

The George Hotel: *Too Big, Too Risky, Breaks the Rules*

Since 2006, Klaus Fuerniss Enterprises Inc. has repeatedly proposed a hotel on the waterfront in Gibson's Landing. The Town of Gibsons has consistently rejected these proposals because they were too big and broke the zoning rules and our Official Community Plan (OCP). Now, this developer is back with the biggest proposal yet: the George Hotel and Residences.

The George is TOO BIG:

- **Much Too Tall:** At up to **125 ft tall**, the George would be **over 3 times the maximum allowed height** (35 ft); 1.5 times taller than the trees on the site; nearly twice the height of the defeated Shoal Bay proposal (65 ft); and 50 ft taller than the Watermark condos in Sechelt.
- **Too Large:** It would be the **largest building on the Sunshine Coast** - over 7 times the size of London Drugs. With 118 rooms and 40 condos, it would have 192,000 sq ft of floor space; twice the acceptable floor space ratio (FSR) and double that of Sechelt's Watermark condos.
- **Blocks Views:** The George would **wall off the waterfront** and block views to our harbour.
- **Creates a Precedent:** Approving the George as proposed would set a bad precedent for future development in Gibson's Landing.

We would lose our views and scenic seaside village character... forever.



Prepared by: Gibsons Alliance of Business and Community Society
For sources and more detailed information visit: www.gibsonsalliance.ca

The George is TOO RISKY:

- ***Endangers our Drinking Water Aquifer:*** Excavating for the George's parking garage could breach Gibsons aquifer. This risks catastrophic blow-out, contamination, and major loss of our drinking water.
- ***Toxic Waste:*** Dredging for the proposed George marina in front of the Hyak boat repair and oil tank station risks releasing serious pollutants into our harbour.
- ***Fire Hazard:*** Gibsons Volunteer Fire Department cannot now safely fight a fire in any building over 60 ft. The proposed 125 ft. high hotel would pose a serious risk to firefighters and property owners. Major tax increases would be required to upgrade staffing and equipment, just to protect the George.

The Developer's Campaign is Misleading:

- ***Economic Reality:*** The developer is promoting his hotel with a slick PR campaign saying he will 'save Gibsons.' Yet BC Statistics show the number of businesses incorporated in Gibsons from 2006–11 grew by 13%, while provincial growth was 9% and Sechelt declined by -34%. The truth is: ***Gibsons is Thriving.***
- ***Property Taxes:*** The developer says the George would benefit Gibsons with \$1 million/yr in taxes. Yet his own economist's numbers show **the Town would get only \$315,675** at most and probably less.
- ***Convention Centre:*** The proposed convention centre is 237% larger than the industry average at a time when conference travel is declining.
- ***Jobs:*** The George staffing levels are 215% higher than the profitable benchmark, with 43% of staff making \$23,000/yr or less. 50% of the proposed jobs would be part-time/seasonal.

The Developer Gets the Benefits, Not Our Community:

- ***Zoning Uplift:*** Permitting the George to be built 3 times over-height, double the size, with zero property setbacks gives a windfall profit to the developer worth millions of dollars, at the expense of taxpayers.
- ***Winn Road:*** The developer wants to privatize Winn Road: worth an estimated \$3 million (with the zoning uplift). The George would turn Winn Rd into a shaded-out wind tunnel that could end up gated.
- ***Our Park:*** The George would loom as a towering massive wall along the edge of Winegarden Park, shading it and impairing its natural beauty.
- ***Waterfront:*** The Harbour Plan directs the Town to legally *acquire* a 15 m wide shoreline park. But the developer wants shared ownership, and no park. He also wants to own the Winn Road waterfront.
- ***Traffic:*** Increased traffic and a stop sign or signal at Molly's Reach would cause major ferry back-ups, and traffic jams in the village. Residents would be impacted by this congestion and by lack of parking (especially in high season). Prospective shoppers would end up avoiding Gibson's Landing.

The George BREAKS THE RULES

Gibsons Official Community Plan and zoning are the rules our Town uses to ensure high quality developments that provide fair benefits to the community as a whole. **Every other citizen and developer in the Gibsons must 'Play By The Rules' – why should the George be permitted to break them?**

If this developer wants to succeed, he should propose a hotel that obeys existing OCP and zoning rules regarding height (35 ft. max) and size, while fully protecting our aquifer, views and seaside village character.

GIBSONS DESERVES BETTER!