

# George Hotel application



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STAFF REVIEW FORM AND CHARACTER  
COMMITTEE OF THE WHOLE  
MARCH 25, 2014

# Presentation Outline

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Purpose: Council direction on proposed form and character to inform drafting of the zoning bylaw amendment

- Where we are in the process (video)
- Changes following Advisory Planning Commission recommendations
- Independent visualisations of proposed buildings
- Fit of form and character with OCP Harbour Area Plan design guidelines

# Where are we in the process?

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- [“The George Hotel Review Process”](#)
- 4 minute summary video
- Town website and Town’s Facebook

# APC recommendations November 2013

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APC Role, Council received recommendations January 2014

Advisory Planning Commission supported:

- ✓ Separation into two buildings, increased public space and view corridor
- ✓ Proposed waterfront walkway
- ✓ Overall concept of the proposal, subject to improvements

Concern with regards to:

- ❖ The height of the hotel building

# APC recommendations

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Suggestions for improvements:

- ☐ Increase stepping back or terracing following natural grade
- ☐ Addressing the hotel façade on Gower Point Road
- ☐ Create a more cohesive waterfront space
- ☐ Incorporate a public observation platform near the waterfront restaurant
- ☐ Incorporate a more historical west coast feel
- ☐ Revisit and more attention to details of building facades

# Response to APC

- Change  
Gower Point  
Rd Façade
- South side

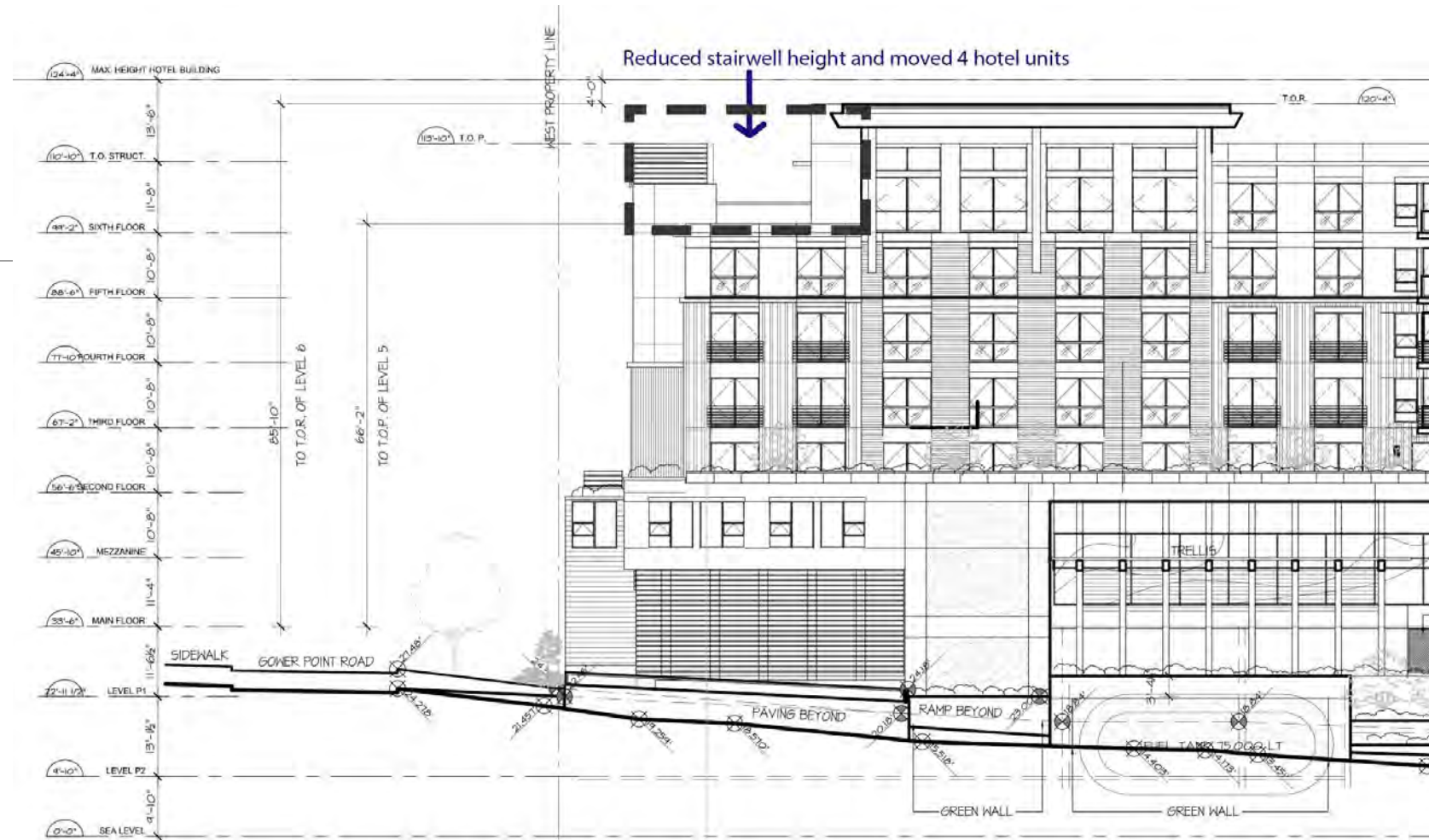
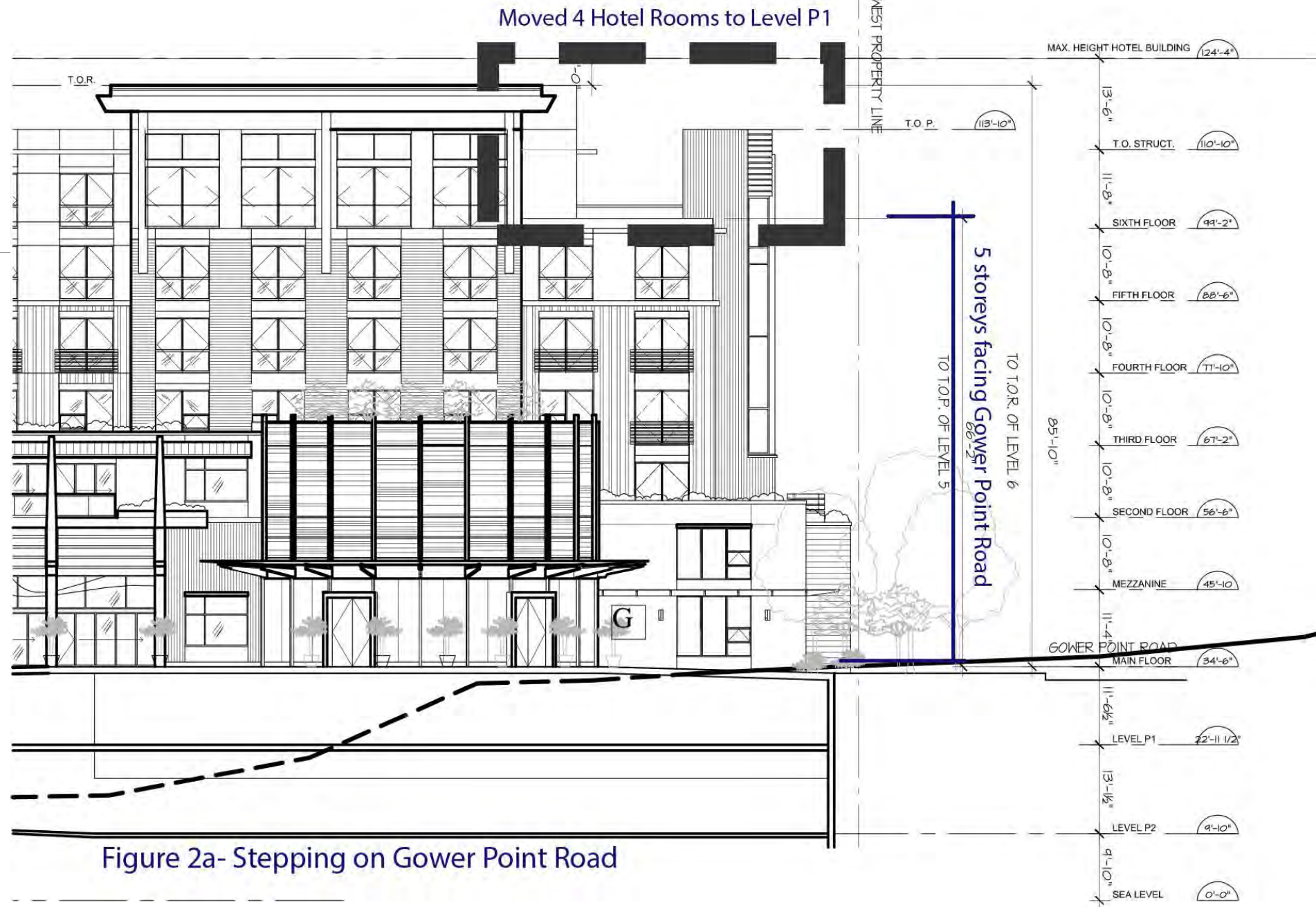


Figure 1a - Change in Gower Point Road Façade  
South Elevation

# Response to APC

- Change Gower Point Rd Façade
- North side





- Change Gower Point Rd Façade
- West side





Change  
Gower Point  
Rd Façade

West side



# Response to APC

➤ Change  
Gower Point  
Rd Façade

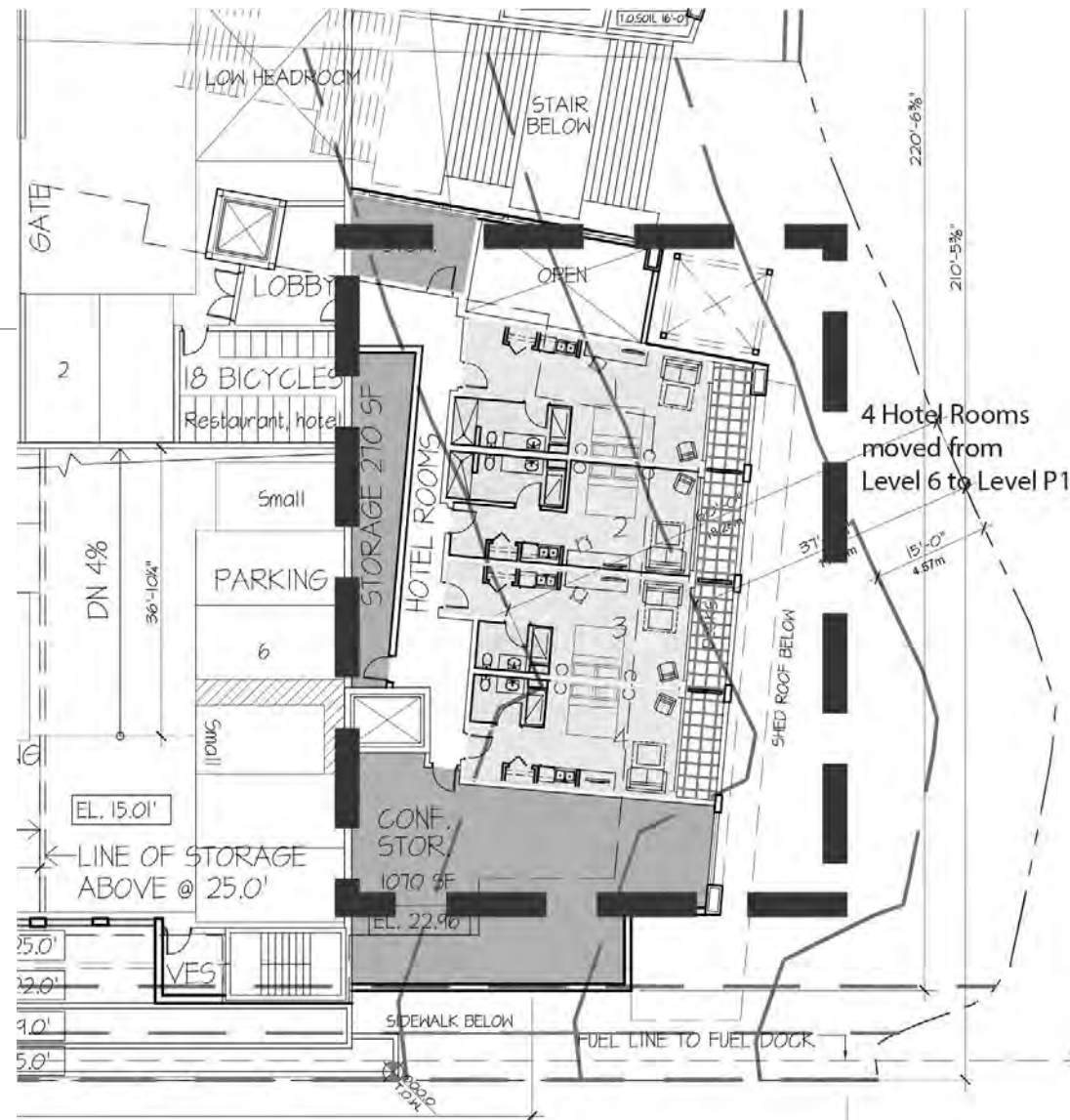


Figure 1c- Change in Gower Point Road Facade  
Level P1 facing Waterfront Walk

- Additional viewing platform and habitat improvements
- “more cohesive waterfront space”





# Response to APC

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“more of a Gibsons  
historical west coast feel”

1. Shingles, shutters, metal cladding, smaller panes
2. Maritime details, wood detailing
3. Smaller scale waterfront expression at grade
4. Varied canopies and shop fronts, shed roof, timber clock



# Waterfront walkway materials

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- Trail and Cycle Network Plan 2001 (OCP policy B.5.4.4)
- Draft Parks Master Plan
- Practical considerations
  
- Granular rock, wood, natural concrete

# Other APC recommendations

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- Concern regarding height: see remainder of this presentation
- Winegarden Park changes: to be determined after rezoning
- Agreements public access: part of rezoning process

# Conclusions APC recommendations

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- Applicant has made changes and adjustments to design based on APC recommendations
- Marked up package provided for Council review, also available on [www.gibsons.ca](http://www.gibsons.ca)



# Independent visualisations

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January 2014: Council directed “eye-level illustrations from various vantage points”

- Chris Foyd, architectural consultant, visual assessment specialist with 23 years experience
- Six publicly accessible views to the Harbour Area
- Accuracy of on-site massing and height
- Note: images do not show proposed materials and colours

# Smitty's Restaurant





# Wharf Gazebo



FEB/12/2014



# Winn Road at Abbs Road



FEB/ 3/2014



# Headlands Road Beach Access



FEB/ 3/2014



# Holland Lands Stairs



FEB/ 3/2014



# Wine- garden Park





# Visualization Conclusion

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- Two separated buildings (Winn Road, proposed pedestrian plaza) allow view corridor to the Gibsons Harbour
- Visualisations show accurate massing and height, but not architectural materials and colours

# Form and character guidelines (DPA#5)

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- Stepping back along pedestrian routes
- Maintains public access over centre of site
- New waterfront walkway
- Retaining walls include green walls and planters
- Variation in roof heights and in the use of roofing materials
- View corridor provided through centre of site
- All parking accommodated underground
- Shadowing on Winegarden Park between 5% and 35% depending on time of year.

# Fit with OCP

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- OCP does not outline height limits.
- Massing and height an issue that requires Council's careful consideration
- **DPA #5 intent: “fostering design that retains, reinforces and enhances the Gibsons Harbour Area while providing for improvements and change.”**

# Fit with OCP, future changes

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- Vision Statement (2.3) “facilitate balanced development that ensures the ongoing attractiveness and the social, cultural, economic and environmental vitality”
- Urban Design (3.6) “retain the essential village scale and character while moving closer to urbanity”
- Goals and Objectives (4.0) Objectives 1.1 (compatibility with existing development) and 5.2 (accommodate additional population) reflect the need to balance new development with what’s already there.
- Land Use Framework (5.1) allows for around 700 new residential units in the Harbour Area. Figures 5.3 and 5.4 suggests an increase in mass and height overtime.

# Fit with OCP, conclusion

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- The proposed mass and height would represent a significant change
- Council's task is to choose which guidelines will have priority, and it can base both support or rejection of the proposal in OCP policies and guidelines
- On balance, staff consider that the form and character as presented appropriately balances the Town's objectives for the area as set out in the OCP Harbour Area Plan and merits support.

# Next steps

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- Council direction form and character will inform zoning bylaw amendment drafting
- Development Permit premature at this point in time

Future reports to come forward regarding:

- results Gibsons Aquifer and geotechnical review
- results Economic Benefits for the Town
- affordable housing and amenities

# In summary

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- The Town is in the process of reviewing the application and preparing reports on other aspects of the project
- The applicant has responded to the APC recommendations by making changes to the design
- The Town has arranged for independent visualisations in order to assist in evaluating massing and height
- The OCP guidelines offer reasons for both dismissal or support for the project – depending on how Council considers compatibility with the existing character



# Recommendations, alternatives

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## RECOMMENDATIONS

1. Receive the staff report
2. Endorse updated form and character and prepare a zoning amendment bylaw
3. After completion of zoning amendment, prepare the Development Permit

## OPTIONS

1. Option to request revisions to address following concerns.....
2. Option to advise that proposed form and character is not compatible with the Harbour Area Plan.