janyk, André Boel, and Laurie Mosimann in attendance.

Form – Scale and Massing

Chair Robertson provided the Commission members the opportunity for clarifying questions regarding form, scale and massing:

- The outstanding issues right now are height and massing. Through staff recommendations the proponent chose to incorporate the view corridor but did not change the height. Why wasn't the originally planned single building kept in the design and scaled down?

Ms. Dixon responded that the height was decreased by decoupling the residential building from the hotel, reducing the height of the residential building by one level. Many options were considered, the Winn Road public plaza option was chosen because there was a greater win to the public by creating a space that they could utilize. By scaling down the pitched roof the overall volume is reduced while still adding character with shed roofs. It was considered that the greater good was providing the public space rather than spreading out development across the whole foot print.

Mr. Phillips advised that the size of the hotel was determined by a complete economic analysis and the mandate is that in order to provide a conference centre you need to offset the costs with a minimum of hotel development and a portion of residential development.

- What is a typical hotel room rate in this development?

Mr. Phillips advised in the first year around \$105 and up per night depending on type of suite. Rates will be competitive within the Town of Gibsons.

- If this project is to move forward the Town would have to create a new zone. In the HAP there are two areas that have similar designation, could these areas eventually be changed to similar zoning?

Mr. Boel advised that for these type of projects you typically have a comprehensive development zone that is very site specific.

Discussion ensued with respect to form, scale and massing as follows:

- The Gower Point Road frontage of the hotel has a minimal buffer between walking space and the building; in terms of human scale this creates a looming feeling over pedestrians. Was it considered to step back that side of the building? Ms. Dixon responded that they will take that point into consideration and potentially look at stepping back the Gower Point Road façade.
- Some members of the Commission are pleased that the concern over waterfront access has been addressed by the separation of the buildings and the addition of the public plaza, and that this amenity should not be changed to lower the density;
- Concern was expressed that this rezoning is precedent setting for future applications in the area;
- Concern was expressed regarding the height of the project and its fit into the context of living in the village; seems to be pushed too far as to what is reasonable when compared to other structures in the town;
- Appreciate the redesign of the roof to alleviate massing issues, but this does not compensate for the loss of view for lower Gibsons residences;
- Could stepping back of the southwest corner of the residential building be considered to alleviate the dominance of vertical lines with an attempt to blend it into the landscape?
- Lack of signage detail on the buildings;
- Concern that the public plaza would not be inviting due to cold wind blowing up off the water and shade created by the two buildings;
- Suggestion that the two buildings could be linked together somehow so that it is obvious it is one project;
- Recognition should be given to the notwithstanding clause of the OCP which would allow some flexibility to the suggested height and massing assuming the specified criteria is met;
- The importance of a 3D model was expressed and it was suggested that the Town request such a model as the project unfolds;
- The development is not sufficiently terraced to follow the natural slope of the land;
- Density far exceeds anything envisioned in the OCP; and,
- Suggested that the Town use the tools that other urban municipalities use in dealing with these projects such as putting the

pro forma construction costs and economic benefit of the project under scrutiny.

Mr. Boel wanted to point out to the Commission that there are a couple of exceptions in the provisions with regard to the height restrictions in the zoning bylaw. For example area C6, which is the zone for the existing Gibsons Landing Inn, was left out. C8, which is where the Seaglass Development is proposed, was left out, so there are some exceptions already in the zoning bylaw's massing provisions for the Landing area. There is reference to section 808 in the OCP; this section applies to residential zones only. The OCP refers to FSR's for residential uses but not for commercial or tourist uses. These points are good to keep in mind because they tie into the notwithstanding clause.

Discussion ensued with respect to setbacks as follows:

- Winegarden Park is a 0 setback, basically using the park as setback which some members of the Commission have concern with;
- Setback on the southwest side is a concern if considering future builds in that direction; and,
- The zero setback on Gower Point Road side of the hotel building does not provide the pedestrian a welcoming commercial, village friendly environment.

Ms. Dixon advised the Commission that on the southwest side of the hotel building it appears to be 0 setback at grade with terraced planting, at second level setback is 9 ft., upper levels setback is 16 ft. The Winegarden Park side of the residential building is a 0 setback at grade, 7 ft. at second level and 11 ft. at penthouse level.

Gerry Zipursky excused himself from the meeting at 11:20 a.m.
Gerry Zipursky returned to the meeting at 11:22 a.m.

Kirsten Rawkins excused herself from the meeting at 11:23 a.m.
Kirsten Rawkins returned to the meeting at 11:24 a.m.

Aleria Ladwig excused herself from the meeting at 11:29 a.m.
Aleria Ladwig returned to the meeting at 11:32 a.m.

MOVED by Kirsten Rawkins
SECONDED by Gerry Zipursky

THAT the Commission is supportive of the separation of the two buildings, the increased public space and addition of a view corridor.

CARRIED

MOVED by Katie Janyk
SECONDED by Howard Leung

THAT the proposed design of the hotel building would benefit from increased stepping back or terracing following the natural grade and addressing the hotel façade on Gower Point Road.

CARRIED

MOVED by Katie Janyk
SECONDED by Aleria Ladwig

THAT the Commission has a general concern with the height of the hotel building, which may or may not be resolved with the revision of the design.

CARRIED

Opposed: Gerry Zipursky and Sharon Goddard

Chair Robertson recessed the meeting at 11:42 a.m.

Chair Robertson reconvened the meeting at 12:03 p.m. with Howard Leung, Sharon Goddard, Aleria Ladwig, Kirsten Rawkins, Gerry Zipursky, Katie Janyk, and Laurie Mosimann in attendance.

Pedestrian Orientation and Public Spaces

Chair Robertson provided the Commission members the opportunity for clarifying questions regarding pedestrian orientation and public spaces:

- Has Department of Fisheries and Oceans (DFO) documentation been provided for the creek that borders Winegarten Park and the herring spawning that takes place in the harbour?

Mr. Phillips advised that an environmental assessment has been completed. There was nothing he could recall in the report that touched on the herring spawning in that area. It has been acknowledged in a meeting with DFO that the developer will look at doing habitat enhancement by utilization of that stream along the foreshore. The rip rap on the southeast corner on the water front will enable crustacea to grow. The existing creek will be enhanced with landscape planting and remain an active drainage swale.

Mr. Boel rejoined the meeting at 12:07 p.m.

- What is this development offering as part of the pedestrian and community amenities?

Ms. Campbell responded that the sidewalk will be developed to the standards of the Town. The walkway through the project as well as the lobby for both the hotel and residential building will be entirely

pedestrian accessible. There is a limit to vehicular traffic with a roundabout providing temporary parking to register for the hotel, and a separate pedestrian route beside that roundabout. The east side has a series of steps that lead to the harbour walk as well as a public elevator that will take people to the harbour walk level. A four meter wide clear public pathway connects south to north from Winegarden Park to the marina.

- Is there any agreement in place that guarantees that the public spaces will be open to the public 24-7?

Ms. Campbell responded that this space is meant to be entirely public.

Mr. Philips advised that presently the Winn Road public access is 10,000 square feet, the proposed public access exceeds 20,000 square feet, accomplishing a net gain in excess of 10,000 square feet.

- Is there a fitness facility?

Ms. Dixon responded that yes there is a gym provided for hotel patrons, but it is also available to the community.

- What are the seating opportunities for the public?

Ms. Campbell responded that the corridor has seating, a seating area in the lookout area, and planter benches along the waterfront. Café seating is available with two access points making it more inviting to non-customers.

- Presently the Towns Recreational Water Lease runs in front of Winegarden Park, is it anticipated to be an expansion of the Hyak water lease? This is a reduction of the Towns public access space. How comfortable will the public be using the restaurant decking?

Mr. Phillips responded yes there will be an extension to the Hyak water lease. Access to the restaurant decking will depend on Liquor Control Board licencing. On the south side greater access will be provided to the Shoal Bay area.

- What exists with reference to potential benefits to the community?

Mr. Philips responded that the community amenity contribution is an issue that will be addressed with Town staff and has not been determined at this stage. Four affordable housing units are a benefit.

There will be spin off benefits associated with the hotel, an estimated revenue of 11 million dollars per year.

- Will the proposed moorage bump out existing moorage in the marina?

Mr. Philips responded no, existing moorage at the marina will not be bumped out. Under the existing water lot lease there is room for permanent moorage, transient moorage will be added in front of Winegarden Park.

Discussion ensued with respect to pedestrian orientation and public spaces as follows:

- Benefit to local artists as an opportunity for public art displays in the large public open space and conference centre;
- Linking of the seawalk is a huge benefit;
- Utilization of the public space to view the water is great;
- Ability to use docks and decks is an improvement;
- It should be addressed by the Town if this development is considered a one off or as something that could be repeated elsewhere. If this is considered a one off there should be certain amenities offered to the Town that make it a one off, i.e., another developer could buy an adjacent site and say I want to do the same thing and will need to provide certain amenities;
- If a development for the Shoal Bay site had no setbacks the proposed siting of the hotel could become an issue;
- Let's not loose any public open space, should be adamant that the Winn Road corridor and the waterfront walkway remain open to the public 24/7;
- The shadow cast over Winegarden Park lessens the useable public open space;
- Glad to see the access to the waterfront but disappointed in the width and the amount of space dedicated to the walkway;
- Transfer of ownership to the Town for walkway;
- More work needs to be done regarding the impact on Winegarden Park, consideration should be given to the Town having control of the redesign of the park; Mr. Philips responded that the proponents landscape designer will be working closely with the Town in the redesign of Winegarden Park;
- The band stand relocation could block the view of the water from the park, thought needs to be given to how it is positioned;
- Elevator to the public space making it fully accessible is an outstanding idea; and,
- Restaurant is blocking the ocean view, could an observation area be incorporated into the restaurant deck seating.

MOVED by Kirsten Rawkins
SECONDED by Aleria Ladwig

THAT the addition of the waterfront walkway is a benefit to the community, and the Commission recommends that the design better incorporate the outdoor spaces on the waterfront side into a more cohesive waterfront open space.

CARRIED

MOVED by Gerry Zipursky
SECONDED by Sharon Goddard

THAT the future of Winegarden Park be reviewed in the near future when more details are available.

CARRIED

MOVED by Howard Leung
SECONDED by Kirsten Rawkins

THAT the Commission recommends that agreements be put in place to insure that all proposed public spaces be fully open and accessible.

CARRIED

MOVED by Kirsten Rawkins
SECONDED by Gerry Zipursky

THAT the Commission recommends a public observation platform be incorporated onto the northeast side of the restaurant area.

CARRIED

Character

Chair Robertson provided the Commission members the opportunity for clarifying questions regarding character:

The Commission members had no questions at this point.

Discussion ensued with respect to character as follows:

- Some members of the Commission were hoping to see more of a west coast historical design; the materials and overall look does not capture the history of Gibsons. Suggested use of materials such as cedar siding and large mullioned windows, and a wooden boardwalk as opposed to concrete.

MOVED by Aleria Ladwig
SECONDED by Gerry Zipursky

THAT the Commission recommends that the design team incorporate more of a Gibsons historical west coast feel as per the Official Community Plan development permit design guidelines.

CARRIED

MOVED by Kirsten Rawkins
SECONDED by Howard Leung

THAT the Commission recommends that the design team be requested to revisit several key façades and give them more attention to the detail, including the Gower Point Road hotel façade, the Winegarden Park residential facade, and the hotel's south facade.

CARRIED

MOVED by Aleria Ladwig
SECONDED by Gerry Zipursky

THAT the Commission thinks it is an important decision for the Town as to what material is used on the waterfront path throughout the landing area and the Commission would like the opportunity to be involved in the selection process.

CARRIED

Traffic and Parking

Chair Robertson provided the Commission members the opportunity for clarifying questions regarding traffic and parking:

- When entering the residential parking access, are you able to access all parking spots under the development?

Mr. Philips responded yes all parking is accessible.

- Is the parking ratio for residential units 1.5 spots per unit?

Mr. Philips responded yes.

Sharon Goddard excused herself from the meeting at 1:34 p.m.

- Will a portion of the hotel parking be paid parking?

Mr. Philips responded yes, would like to encourage people to think of their transportation choices and most traffic will be coming from the water.

- Does traffic seem to be an issue for the community?

Mr. Boel responded that there have been a couple recommendations from the traffic study. At this point there does not seem to be a big community concern.

Mr. Philips responded the recommendations to the traffic study were all minor. Public response submitted to the proponents did not suggest an issue with traffic.

- During construction phase traffic could be a huge issue.

Mr. Philips responded that with any development of this nature typically a construction management plan is developed and at that time you will identify construction timing and routing of trucks.

MOVED by Gerry Zipursky
SECONDED by Howard Leung

THAT the Commission supports The George Hotel concept and development subject to addressing the resolutions of this meeting and the Commission requests to be further consulted once more information becomes available.

CARRIED

MOVED by Kirsten Rawkins
SECONDED by Aleria Ladwig

THAT the Commission requests a computer generated 3-D model in context with the community.

CARRIED

Gerry Zipursky excused himself from the meeting at 1:53 p.m.

6. NEW BUSINESS

None.

7. CORRESPONDENCE

None.

8. UNFINISHED BUSINESS

None.

9. INQUIRIES

Chair Robertson provided an opportunity for public input.

10. NEXT MEETING

The next meeting of the Advisory Planning Commission is scheduled for December 13th, 2013.

11. ADJOURNMENT

MOVED by Katie Janyk
SECONDED by Aleria Ladwig

THAT the meeting be adjourned at 1:55 p.m.

CARRIED



Pam Robertson, Chair



André Boel, Director of Planning

The official minutes of the Advisory Planning Commission of November 15th, 2013 are not read and adopted until certified correct by the Commission Chair at the next Commission meeting.