



## Town of Gibsons Community Dialogue: View Protection, Housing and Density in the Lower Gibsons Way Area

**Location:** Gibsons Public Market Pavilion

**Attendance:** 32 members of the public, plus the Mayor and three other members of Council, and five Town of Gibsons staff

**Date:** September 12, 2023, from 5 PM to 7 PM

**Link to presentation:** <https://gibsons.ca/wp-content/uploads/2023/09/2023-09-11-community-dialogue.pdf>

**Hosted by Mayor White**

### WHY THIS DIALOGUE?

This dialogue was held in response to Council's receipt of a Zoning Amendment application for the property at 565 Gibsons Way (shown with a blue star in the image below). Council has received two applications in this area requesting changes to zoning and added density, one of which (Stonehurst) did not receive a third reading earlier this year.

Two new proposals are expected to be received in the coming months. Council wanted an opportunity to hear from residents in the area about spot-zoning one property vs. pre-zoning six adjacent properties for the change in land use (as shown outlined in yellow in the image below). The feedback from this dialogue will also help to inform Council's decision on the application for two duplex buildings at 565 Gibsons Way





Figure 1: Area under consideration for Community Dialogue, showing the green boundary of the Harbour Area Plan between the two areas.

## THINGS TO CONSIDER

- The dialogue was focused on two key areas highlighted in the map above.
- The current OCP envisions higher densities than what is currently allowed in both areas.
- The area in yellow, outside of the Harbour Area Plan, envisions single detached, duplex, cluster housing, townhouses and multi-unit housing in a single-detached building form.
- The area in purple, within the Harbour Area Plan, envisions high density residential with minimum 4 stories and/or hotel/ Inn + associated food & beverage.
- The current Zoning Bylaw does not align with the OCPs vision.
- Gibsons needs more housing.
- BC Municipalities are encouraged by the Province to add more housing, one way is to add “gentle density”. Gentle density housing refers to infill development that complements neighbourhood character and can include anything from a Garden Suite to four, five and six-plex developments.
- Ideas heard tonight will help to inform the OCP update

## QUESTIONS AND ANSWERS THAT AROSE:

### **Will there be other opportunities to provide feedback before Council updates the OCP?**

The OCP update has not started yet. Once a consultant has been selected, staff will be able to provide an update on the engagement opportunities.

### **What about increasing the population considering drought and water supply?**

The Town of Gibsons' water supply capacity has been increased significantly with the addition of the Well 6 at Shaw Road. With regards to the aquifer: the Aquifer Mapping Study and ongoing monitoring have provided robust information about the health of our water system and its ability to meet a full build-out of 10,000 people.

### **Can our infrastructure support a growing population?**

Adding density uses existing infrastructure, saving on servicing and infrastructure costs.

The Town charges Development Cost charges (DCCs) to all new development, including Garden Suites, multi-family and commercial development. These DCCs help to maintain and improve existing or new infrastructure, including roads, water, drainage and sewer.

Our sewer system is in good health.

### **Can you clarify the difference between a change to the OCP vs. rezoning?**

An OCP is a visionary document that envisions Gibsons in 20-30 years. It included a lot of community input to create and identifies land uses, transportation corridors, future parks, etc. that the community would like to see in Gibsons. Changing the OCP is changing this document.

A Zoning Bylaw is a regulation that outlines the rules around land use – types of land uses, density, building types, setbacks, building heights, parking requirements, etc. Changing the land use or the density requires a rezoning.

## CONCERNS RAISED WITH REGARDS TO 565 GIBSONS WAY

- The look does not represent seaside character. It was also noted that seaside character means different things to different people.
- Where will the low-income folks who are renting on the land now, go when the property is developed?
- Reporting in storeys is confusing and subjective. Show height in feet or meters.
- The development in this area would increase traffic on a dangerous/blind corner.
- More people would mean more noise.
- Worried about people speeding up on that corner.
- The height may block views for the neighbours.
- Rezoning of this area may lead to rezoning of other areas.
- Shadows from the development could block sun on their solar panels.
- One resident expressed concerns about excessive water running through his retaining wall and was concerned about where it was coming from. The resident suggested that a Geotechnical report would be required.

**\* The Director of Planning answered that the subject property is outside the Development Permit Area for Geotechnical Hazards (DPA 1), but is in the Development Permit Area for Gibsons Aquifer (DPA 9). A Geotechnical Report would be obtained prior to a Building Permit, due to the slope of the lot, and any development that excavates deeper than 1.5 metres requires a Development Permit with a report completed by a qualified professional confirming no negative impacts to the aquifer from the development.**

- Wanting to avoid short-term rentals.

## **GENERAL CONCERNS**

- Not wanting Gibsons to become North Vancouver, West Vancouver, or Surrey.
- Gibsons should focus on building housing for residents, not tourists.
- Not wanting to change the feeling of Lower Gibsons.
- Not wanting to block the view corridor.

## **WHO WAS MISSING FROM THE CONVERSATION?**

- Youth
- Young Families
- Business owners
- Developers
- People who might want to live in this type of housing

## **Did we miss something?**

Please email [bkent@gibsons.ca](mailto:bkent@gibsons.ca) with anything you think should be added to this document.