

George Hotel proposal



OVERVIEW

HOWE SOUND COMMUNITY FORUM

OCTOBER 16, 2015

Context: Gibsons Landing

◦ Fig. 5-3: Existing Development (2011)



◦ Fig. 5-4 Future Development

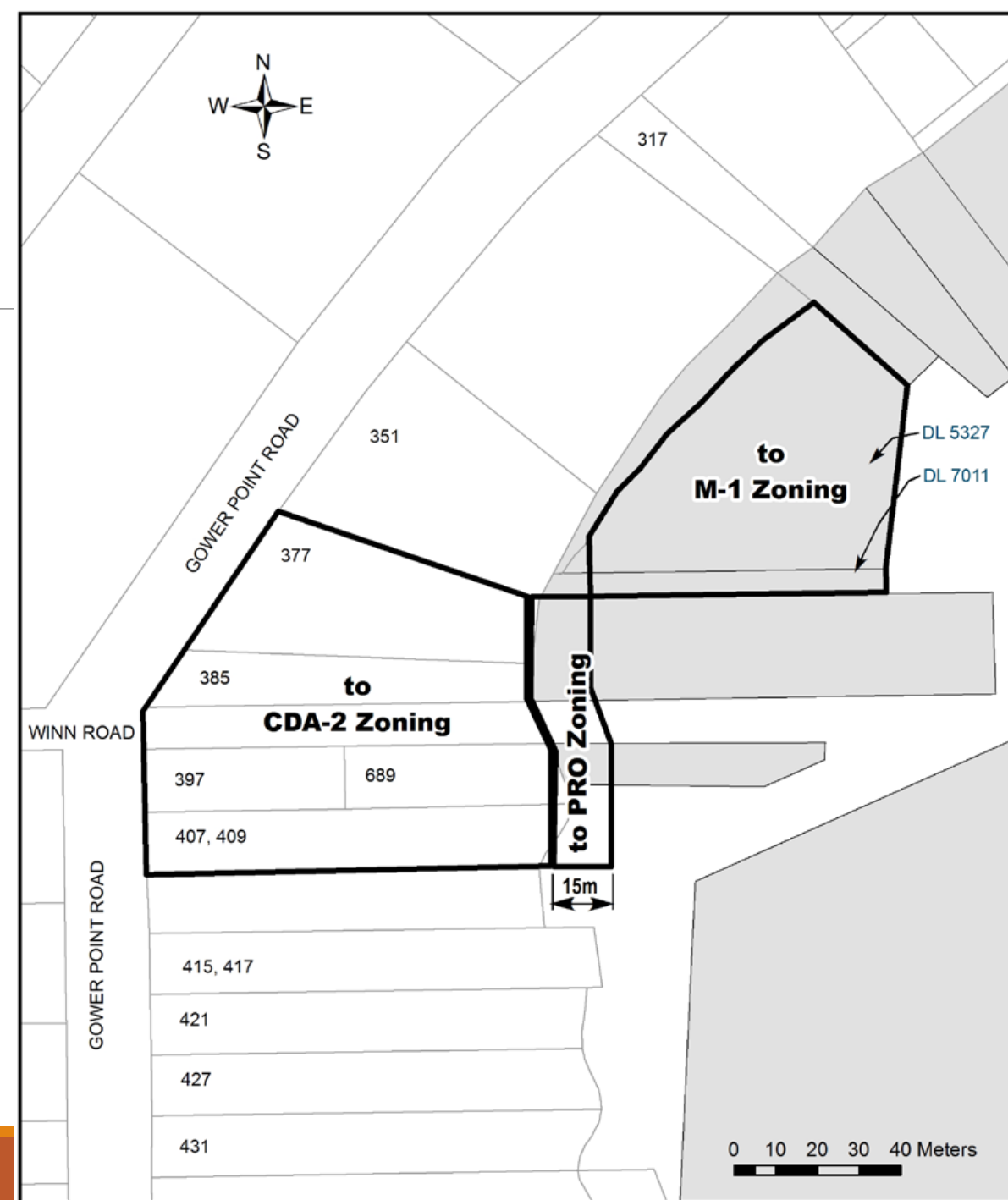


George Hotel and Residences

- 116 hotel units,
- 35 residential units,
- 170 sq m of commercial space,
- 940 sq m of restaurant and dining space,
- public amenity spaces (including a public plaza, waterfront walkway and pier).

Zoning changes

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





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

Wharf Gazebo



FEB/12/2014

Winn Road at Abbs Road



FEB/ 3/2014

Holland Lands Stairs



FEB/ 3/2014

Economic review

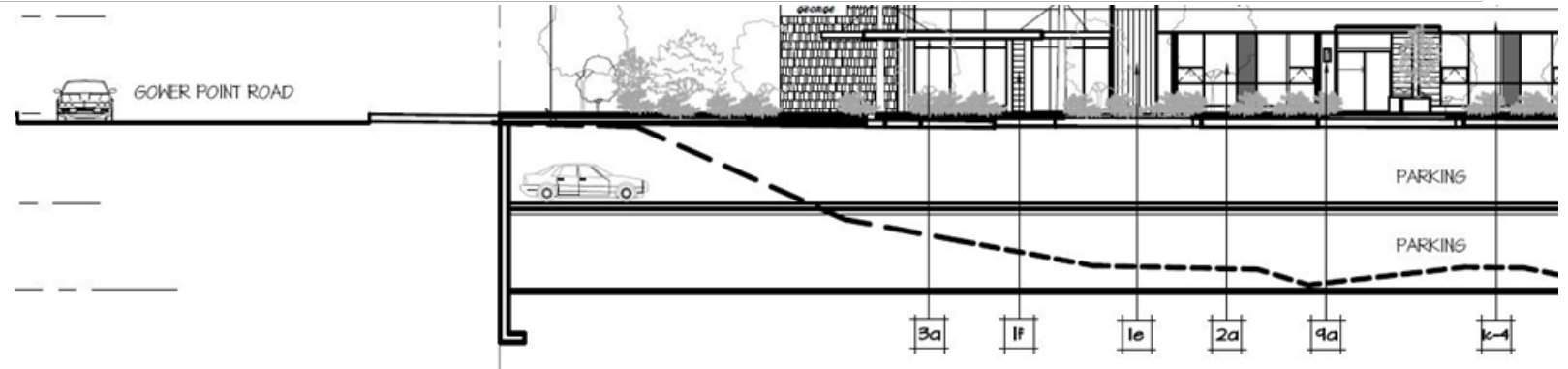


Aquifer protection, excavation limits

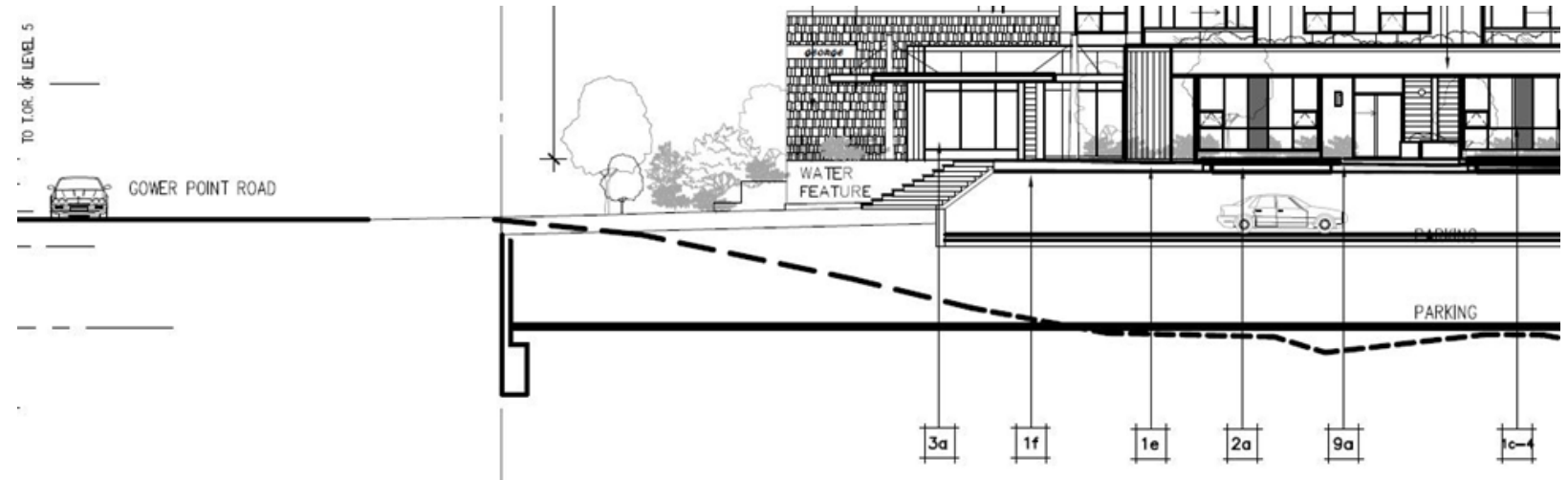


Aquifer protection, design changes

➤ 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
Floor of level P2	-0.03 m (0.0 ft)	6.33 m (20.83 ft)	Up 3.34 m (11')
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')



Next steps, long term

