



STAFF REPORT

TO: Council **MEETING DATE:** May 12, 2015

FROM: André Boel, Director of Planning **FILE NO:** 3220-20 Gower 377-385
Odete Pinho, Planning Consultant ZA-2013-01

SUBJECT: George Hotel and Residences Zoning Amendment Bylaw 1065-33, 2015

RECOMMENDATION(S)

THAT the staff report regarding George Hotel and Residences Zoning Amendment Bylaw 1065-33, 2015 be received.

BACKGROUND

This report is the third report for the May 12, 2015 Special Council meeting. The two other reports discuss the results of the geotechnical investigations, form and character changes in response to the investigations and next steps for the review and approval process.

This report accompanies George Hotel and Residences Zoning Amendment Bylaw No. 1065-33, 2015 which was drafted in response to the following Council resolution of April 1, 2014:

- *THAT the updated form and character for the George Hotel & Residences be endorsed and that the updated design be used to inform the drafting of a Zoning Amendment Bylaw. (R2014-112)*

Further to the other staff reports provided for this meeting, staff is providing the options below for Council's consideration.

ALTERNATIVES

Staff has identified the following options for Council's consideration:

Option 1. First reading for Zoning Amendment Bylaw and continuation of the review process based on the current design.

THAT Council endorse the current design (Omicron dated 2015.02.17 and marked "Draft In Progress") for the George Hotel & Residences in principal.

AND THAT Council give first reading to "George Hotel & Residences Zoning Amendment Bylaw 1065-33, 2015";

AND THAT consideration of second reading of "George Hotel & Residences Zoning Amendment Bylaw 1065-33, 2015" be subject to:

- A response from the applicant addressing the questions raised in the peer review reports by Levelton and Waterline, including but not limited to considering reduced excavation at the west side of the land portion and addressing gaps in data for the dredging area;
- An OCP amendment bylaw for Council's consideration;
- A staff report regarding the results of the traffic and parking study with an overview of off-site improvements, community amenities, Winn Road closure;
- A staff report regarding form and character changes in response to the geotechnical reviews;
- A draft development agreement including steps and timing for the development approval process and future construction of the project.

Option 2. Request substantial changes to the current proposal

THAT Council requests that the applicant revise the proposal for the George Hotel & Residences to address concerns identified by Council.

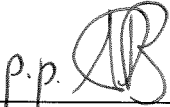
Option 3. Reject the application for the requested Zoning Amendment for the George Hotel & Residences.

THAT Council defeat first reading to "George Hotel & Residences Zoning Amendment Bylaw 1065-33, 2015";

Respectfully Submitted,



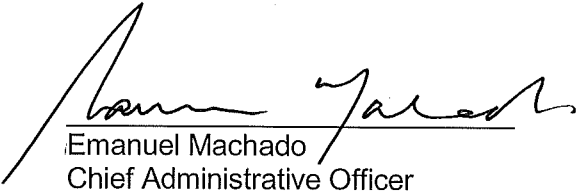
André Boel, RPP
Director of Planning



Odete Pinho, RPP
Planning Consultant

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

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



Emanuel Machado
Chief Administrative Officer

TOWN OF GIBSONS

Bylaw No. 1065-33, 2015

A bylaw to amend the Town of Gibsons Zoning Bylaw No. 1065, 2007

WHEREAS the Council of the Town of Gibsons has adopted *Zoning Bylaw No. 1065, 2007*;

AND WHEREAS the Council of the Town of Gibsons deems it desirable to amend Bylaw No. 1065, 2007;

NOW THEREFORE the Council of the Town of Gibsons, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as “George Hotel and Residences Zoning Amendment Bylaw No. 1065-33, 2015”.
2. Town of Gibsons *Zoning Bylaw No. 1065, 2007* is hereby amended as follows:
 - a. Rezoning the lands shown on Schedule “B” of this amendment bylaw as follows:
 - i. Lands within the area outlined in bold and marked “CDA-2” as Comprehensive Development Zone Area No. 2;
 - ii. Lands within the area outlined in bold and marked “PRO” as Parks, Recreation and Open Space Zone; and,
 - iii. Lands within the area outlined in bold and marked “M-1” as Marine Zone No. 1.

and by amending the Town of Gibsons Zoning Maps – Schedule “A” Zoning Designations, referred to in Town of Gibsons Zoning Bylaw No. 1065, 2007, accordingly.

- b. Inserting the “CDA-2” zone regulations attached as Schedule “A” to this amendment bylaw in appropriate numerical order in Part 14 of the bylaw, and by adding the sub-areas map attached as Schedule “C” to this amendment bylaw as Schedule “G” to the Zoning Bylaw.
- c. Adding to the “M-1” zone regulations in Part 12 of the Zoning Bylaw the following:
 - i. As a Permitted Principal Use in Section 1202, “(8) *restaurant use* with a maximum floor area of 372 square metres, in that portion of the “M-1” zone indicated on Schedule “C”;

- ii. In Section 1209, following the existing text, “A building for a principal *restaurant use* permitted by Section 1202(8) must not exceed a height of 12.4 metres Geodetic (40’-8-1/4” Feet)”; and,
- iii. in Section 1211, in place of the phrase “as required by Part 6”, “as required by Part 6, provided that off-street parking spaces for a principal *restaurant use* permitted by Section 1202(8) may be provided in the adjacent CDA-2 zone”.

d. Making such consequential alterations and annotations as are required to give effect to this amendment bylaw, including renumbering of the Zoning Bylaw.

3. Schedules “A”, “B”, and “C” attached hereto shall form part of this amendment bylaw.

READ a first time this the	day of	2015
READ a second time this the	day of	2015
PUBLIC HEARING held this the	day of	2015
READ a third time this the	day of	2015
ADOPTED this the	day of	2015

Wayne Rowe, Mayor

Selina Williams, Corporate Officer

SCHEDULE "A"

COMPREHENSIVE DEVELOPMENT AREA ZONE 2 (CDA-2)

1413. Application and Intent

The regulations of this zone apply to the use of land, buildings, and structures within the Comprehensive Development Area Zone 2. The intent of the CDA-2 zone is to allow for a mix of residential and tourist commercial uses. References to sub-areas are references to areas shown on Schedule "C".

1414. Permitted Principal and Accessory Uses

Principal use for subarea 1:

- (1) Tourist Accommodation

Principal use for subarea 2:

- (1) Apartment Use

Accessory Uses allowed in both subarea 1 and 2:

- (1) Restaurant and dining facilities attached to a tourist accommodation use, up to 940 sq m in floor area
- (2) Conference facilities other than restaurants and dining facilities, attached to a tourist accommodation use
- (3) Service Commercial Use
- (4) Retail Use attached to a tourist accommodation use, up to 170 sq m in floor area
- (5) Off-street parking for a principal *restaurant use* in the adjacent M-1 zone
- (6) Other *accessory uses* customarily incidental and subordinate to a permitted *use*

Accessory Uses allowed only in subarea 1:

- (1) Marine fuel storage accessory to a principal fuel sales use in the adjacent M-1 zone

Accessory Uses allowed only in subarea 2:

- (1) A home occupation use as permitted by Section 805

1415. Density

Base Density

- a. Maximum number of dwelling units: 3
- b. Maximum number of 'Tourist Accommodation' beds: 11

Bonus Density

Maximum gross floor area regardless of the number of dwelling units or Tourist Accommodation beds, excluding enclosed parking and loading areas, subject to the owner providing to the Town cash contributions of \$156,648 for the Affordable Housing Reserve Fund (Bylaw 1069, 2007) and \$100,000 for the Community Amenity Reserve Fund (Bylaw 1070, 2007), prior to the issuance of either building permits for in excess of 11 tourist accommodation units in total in sub-area 1 or building permits for in excess of 3 dwelling units in total in sub-area 2:

- a. All Apartment use: 5625 sq m
- b. All Tourist Accommodation uses: 10,725 sq m

1416. Setbacks and general regulations

Sections 403(1), 406, 411(2) and 412 do not apply in the CDA-2 zone.

1417. Maximum Height of Buildings

Notwithstanding Part 2, for the purposes of determining building heights in this zone, 6.36 m geodetic is deemed to be the average natural grade.

Notwithstanding Part 5, principal buildings must not exceed the following heights:

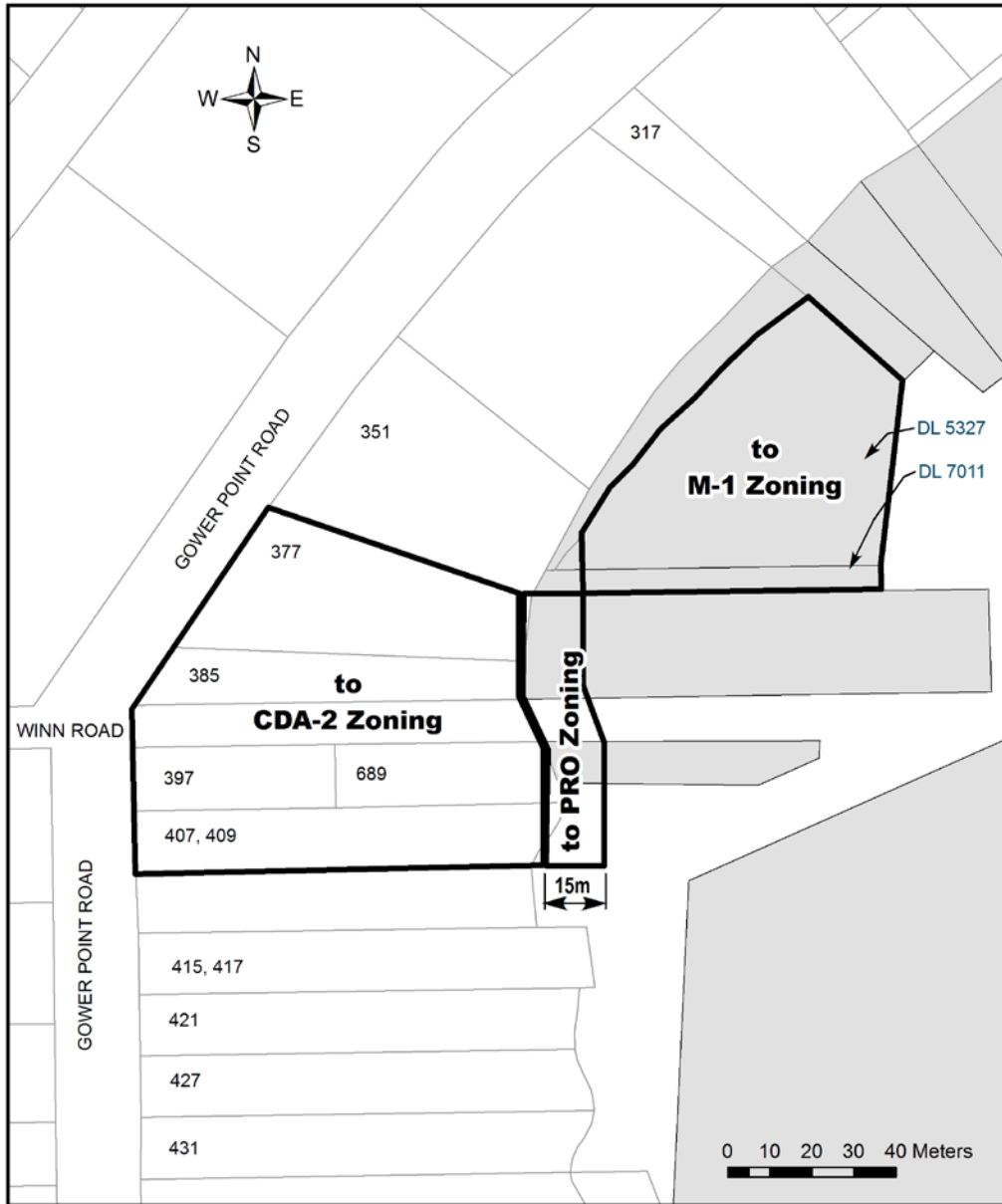
For subarea 1: 31.44 m (103.42 ft)

For subarea 2: 25.05 m (82.4 ft)

1418. Off-Street Parking and Loading

Off-street parking and loading must be provided and maintained in accordance with Part 6.

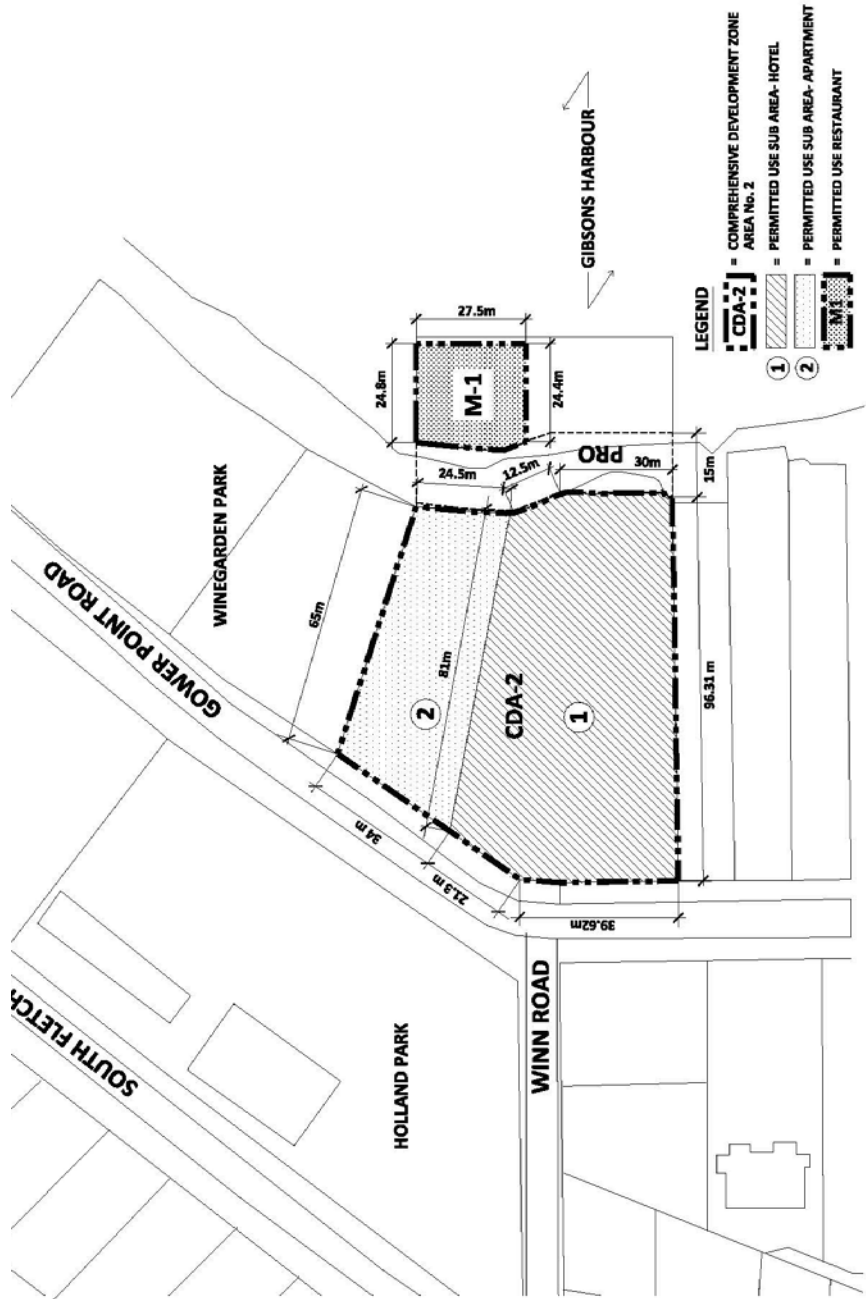
SCHEDULE "B"



SCHEDULE B ZONING AMENDMENT BYLAW No.1065-33, 2015

File No.: 20150405
Date : April 2015

SCHEDULE "C"



SCHEDULE C-PERMITTED USES SUBAREAS MAP, PROPOSED ZONING BYLAW NO. 1065-33, 2014

