

## **Stonehurst and Inglis Park and Residences**

On October 6, 2020, Council received a report, prepared by the Town of Gibsons on the results of the Lot 23 Public Survey which was conducted in summer 2020.

66% of the respondents were generally in support of council considering the sale of part of Lot 23 that is owned by the Town. Lot 23 currently accommodates two gravel public parking lots and existing Inglis Park.

Subsequently, Council decided to proceed to the next step, and authorized the Town to receive development applications.

A Public Information Meeting was hosted by the owners of Stonehurst, so that the residents would be provided with an opportunity to view and comment on the project as it evolves. The public information meeting took place on Wednesday October 6th in Gibsons Public Market.

A Hydrogeological study for Gibsons Aquifer, to permit excavation for the proposed parking garage, has been conducted by Geopacific Consultants Ltd. This provided comfort that the design process could proceed.

### **Project summary**

The development proposal is based on four objectives:

- Preserving Stonehurst
- Enlarging and improving Inglis Park
- Maintaining Public Parking
- Increasing housing

### **Inglis Park**

The proposed Town-owned portion, 43% of Lot 23 would provide space for an enlarged Inglis Park, rezoned as “Park” to be protected. The Town would design Inglis Park, incorporating the preferences of Gibsons residents.

Improvement would include enhancements, in the form of trails, seating, and potentially hard landscaped areas, to better connect Inglis Park to the street, and to Pioneer Park.

Additional design features could include a community garden, kid’s playground an art piece in memory of Dr. Inglis and/ or a designated area to facilitate for community events.

The design of Inglis Park may provide a path through history linking Stonehurst via Pioneer Park to the Village and its’ waterfront.

An arborist has confirmed that the Acadia trees are in good health, and should be retained.

### **Preserving Stonehurst**

Proposed is to preserve Stonehurst, upgraded as a six guest-room boutique inn, with a public food venue, functioning as a breakfast room for overnight guest, and as a bistro open to the public.

Pacific Ray Development has retained a Building Code Consultant to assist architect and consultants to meet, or exceed current British Columbia Building Code requirements while preserving historic Stonehurst.

For example, a staircase and elevator are proposed at the rear of the building to provide safe fire exiting and accessibility to the lower, main and upper floors.

The interior decor of the original building and addition, as well as the landscape design will be based on historical documentation.

A walk from the village and its historic waterfront, to Pioneer and Inglis Park would find a suitable destination at the historic Stonehurst Inn and public food venue.

### **Maintaining Public Parking**

The lower level of the proposed parking garage provides a contained public parking area with level access to Inglis Park.

### **Increasing Housing**

Lower Gibson's housing will be increased by adding twenty six residential units, perceived as a cluster of smaller 3- to 4-storey buildings, resembling houses, arranged around a central landscaped courtyard.

Twenty four are level apartment style suites, varying from one-bedroom & flex-room to two-bedrooms & flex-room.

Two are townhomes positioned behind Stonehurst.

All homes have a private outdoor deck, or patio. Most homes will have an attractive view towards Shoal Channel, Keats Island and Gibsons Harbour.

The entry foyer has level access from School Road, and can be accessed directly from Stonehurst and an enlarged Inglis Park.

The Inglis Park Residences will increase Lower Gibsons variety of available forms of housing, and contribute to the vitality of Lower Gibsons village.