

Special Council meeting



Delegation on behalf of Klaus Fuerniss Enterprises

- **Geotechnical Presentation – Horizon Engineering**
- **Design Changes Responding to Geotechnical Investigations – Omicron**

Staff reports

- **Peer Review results, next steps, proposed zoning**

Inquiries

Draft Zoning Amendment Bylaw

Staff report: Peer Reviews

- *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. (resolution R2014-020)*

Levelton and Waterline

- Levelton Consultants Ltd – geotechnical engineering. Specialized expertise in soil and rock slope stability assessments.
- Waterline Resources Inc. – hydrogeological (aquifer protection). Authors of Gibsons Aquifer Mapping Study in 2013.
- Peer reviews have resulted in 3 additional investigations by the applicant's consultant Horizon.
- Extensive testing has provided the Town with greater insight into the site and the complex geotechnical and hydrogeotechnical conditions.

Geotechnical Peer Review

Additional investigations have resulted in an improved understanding.

Critical risk to be addressed is a potential breach of aquifer due to groundwater pressure and excavation.

Concerns:

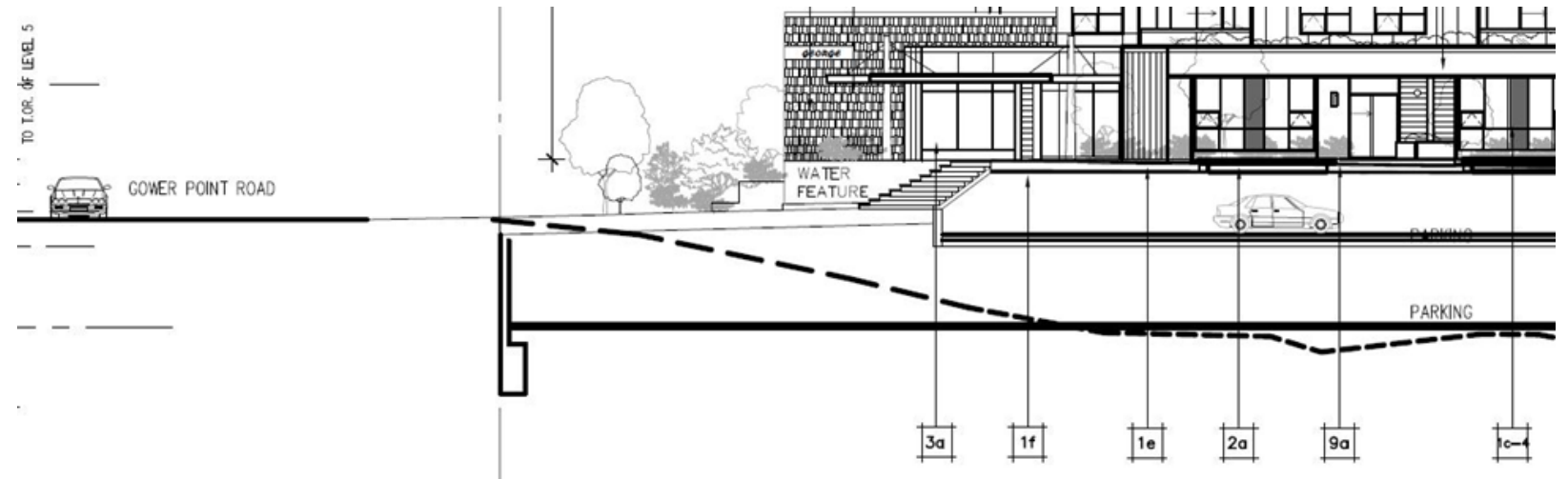
- Analysis should also address “vertical hydraulic gradients”
- Consider truncating parkade level P2 to reduce depth of excavation at north west corner

Excavation limit 5 m above sealevel



Level P2

- Ground floor
- P-1 level
- P-2 level



Geotechnical Peer Review



Levelton states: *“we are not at this time in a position to advise the Town that the (Horizon) report as submitted has adequately addressed the potential geotechnical issues or provided a suitable confidence level as to the adequacy of the proposed site preparation and foundation concepts”.*

Concerns have been identified that require follow up during rezoning process and after, including:

- Request more information to confirm feasibility of dredging in marina;
- Determine site contamination remediation strategy within excavation limits;
- Seek confirmation that the site is safe for the use intended.

Hydrogeological Peer Review



- Several review comments / requests for clarification, including determining mitigation strategies and the scope for on site monitoring prior to future construction.
- Concerns for land portion requesting a sensitivity analysis of the modelling used to determine level of excavation
- Insufficient data for the marine portion of the development where dredging is being proposed.

Recommendation

- THAT the staff report and results of the Geotechnical / Hydrogeological Review for the proposed George Hotel & Residences be received.

(Council discussion)

Staff report: next steps

Process to Date

- February 2013: Applications submitted
 - Fall 2013: Design changed
 - March 2014: Form & Character
 - Fall 2014: Economic Impacts
 - 2014 / 2015: Geotechnical/ Aquifer Investigations & Peer Reviews
- cost recovered from applicant



Design changes

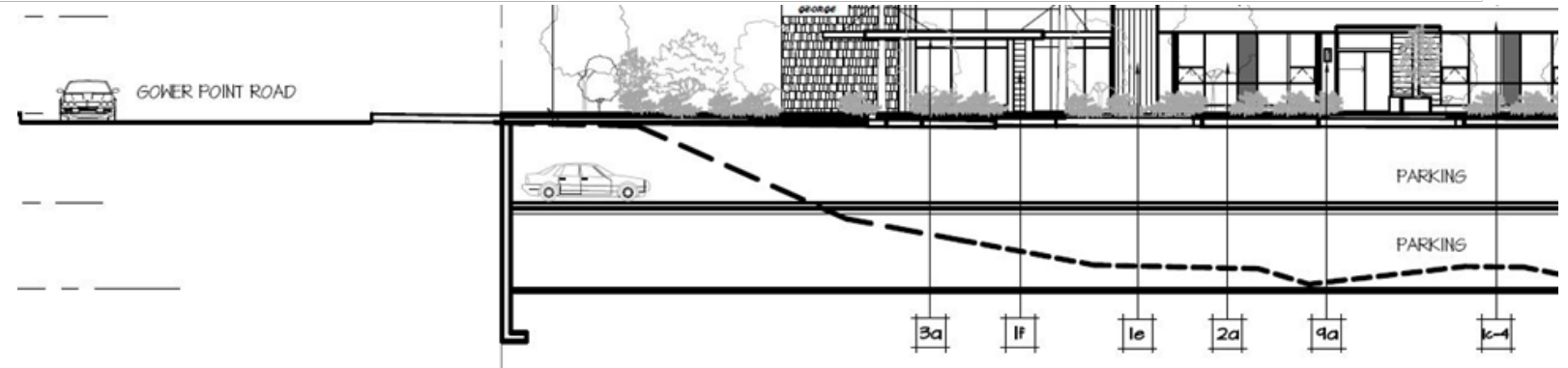
Two key recommendations from Horizon for the design:

- Flood Construction Level of 5.33m (17'-6" ft). Sea Level Rise, safe elevations
- Excavation depths not beyond a geodetic level of 5 m (10'-5" ft) in NW corner & not below 0.5 m (1'-8" ft) below existing grades on remainder of site

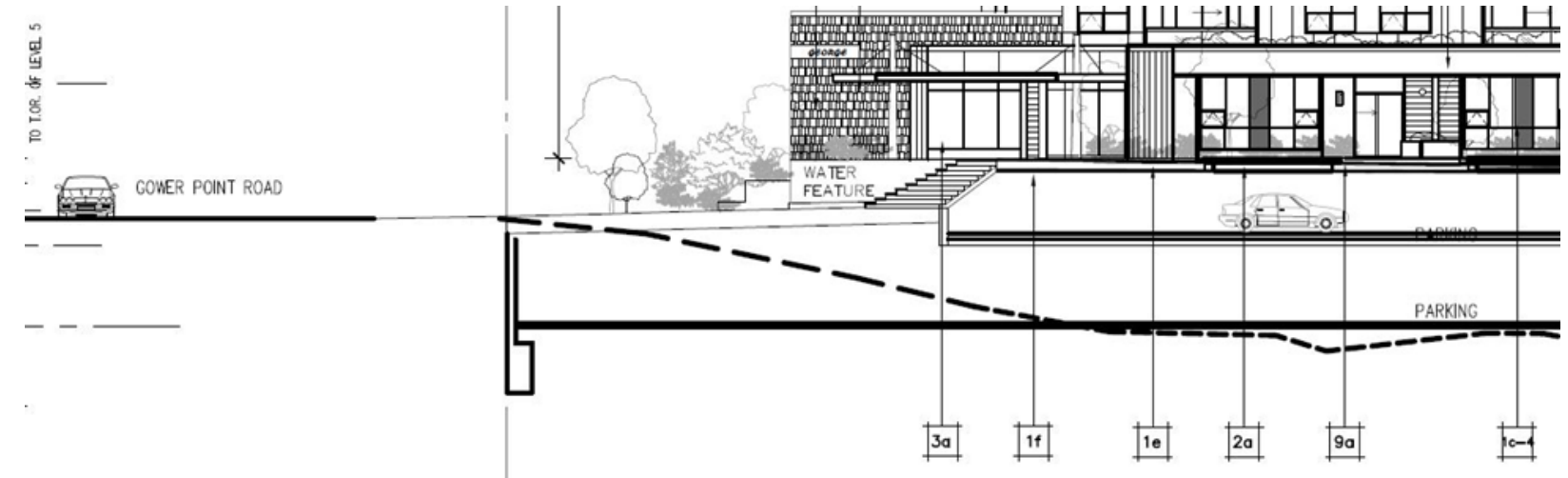


Building depth and parking

➤ 2014



➤ 2015

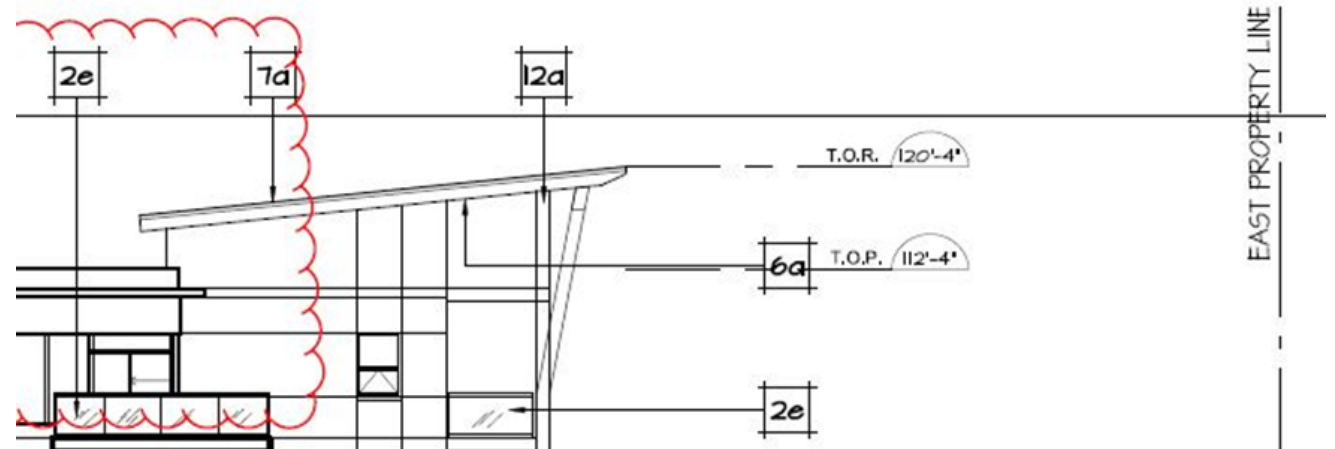


Building height

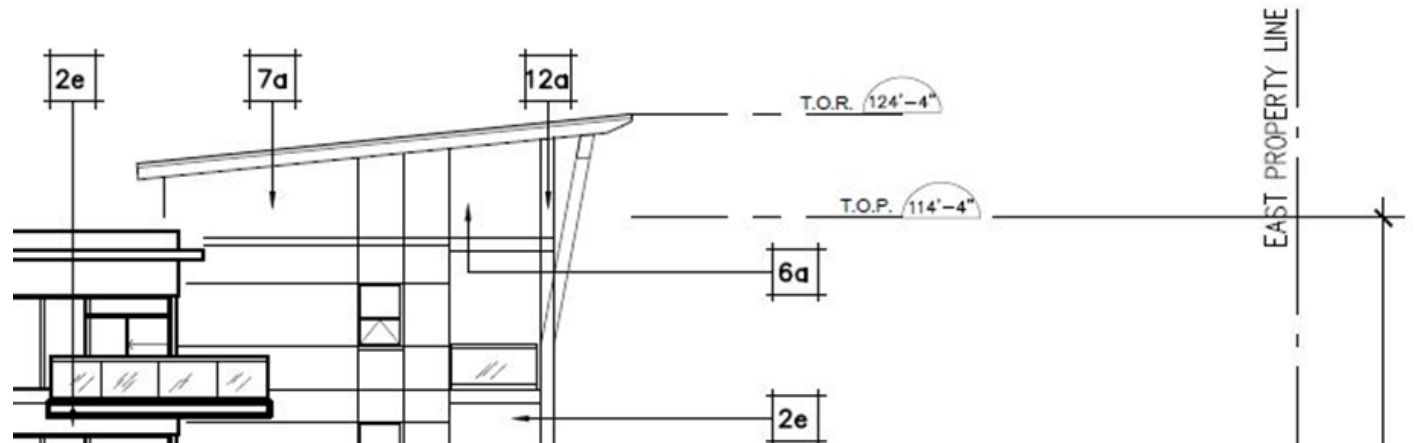
| | Proposed height to average natural grade (as measured from 6.36 m geodetic) | Proposed height to Canadian geodetic datum | Increase compared to previous December 2013 design |
|-----------------------|---|--|--|
| Residential building | 25.05 m (82.4 ft) | 31.41 m (103'4") | Up 2.15 m (7'1") |
| Hotel building | 31.44 m (103.42 ft) | 37.80 m (124'4") | Up 1.22 m (4') |
| Waterfront restaurant | n/a | 12.37 m (40'8") | Up 1.36 m (4'6") |

Building height

➤ 2014



➤ 2015



Seawall and plaza

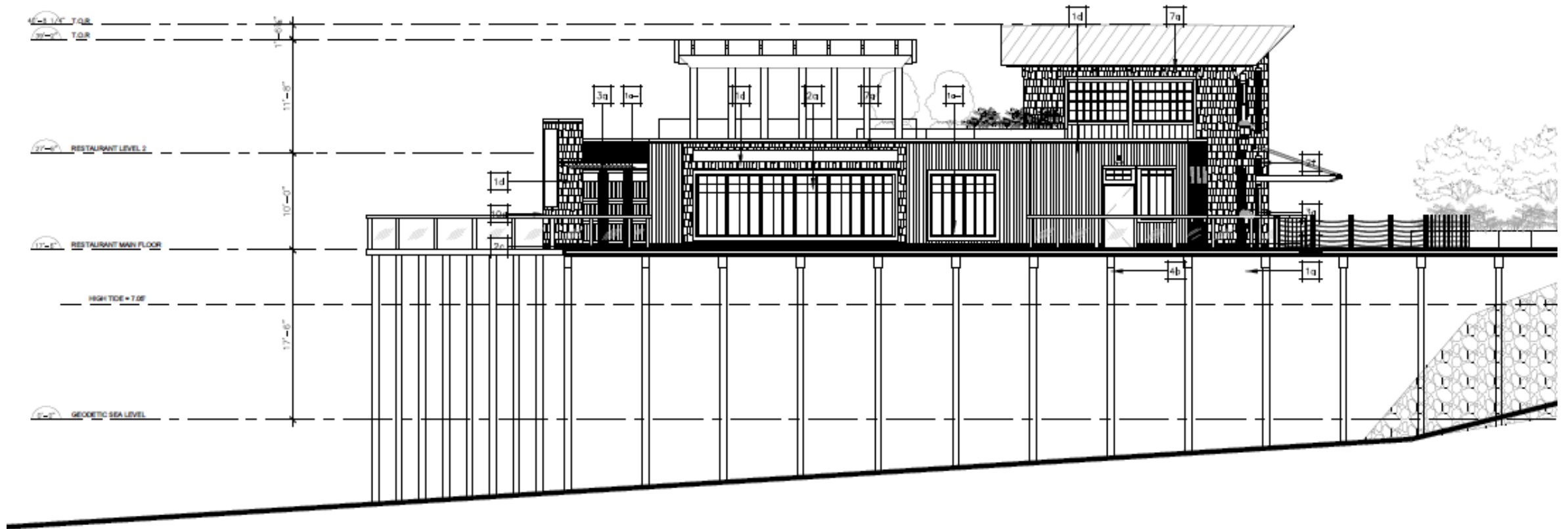
| | Proposed elevation to Canadian geodetic datum | Increase compared to previous December 2013 design |
|-------------------------------|--|--|
| Sea wall / waterfront walkway | 5.33 m (19.48 ft) (currently at 2.34 m /7.7 ft) | Up 2.05 m (6.73 ft) |
| Public Plaza | 12.34 m (40.6 ft) | Up 1.86 m (6.15 ft) |

Seawall & Plaza

- ❖ Current waterfront walkway raised to FCL, approx 3m (10 ft) above current grades
- ❖ Plaza elevation approx 1.8m (6 ft) above Gower Pt Rd. Views to water more limited.
- ❖ Entry for arrivals still at same level as Gower Pt Rd.



Waterfront restaurant

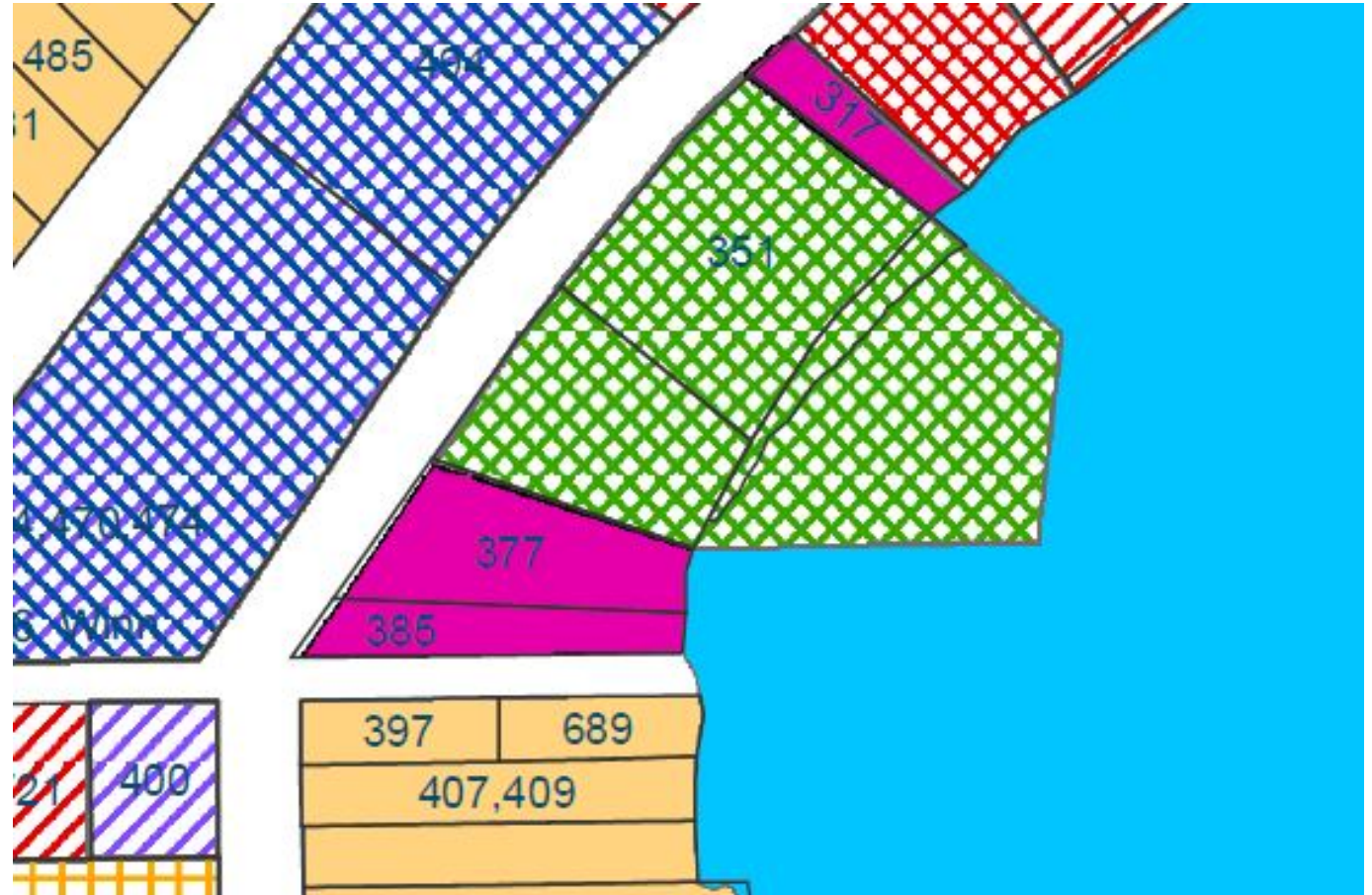


Draft Zoning Amendment Bylaw

- 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.*

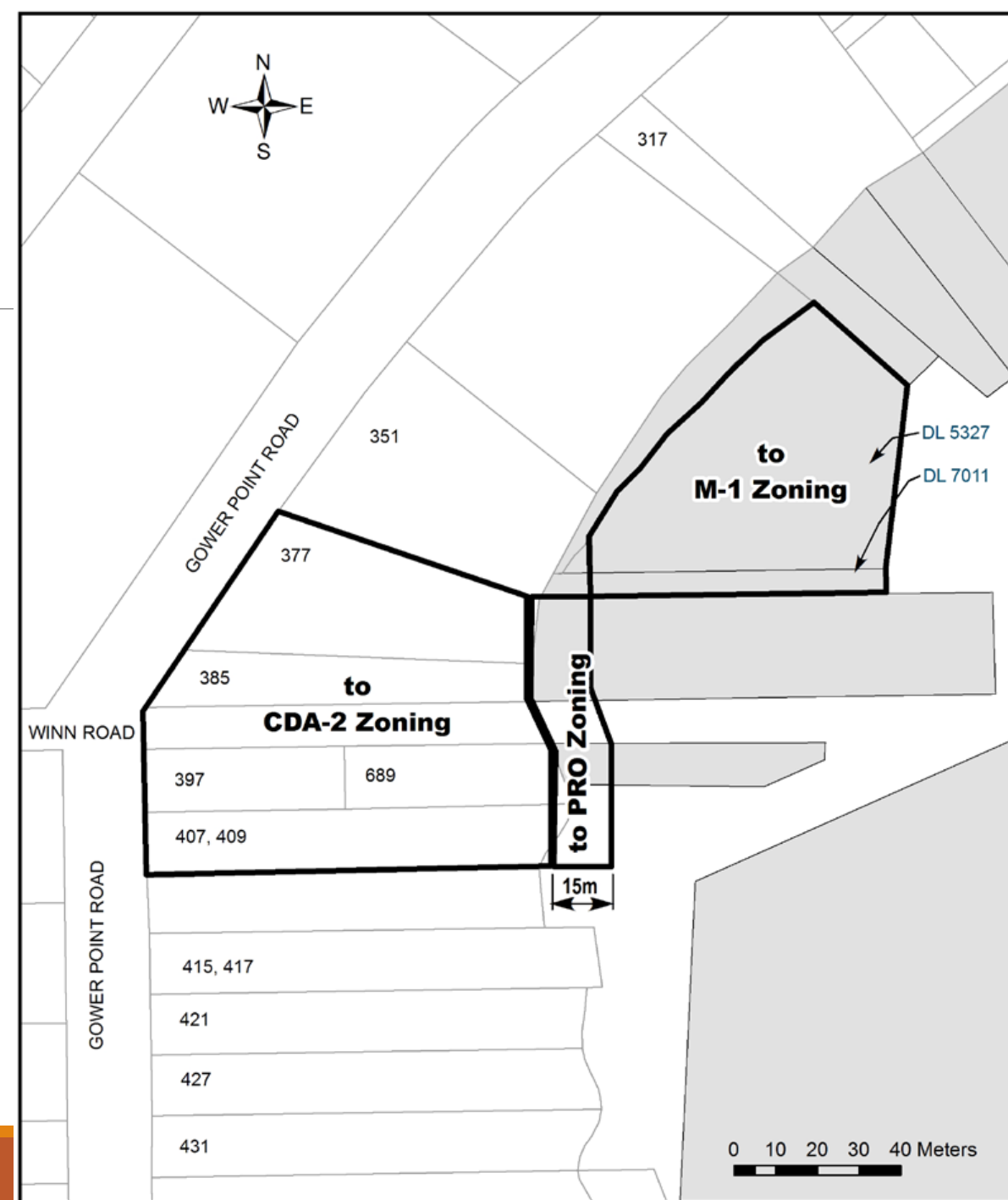
Current Zoning: CDA-1, R-2, PRO, M-1

- Current zoning:
land portion (#377 – 409)
limited to single family use
- Parks, Recreation, and
Open Space zone
- Marine zone

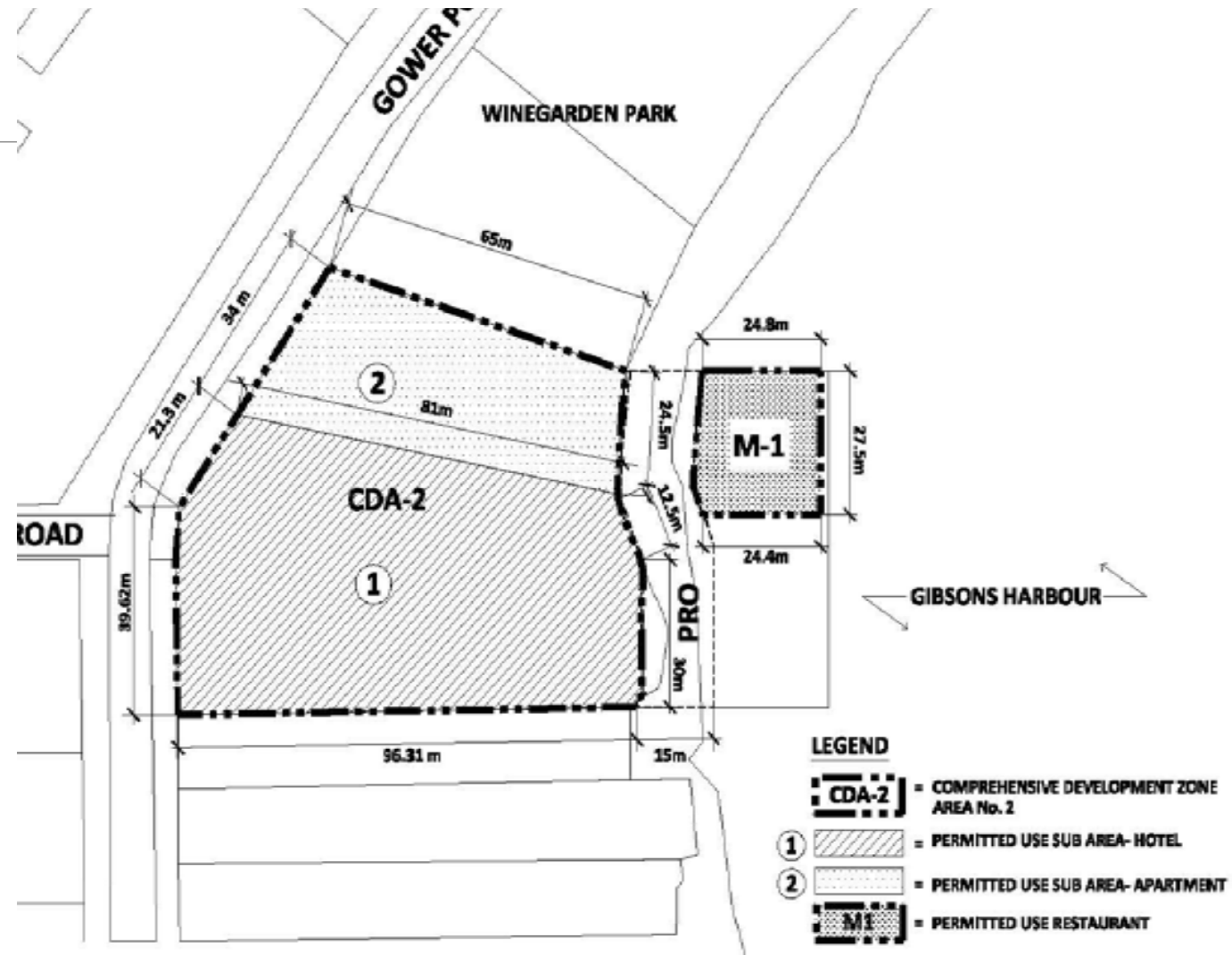


Zoning Map

- CDA-2 zone for land portion
- M-1 for marina & pier restaurant in subarea
- PRO for waterfront trail and shoreline improvements



Subareas



CDA-2 provisions

- Permitted principal uses –tourist accommodation, apartments
- Accessory uses such as conference centre, restaurant, fuel storage, home occupation, etc
- Maximum floor areas provided for residential and hotel use
- Bonus density provisions with specified contributions for housing and amenities funds
- Maximum Height Hotel 31.4 m (103.4 ft) to average natural grade of 6.36 m
- Maximum Height Residential 25.04m (82.4 ft) to average natural grade of 6.36 m

Note: Form and character and stepping back controlled by design guidelines in OCP DPA #5

Note: Design still being reviewed by applicant

Fit with OCP: land use designations

➤ Residential / Tourist Accommodation”



Fit with OCP: Harbour Area Plan Goals

The proposal fits well with 4 of the 5 OCP Harbour Area Plan goals

HARBOUR AREA PLAN GOALS

1. Retain the scale and character
2. Make the waterfront fully accessible
3. Environmentally responsible development
4. Enhance social and cultural activity in the Area
5. Ensure the economic viability of the area

PROPOSED GEORGE HOTEL & RESIDENCES

1. **New policy 5.1.2 – exceeds typical # storeys of buildings**
2. A new public waterfront connection
3. Plans for foreshore habitat improvements
4. New destination for visitors and residents in the Landing, public plaza.
5. Adds tourism and residential uses to a currently underutilised area, maintains fuel service

Fit with OCP: number of storeys

“ 5.1.2 In order to maintain a village scale and character in Gibsons Harbour area, building heights should be limited to 1 or 2 storeys on the higher side of the lot and 3 to 4 storeys as seen from the lower side of the lot depending on the degree of slope. Exceptions to this may be considered through an OCP amendment on a case by case basis. ”

Therefore, an OCP amendment is needed, which would be processed parallel with the Zoning Amendment Bylaw

Next Steps

- Further geotechnical information needed
- Further design work needed
- How to move forward (if supported)

Next steps, short term

BEFORE SECOND READING

1. Winn Road closure
2. Water lease area
3. Traffic and parking
4. Form and character details
5. Geotechnical investigations
6. Site remediation concept
7. Determine off site improvements
8. Draft legal agreement

AFTER SECOND READING, BEFORE ADOPTION

1. Information Meeting
2. Public Hearing
3. Registration of agreement

Next steps, long term

BEFORE BUILDING PERMIT

1. Winegarden Park planning process
2. DPA#1 Geotechnical Hazards
3. DPA#2 Environmentally Sensitive Areas
4. DPA#5 Harbour Area form and character
5. DPA#9 Gibsons Aquifer
6. Servicing agreement and DCC's
7. Provincial approvals
8. Federal approvals

DURING CONSTRUCTION

1. Monitoring of geotechnical and environmental issues

Conclusions

1. The review process has extended over 2 years to date
2. The applicant has responded to requests for additional studies
3. The form and character has been endorsed by Council on April 1, 2014
4. The economic analysis identified renewal of Town infrastructure and on-going tax revenue as benefits of the project, with limited capacity to contribute more for housing or amenities
5. The geotechnical investigations and peer reviews have resulted in additional information but further investigations are needed
6. The proposal fits well with 4 of the 5 overall goals for the Harbour Area
7. The proposed number of storeys requires an OCP Amendment and Council needs to consider if the height of the buildings is acceptable given the goals for the OCP's Harbour Area Plan
8. First reading of the Zoning Amendment Bylaw would encourage the applicant to continue working on outstanding items

Recommendation

- THAT the staff report regarding the next steps for the George Hotel & Residences be received;

(Council discussion)

Inquiries

Draft Zoning Amendment Bylaw

- 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.*

Zoning Amendment Bylaw: options

OPTION 1

- Endorse the current design in principal
- First reading for Zoning Amendment Bylaw
- Second reading be subject to:
 1. Addressing geotechnical peer review reports
 2. OCP amendment bylaw
 3. Traffic & parking study results, amenities, Winn Rd.
 4. Form & character details
 5. Draft development agreement and timing for process

OPTION 2

- Request substantial changes to the current proposal

OPTION 3

- Reject the application, defeat Zoning Amendment Bylaw