



STAFF REPORT

TO: Committee **MEETING DATE:** January 14, 2014
FROM: André Boel, Director of Planning **FILE NO:** 3220 Gower 377-385
SUBJECT: George Hotel: rezoning and form and character, next steps

RECOMMENDATION(S)

1. THAT staff's report regarding the George Hotel application be received;
 2. AND THAT Council request staff to prepare a draft comprehensive development style zoning bylaw for Council's consideration;
 3. AND THAT Council request staff to report on the provision of affordable housing and community amenities under Council Policy 3.14;
 4. AND THAT Council request staff to arrange an independent review of the proposal's geotechnical investigation by a geotechnical engineer selected by the Town, as well as a hydrogeological review of the proposal by Waterline Resources, and that the cost of both studies be covered by the applicant.
 5. AND THAT the Council request staff to prepare a report and draft a Development Permit for form and character for Council's consideration based on the response and updated drawings from the applicant provided in response to the Advisory Planning Commission recommendations.
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BACKGROUND/PURPOSE

In February 2013 Klaus Fuerniss Enterprises Inc. submitted a rezoning application and development permit applications for the "George Hotel and Residences". In July 2013, Council was briefed on the initial proposal. No Council decisions were made since the applicant was in the process of revising the application following initial feedback from Town staff. A revised design was received in October 2013. The Advisory Planning Commission reviewed the form and character of the proposal in November 2013. The purpose of this report is to inform Council on the revised application, the APC's recommendations and to seek direction with regards to the next steps in the review process, specifically for the rezoning application and the form and character development permit application.

DISCUSSION

The following applications have been made for the proposed George Hotel & Residences:

- Rezoning application from CDA-1, R-2, PRO and M-1 to a Comprehensive Development Zone
- Development Permit for form and character under DP area #5 of the OCP's Harbour Area Plan)
- Development Permit for geotechnical hazards under DP area #1
- Development Permit for environmental sensitive areas under DP area #2
- The proposal includes a portion of Winn Road as part of the development site and seeks to expand water use into adjacent water leases.

This report will discuss the form and character and the rezoning application in general terms (see also application materials provided under separate cover). This report will not address geotechnical and environmental aspects, Winn Road changes and water leases. Subsequent staff reports would provide more detail, depending on Council's preferences with regards to next steps.

Rezoning application

Application highlights

The revised application seeks rezoning for the following uses:

- 40 residential suites, including 4 affordable units
- 118 hotel rooms
- Conference centre, including spa, pools, seawall café (level P2), lounge / café (level 1)
- Waterfront restaurant on a proposed pier in the Gibsons Harbour
- Marina moorage adjacent to the proposed pier
- 228 underground parking stalls and 58 bicycle parking stalls
- New waterfront public walkway, 4 meter (13'2") wide, along the shoreline as well as public access to part of the proposed pier
- Inclusion of a portion of Winn Road as part of the development site

Key changes to the plans compared to the February 2013 application are:

- Addition of the 407 – 409 Gower Point Road property (approximately 1392 m² / 15,000 sft) to the development site
- A change to the design in order to maintain a form of public access and public views that are currently in existence through Winn Road
- Increase of proposed marina area by including water areas in front of Winegarden Park

The four affordable housing units have been earmarked for employee housing as modeled by the Whistler Employee Housing Program. As a community amenity, the applicant has proposed to provide \$ 100,000 towards improvement to Winegarden Park including a new band shell. This contribution is in addition to the changes to the park that may be needed as a result of the development itself. Both items have been offered in response to the Council Policy 3.14 regarding the Provision of Affordable Housing and Community Amenities for applications that seek rezoning to a higher density.

The applicant states that the proposal will have a lasting and positive impact on the local economy of the Town. The project proposal includes the following highlights:

- Increased employment by the staffing needs for hotel, convention centre, spa / wellness centre, marina, restaurants and spinoff effects by staffing needs of suppliers.
- Additional housing in the Gibsons Landing area generating increased spending at local retailers and increased property tax revenue for the town.
- Major contributor to stimulate the local economy through additional tourism and convention related spending.
- Improved waterfront access by continuing the sea walk along the front of the property
- Major upgrade of waterfront amenities by new marina spaces and renewed fuel dock

A more detailed review of affordable housing, community amenities and economic benefits would follow in a separate report, subject to Council direction regarding next steps.

Fit with Official Community Plan

For rezoning applications, Council has to consider if the proposed amendment is consistent with the Official Community Plan. There are two types of relevant policies in the Official Community Plan:

- General policies in the Official Community Plan (which includes the Harbour Area Plan) that provide direction for Council decisions. In relation to this rezoning application, the future land use designation, density policies and the requirement for a linear waterfront park offer a starting point for the review.
- Design guidelines that are identified for Development Permit Area #5 in the Harbour Area Plan describing the desired form and character of development.
Other Development Permit guidelines are outlined for Geotechnical Hazard Development Permit Area No. 1 and Environmentally Sensitive Development Permit Area No. 2. This report does not address those two permit applications at this time.

The notwithstanding guideline in the OCP's Harbour Area Plan's Development Permit Area #5 sets out specific form and character guidelines that Council should consider if development seeks variances to existing height, setback and massing provisions in the Zoning Bylaw. However, the George Hotel does not propose variances to the existing zoning but instead seeks approval for rezoning to a new zone with custom heights and setbacks. This means that the notwithstanding guidelines do not apply to this application. Instead, Council should consider the requested rezoning for the George Hotel under the regular Official Community Plan policies and design guidelines. Staff note that the topics mentioned in the notwithstanding guideline are also covered in the other guidelines and policies of the Harbour Area Plan.

Future land use designations outline the desired land use. In the Harbour Area Plan this site has been designated "Residential / Tourist Accommodation" with a strip of "Park and Recreation" along the waterfront. The Gibsons Harbour water areas are designated "Commercial Harbour". The proposed land and water uses for the George Hotel and Residences are consistent with the future land use designations in the following way:

- **Residential / Tourist Accommodation:** *"to permit high density multi-family residential development as defined elsewhere in the Smart Plan, or Tourist Accommodation such as a hotel or inn together with meeting and/or food and beverage facilities customarily associated with such uses, or some combination of these uses."*
The proposal includes both residential and hotel uses as well as accessory meeting and food and beverage facilities.
- **Park and Recreation:** *"To protect areas of recreational significance, and to allow outdoor recreation activities."*
The proposal designates a new continuous public waterfront walkway along the waterfront. A more detailed review needs to explore if the proposal addresses the OCP policies for a linear park.
- **Commercial Harbour:** *"To support a wide range of marine uses including recreational, visitor-oriented activities such as marinas and associated upland uses, boat sales, charters and marine fuel sales, as well as marine industrial/transportation uses."*
The proposed marina, (renewed) fuel dock and the restaurant on the pier fall within the range of uses contemplated for this area.

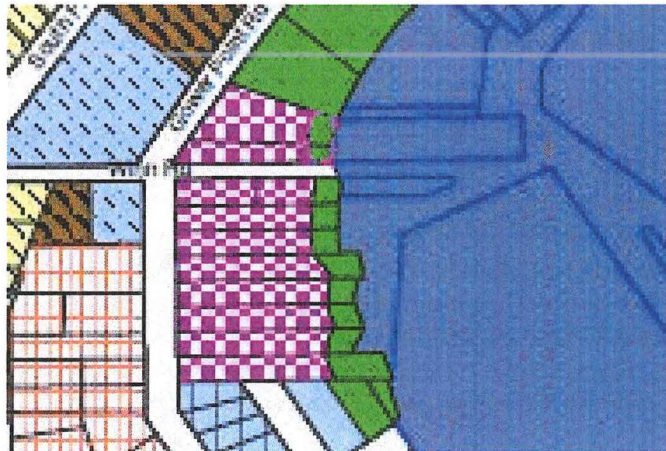


Figure 1. OCP Future Land Use Designations

Density ranges (in terms of units / hectare and in terms of FSR (Floor Space Ratio) are provided in the Official Community Plan for residential uses, but not for other uses. The proposed density of the project can be considered to be consistent with the Official Community Plan as follows:

- The residential density for the land of the development site is approximately 59 units / ha which falls within the "medium" and just below the "high" density ranges for multifamily residential land uses. There are no densities specified in the Official Community Plan for commercial uses such as the hotel and convention centre. The combined density can be considered to fall within what was envisioned for this mixed use land use designation.
- The floor space ratio for the residential component is approximately 0.9 which falls within the range of the medium density multifamily residential designation. The total floor area on the land portion of the site, including the hotel uses, is approximately 2.6. The Official Community Plan does not specify particular FSR ranges for mixed use developments. The combined floor space ratio can be considered to fall within what was envisioned for this land use designation.

The OCP's Harbour Area Plan neighbourhood policies outline the following goals for the area:

1. *Retain the scale and character of the Harbour Area.*
A review is provided under the Development Permit section of this report.
2. *Make the waterfront fully accessible, physically and visually, retaining the sense of proximity to nature*
A new public connection along the waterfront is being proposed and includes landscaping and foreshore habitat improvements.
3. *Ensure environmentally responsible and sustainable planning and development*
The proposal includes plans for foreshore habitat improvements and protection of the aquifer.
4. *Support and enhance social and cultural activity in the Harbour Area*
The proposed hotel / convention centre, including spa facilities, cafés and restaurant, in combination with the waterfront walkway has the potential to become a new destination for visitors and residents in the Landing.
5. *Ensure the economic viability of the Harbour area, recognizing the unique role the Harbour plays in the local economy and economic history of the area*
The proposal adds tourism and residential uses to a currently underutilised area in the Landing and maintains the fuel dock service that is currently in place.

The current zoning for the site is CDA-1 for the area north of Winn Road (377 and 385 Gower) and R-2 for the area south of Winn Road (397, 407, 409 Gower and 689 Winn). The height and massing provisions of the zoning bylaw set out a height limit of 7.5 m for the northern portion and 10 meter for the southern portion subject to other provisions. On the water side the area is zoned M-1, except for a portion of PRO zoned water in front of Winegarden Park. The zoning on the land portion is not consistent with the future land use designation in the Official Community Plan.

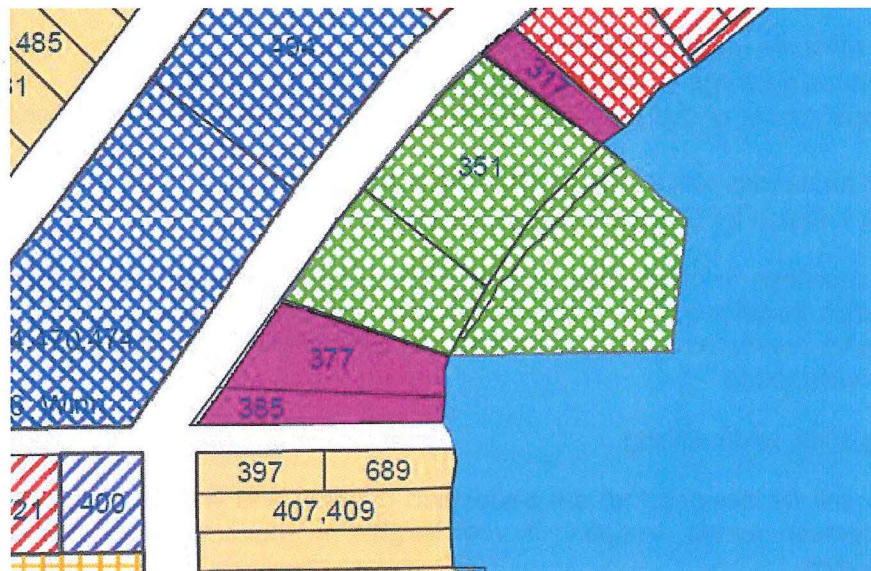


Figure 2. Zoning Bylaw zones

Further review of the rezoning application

Staff recommends to consider a more detailed review of the rezoning application. Staff is already working towards a more detailed review regarding the proposed affordable housing units and community amenities and other relevant OCP policies. In addition, staff would like to receive Council direction for other topics that Council would deem of particular relevance for the consideration of the rezoning application. For example this could include:

- Aquifer protection: the proposal includes a geotechnical assessment that outlines how the building's foundation would be placed on the covering layer (aquitard) of the aquifer. An independent review of the geotechnical assessment should review this proposed approach. Also, a review by a qualified hydrogeologist is needed in order to put the information from the geotechnical report in the context of the aquifer mapping study. The results of the geotechnical and hydrogeological review should be used to determine the appropriate construction method in the context of protecting the Gibsons Aquifer.
- Economic implications: the proposal's rationale for the proposed land uses is based on the program needs for the hotel / convention centre according the applicant. Further review of the economic impact could include items such as the estimated property tax revenue for the Town and the economic impact, in general terms.

Development Permit Form and Character application

The Development Permit application for form and character needs to be considered under the guidelines of Development Permit Area No. 5 Guidelines in the OCP's Harbour Area Plan.

The following information has been provided by the applicant to aide in the consideration of the proposed form and character:

- Project rationale (page 1 – 10 in application materials)
- Architectural drawings (appendix A) and landscaping plan (appendix B)
- A physical model of the proposed buildings has been provided (displayed at Town Hall lobby)
- Exterior renderings and 8 view analysis illustrations
- Shadow analysis for December, June and September

The following describes the highlights of how the proposal addresses the applicable "Harbour Area Wide" design guidelines. The intent of the guidelines is described in the OCP as *"fostering design that retains, reinforces and enhances the character of the Harbour Area while providing for improvements and change."*

Building scale and massing

The guidelines call for designs that are pedestrian oriented and with building façade that step back from pedestrian routes. Variation in roof heights is encouraged and the design should address uphill views.

In terms of massing, the proposal outlines a six-storey hotel and a five-storey residential building on top of two levels of underground parking as seen from the Gower Point Road side. On the waterfront the hotel measures eight storeys and the residential building seven storeys. It should be noted that the buildings step back as the height increases. Between levels P1 and 1 (second

and third floor on the waterfront side) the façades of both buildings step back 3 m. Further stepping back takes place between levels 1 and 2 and levels 2 and 3 for the hotel building. For the residential building stepping back is applied between level P1 and 1, level 1 and 2, level 4 and 5. (See also A4.0.1)

The proposed buildings are significantly larger than existing buildings in the Gibsons Landing area. The size of the buildings is not particularly "village" like and could be considered to have a more urban form. In the OCP's Harbour Area Plan it is envisioned that overtime building scale would increase. The plan describes the need to balance the village scale and character while embracing the growth necessary for an economically viable, sustainable and vibrant community. Materials and landscaping plan do reflect the wood and West Coast features that are mentioned in the general Design Guidelines (see also A9.0.1, A9.0.2, A9.0.3). The applicant has indicated that the viability of the project depends on a hotel size of at least 100 rooms.

In the proposal, the residential building has ground oriented units along the walkway through the site. On the waterfront side a sidewalk café, retail, the waterfront walkway and the restaurant on the pier provide a range of uses as possible pedestrian destinations. A central pedestrian-only walkway replaces existing Winn Road. The proposal outlines a wide pedestrian walkway through the centre of the site which maintains and improves the current access through Winn Road. Along the waterfront new access is provided by the proposed walkway and pier (see also A1.0.1). The proposed waterfront walkway would solve a key missing link in the envisioned waterfront walkway.

Terracing

The guidelines call for following the site contours and any retaining walls should be designed as important features.

The proposal steps back from the ocean but doesn't follow the uphill contour fully. Wall facades that could have the appearance of a retaining wall are designed with green walls and terraced planters (see also A4.01, A4.02, A4.03, and A4.04).

Roofs

The guidelines describe the desire for sloping roofs, roof articulation with architectural features, design that reduces view impacts.

The proposal has a combination of flat and green roofs on the lower levels and 10 sections of sloping roof on top of the buildings with different sizes and orientations. A gravel pattern roof design and the proposed separation between the buildings are aimed at addressing uphill views (see also A2.0.9).

Roofing Materials

The guidelines call for the use of wood, composite wood. Metal roofing may be used on buildings over two storeys but not in large areas

The proposal includes green roofs, sections of metal roof and gravel covered roofs (see also L3).

View Protection

The guidelines call for an unobstructed view corridor to allow open views of the ocean.

The proposal replaces Winn Road with a public pedestrian walkway maintaining a view corridor over the centre of the site (see also L1).

The buildings are large enough to change existing views from some uphill areas. At the same time the two buildings are separated by a corridor and this way the site plan avoids the single block appearance of the initial proposal (see also "view analysis").

Streetscape

The policy outlines streetscape elements that reinforce character and sense of place, and includes welcoming street furniture, marine articles, beach elements (driftwood) and stone retaining walls.

The proposed landscape design includes pebbled paving, beach features of rock and plantings, seating (see also L1, L2, L3, L4).

Planting

The guidelines calls for retention of mature trees and the use of planters with seasonal flowers.

The proposal does not maintain existing trees. The plan does propose the use of seasonal flowers.

Lighting

Lighting details have not been reviewed yet.

Transitions – Fencing and Landscaping

The guidelines describe the use of landscaping elements to transition from the walkway to adjoining properties.

The proposal includes a pier with planters, a shoreline with pockets of vegetation, trellises with vines (see also L1).

Parking

The guidelines discourage surface parking and promote pedestrian oriented lighting.

The proposal has all parking underground.

Building Height and Setbacks

The guidelines call for protection of public and private views and adequate access to daylight and sunlight.

The requested height provision is (see also A0.0.1, A4.0.1, and A4.0.3):

- From sea level: 30.54m (100'2.5") for the residential building, 37.90m (124'4") for the hotel
- From average grade: 30.67m (100.61').
- From Gower Point Road: 26.88m (88.19 ft.)

With regards to setbacks, distinction is made between the podium (the two underground parking levels including 2 storey façade on the waterfront) and the upper levels (see also A0.0.1).

- The proposed podium setbacks are 0 m to the north, east and south property lines and 0.3 m (1') from Gower Point Road.
- The proposed upper level setbacks are 3.51 m (11'6") from Gower Point Road, 2.95 m (9') from the sea walk, 2.74 m (9') for the south side (hotel building) and 2.13 m (7') for the north side (residential building). It should be noted that the buildings step back from the waterfront as the height increases.

Sun and shadow impacts extend to portions of Holland Park and Winegarden Park. In June shadow impacts are very limited, only affecting a narrow strip adjacent to the site. In September (and March) shadow impacts result in up to 25% of the park shaded in the afternoon. In December shadow impacts at noon cover approximately 30 – 40% of Winegarden Park (see also "view analysis").

Advisory Planning Recommendations

In the November meeting of the Advisory Planning Commission the following recommendations to Council were formulated:

1. *THAT the Commission is supportive of the separation of the two buildings, the increased public space and addition of a view corridor.*
2. *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.*
3. *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. (2 members opposed)*
4. *THAT the addition of the waterfront walkway is a benefit to the community, and the Commission recommends that the design better incorporate the outdoor space on the waterfront side into a more cohesive waterfront space.*
5. *THAT the future of Winegarden Park be reviewed in the near future when more details are available.*
6. *THAT the Commission recommends that agreements be put in place to insure that all proposed public spaces be fully open and accessible.*
7. *THAT the Commission recommends a public observation platform be incorporated onto the northeast side of the restaurant area.*
8. *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.*

9. *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.*
10. *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.*
11. *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.*
12. *THAT the Commission requests a computer generated 3-D model in context with the community.*

The applicant has indicated in the Advisory Planning Commission meeting that the design team would explore further refinements to the proposed design based on the comments provided. We understand that the latest drawings, recently provided by the applicant, are meant to address the comments of the Advisory Planning Commission. However, staff had not yet reviewed the updated drawings at the time of finalising of this report.

With regards to the material of the waterfront path staff would need to consider appropriate materials for the waterfront walkway. Consideration would be given to topics such as usability and life cycle cost. Selection of a preferred material might need to be considered as part of an overall foreshore strategy. The development of such a strategy is tentatively planned for 2014.

The Advisory Planning Commission could be consulted for a second time in the near future if Council so desires.

RECOMMENDATIONS / ALTERNATIVES

Staff recommendations are listed on page 1. Alternative recommendations are listed below.

Alternatives regarding form and character:

To request additional details regarding form and character:

That staff be requested to provide further information to Council regarding form and character by:

- *Providing a visualisation of the proposal in a 3D model of the Harbour area provided by a third party*

That staff be requested to provide further information to Council regarding form and character by:

- *Providing additional visualisations by a third party showing the proposed buildings as seen from ground level from various vantage points*

To support the current form and character as proposed:

That Council support the current design and request staff to prepare a more detailed report and draft Development Permit for form and character for Council's consideration.

To request a different form and character:

That Council does not support the current design and request staff to inform the applicant that the proposed development be revised by reducing the proposed height and mass.

Alternative recommendation for additional information for the zoning bylaw amendment:

- That staff be requested to arrange for an third party evaluation of the economic impact on the community (employment and local spending) and property tax implications

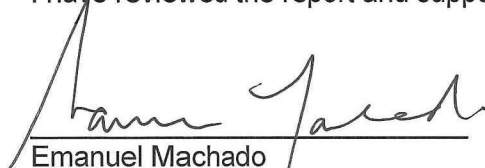
Respectfully Submitted,



André Boel, RPP
Director of Planning

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I have reviewed the report and support the recommendation(s).



Emanuel Machado
Chief Administrative Officer

Attachments:

- Advisory Planning Commission minutes November meeting
- Application materials dated November 12, 2013 (under separate cover)



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 Winegarden 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

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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.

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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.