

Town of Gibsons

Community Dialogue Session #1

Housing Needs in Upper Gibsons

January 16, 2023

Location: Cedars Inn Conference Room

Attendance: 46 people including 4 members of Council, 2 staff

Presentation: Housing Needs on the Sunshine Coast by Kelly Foley, Sunshine Coast Housing Coordinator (Cover the Coast)

IDEAS GENERATED BY THE CONVERSATION

Upper Gibsons Density and Town Planning

- Council should make updating the OCP its top planning priority (or... at least amend critical parts of OCP for a timely response to current challenges)
- Update Zoning Bylaw for buildings over 4 storeys, including safety guidelines for families (children) especially in consideration to elevators.
- Ensure views of mountains are maintained as higher buildings are approved.
- Priority should be rentals.
- Review Community Amenities approach, explore density bonusing, pursue amenities for Town emergency preparedness (i.e. Fire Department back-up generator)

Infill Strategies (Gibsons overall)

- Pursue tiny home and/or RV infill project to allow on single-family properties as Temporary Use Permits
- Tiny homes: consider approach like Nelson & Maple Ridge: pre-approved designs to speed up permitting process
- Allow larger homes to be split into multiple suites, and homes to have both basement and garden suites on a single property, in appropriate places.

Advocacy

- Ask Province to include Gibsons in Speculation & Vacancy Tax.

WHO WAS MISSING FROM OUR CONVERSATION?

- Young people
- People working in service industry/retail
- People with disabilities needing more notice to arrange transportation

