



GEORGE HOTEL

WHAT IS BEING PROPOSED?

Note: this handout provides a summary only, for full details please review the bylaws and development agreement overview.

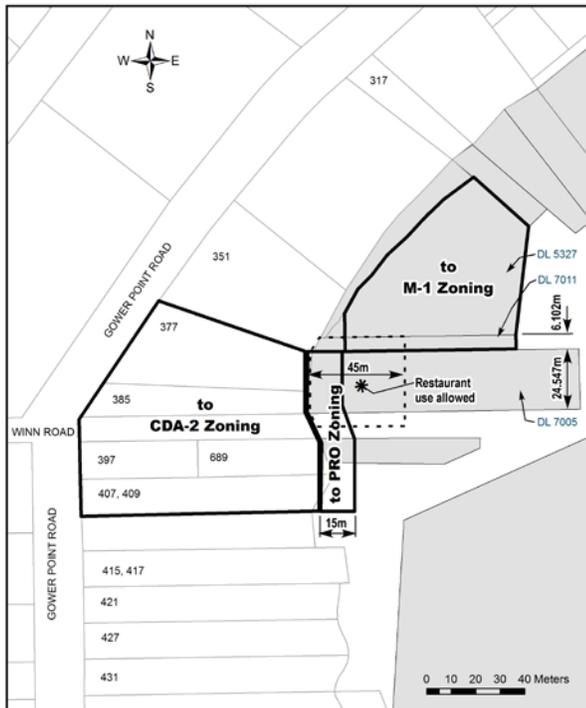


Key Application Facts:

The Town has received a development application for 377, 385, 397, 407, 409 Gower Point Road, 689 Winn Road and adjacent water lease areas. The application is for a 116 room hotel, conference centre and related commercial uses, a 35 unit residential building, a marina, a waterfront walkway, and a restaurant on the marina pier.



Proposed bylaw amendments:



George Hotel OCP Amendment Bylaw No. 985-19, 2015 would amend the Harbour Area Plan to allow for 4 additional storeys in building height, for to a proposed maximum total of 8 storeys, and would remove a policy regarding a waterfront walkway.

George Hotel Zoning Amendment Bylaw No. 1065-33, 2015 would create a site-specific (CDA-2) zone for the hotel and residential buildings, including maximum floor areas, building height limits and vehicle parking requirements. Moreover, a portion of the adjacent water area would be rezoned to Marine (M-1) zone to permit marina uses. An area containing the proposed waterfront walkway would be zoned to a Parks, Recreation and Open Space (PRO) zone for park use.

Finally, the bylaw would also change the existing M-1 zone to allow for a restaurant use on the water. Proposed zones are indicated in the sketch.



Development Agreement items:

The proposed Development Agreement would serve as a contract with the developer, confirming housing and community contributions, as well as a number of next steps if the project is approved.

Highlights of the development agreement include:

- Aquifer protection: further geotechnical and hydrogeological peer review will be required ahead of excavation and construction;
- Confirmation that all regular requirements for infrastructure improvements apply. This includes Gower Point Road frontage upgrades, a water main replacement line and reconstruction of the storm sewer;
- Cash contribution to the Town to upgrade the Prowse Road sewage lift station;
- Over \$1,300,000 for Development Cost Charges will be levied on the development;
- Winn Road will be moved to the north and will remain in Town ownership. Underneath, a subsurface “airspace parcel” will be sold to the developer to accommodate the parkade.

Community amenities have been negotiated during rezoning and are used to pay for a wider range of amenities and public benefits. Amenities negotiated for this development include:

- \$156,648 to affordable housing reserve fund;
- \$100,000 to community amenity reserve fund;
- \$5000 to Winegarden park planning fund and 3 concept plans for relocation of band shell;
- Construction of waterfront walkway and sewer main replacement;
- Construction and future maintenance of the public plaza over Winn Road.



Where can I find more information on this Development Application?

Additional information such as reports to Council and background documents can be found on the Town’s website at: www.gibsons.ca/the-george. You can also contact André Boel, Director of Planning, 604-886-2274 or aboel@gibsons.ca for further information.



Have your say!

A **Public Hearing is scheduled for Thursday October 1, starting at 7pm** at the Elphinstone School Gym. At the Public Hearing, you will have an opportunity to voice your opinion on this project to Town Council. For comments to be considered by Council, they must be received by the Town prior to the closing of the Public Hearing.

If you are unable to attend the Public Hearing, you may submit written comments (please provide name and street address) to the Town of Gibsons’ Corporate Officer swilliams@gibsons.ca prior to 4:30 p.m. on October 1st. No representations or submissions will be received by the Town Council after the Public Hearing has concluded.