



# Town of Gibsons

## Community Dialogue Session #2 - Town Priorities (Budget & Strategic Plan)

January 31, 2023

**Location:** Gibsons Public Market

**Attendance:** 75 people, including 4 members of Council (Mayor White, Councillors De Andrade, Croal and, Lumley) and 4 staff members who were there to answer questions and take notes.

**Overview:** Attendees were provided with a handout of 2022 budget highlights. Mayor White began by advising the audience that the SCRD plans to levy the Town with a 13% tax increase. Throughout the evening people raised their hands to express their priorities, voice concerns, or ask questions. The dialogue began at 6 PM and ended around 7:45 PM.

### IDEAS GENERATED BY THE CONVERSATION

#### *Infrastructure*

- Fix Sewer plant odor
  - suggestion to seek grant funding
  - Director of Infrastructure explained that this is in the plan for 2025, but there are several priorities ahead of it
- Repair Skyline Drive
  - it wasn't mentioned en mass that the water main needs to be replaced first
- Mention of upgrade to outfall
- Repair Dougal Road
- Gower Pt./Skyline roads
- Traffic calming needed for Park Rd
- Repair water dispenser at Well #1

#### *Official Community Plan (OCP)*

- Prioritize reviewing OCP ASAP
- Development - Use Chilliwack as an example
- Update Aquifer Protection
- How do we develop infill
- Distinction in units/hectares vs FSR
- Policing costs

- Plan according to water capacity
- Update Zoning Bylaw soon after for alignment

### ***Parks***

- Plant wildflowers everywhere, like on Payne Road in Upper Gibsons
- Fenced-in dog park—group of dog owners wanting to help organize this

### ***Foreshore***

- Repair or replace lighting along seawalk
- Remove the ‘before I die sign’
- General water front cleanup
- Install webcam
- Logs tied to buoys - needs to be policed
- Introduce mooring buoys
- Fix seawalk erosion
- Address derelict boats
  - suggested that this could be done through advocacy
  - Councilor Croal explained that boats in the water are the responsibility of Transport Canada, but once they reach the shore they become the Town’s responsibility. The cost to dispose of a boat is about \$1000/ per foot.
- Protect recreational waters
- Explore getting revenue from working barges
- More moorage for vessels and charge commercial barges

### ***Housing***

- Encourage rentals
- More “easy density” (duplexes, triplexes)
- More density in Upper Gibsons
- Rental incentives

### ***Bylaws***

- Repeal tree bylaw, simply follow Bylaw 1175 (storm water management)
  - Regulate type of trees planted
- Extend bylaw enforcement to weekends, graffiti cleanup, derelict vehicles, etc.
- Have bylaw officer on call 24/7, especially on weekends

### ***Engagement***

- Bring back inquiries at Council meetings
- More structure at meetings, use of agendas

### ***Planning***

- Get more out of developers
- Encourage more development for revenue (rather than relying on increased taxation)
- Buildings with elevators need special building guidelines, including space for stretchers in elevators

- Cut down on outside consultants - use local knowledge
- Ensure sufficient parking for new builds

**Misc:**

- Shuttle connecting Lower & Upper Gibsons (possible working with SCR/BC Transit)
- Sell or swap Holland Lands, move public buildings to Upper Gibsons
- Require greywater, cisterns, rainwater collection in new developments
- Operational review to make organization more efficient
- Create area for food trucks
- Follow carbon neutral plan (BC 16% reduction by 2025)

