GIBSONS RESIDENTS ASSEMBLY

RECOMMENDATIONS FOR THE TOWN OF GIBSONS' OFFICIAL COMMUNITY PLAN

JUNE 2024

ABOUT

ABOUT THIS DOCUMENT

This report was prepared by the SFU Morris J. Wosk Centre for Dialogue's Renovate the Public Hearing Initiative (RPHI) to provide a detailed overview of the process and resulting recommendations from the Town of Gibsons Residents Assembly. The contents do not necessarily reflect the opinions of Simon Fraser University or the Town of Gibsons. Any works referring to this material should cite:

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ABOUT THE CENTRE FOR DIALOGUE

Simon Fraser University's Morris J. Wosk Centre for Dialogue fosters shared understanding and positive action through dialogue and engagement. As a trusted convener and hub for community initiatives, they have engaged hundreds of thousands of participants to create solutions for many of society's most pressing issues.

www.sfu.ca/dialogue

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ABOUT THE RENOVATE THE PUBLIC HEARING INITIATIVE

Renovate the Public Hearing is a collaborative initiative exploring improvements and providing evidence-based recommendations to British Columbia's provincial requirements on local government land use public hearings, as a means to enhance upstreamed, value-based public engagement, streamline affordable housing approvals and other land use processes, and strengthen community building and democratic principles.

www.renovatethepublichearing.ca

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>> Visit Gibsons Residents Assembly site

ABOUT THE TOWN OF GIBSONS

The Town of Gibsons is a seaside community located on the Sunshine Coast of British Columbia. Known for its natural beauty and accesible by a short ferry from West Vancouver, it is a popular tourist destination and home to about 5,000 residents. Gibsons is a leader in natural asset management and prioritizes a culture of strong local community. The land currently known as Gibsons is located on the traditional and ancestral lands of the Sḵwx̱wú7mesh Úxwumixw (Squamish Nation).

www.gibsons.ca

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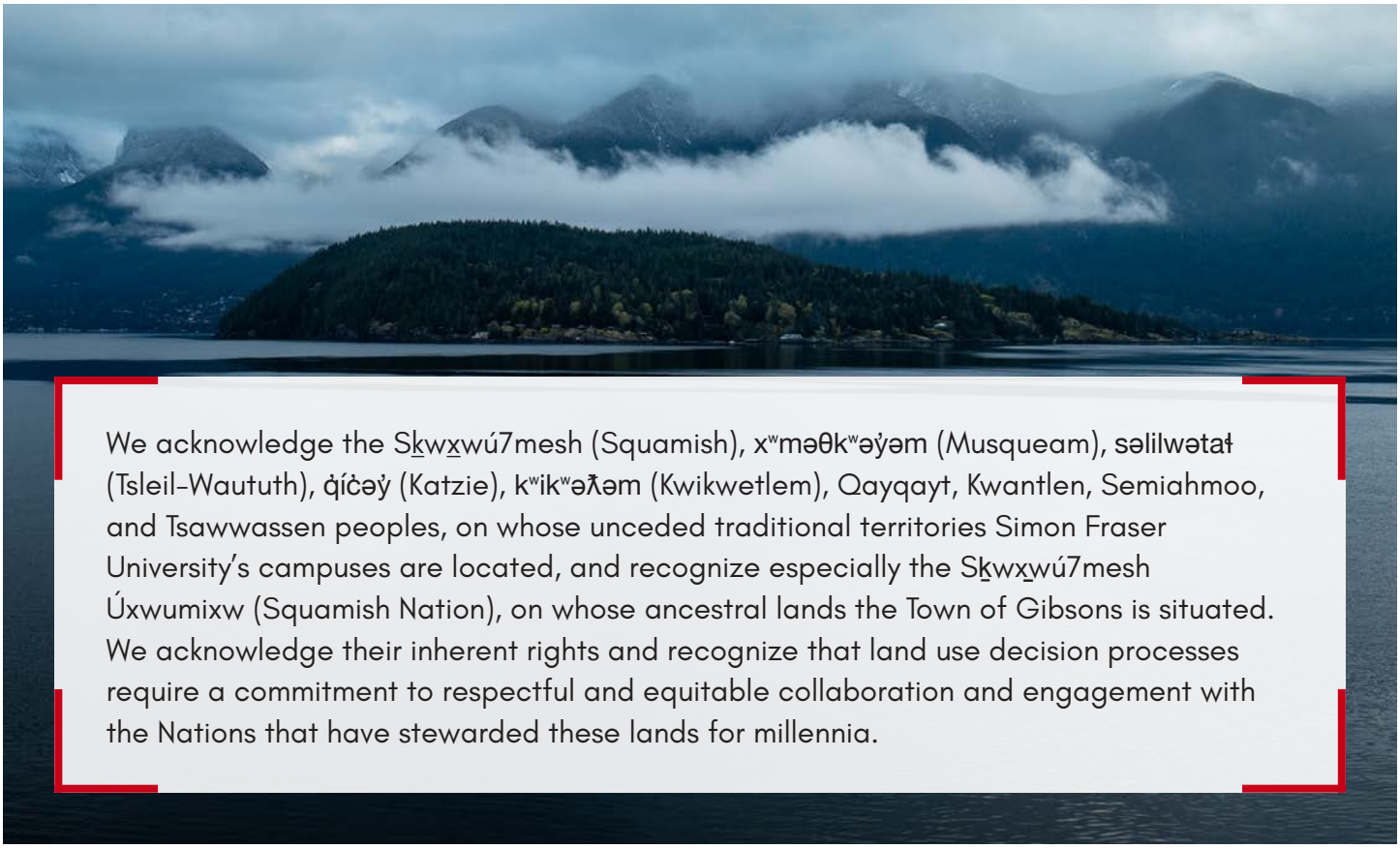
ABOUT THE GIBSONS RESIDENTS ASSEMBLY

The Gibsons Residents Assembly was independently designed and facilitated by Simon Fraser University's Morris J. Wosk Centre for Dialogue as part of the Renovate the Public Hearing Initiative, in partnership with the Town of Gibsons. The project was funded by the Canada Mortgage and Housing Corporation (CMHC) as part of the Housing Supply Challenge. The primary objective of the Assembly was to develop recommendations as part of the Town of Gibsons' public engagement on their revised Official Community Plan.



We acknowledge the Sḵwx̱wú7mesh (Squamish), xʷməθkʷəy̓əm (Musqueam), səlilwətaɬ (Tsleil-Waututh), q̓íc̓əy̓ (Katzie), kʷikʷəƛəm (Kwikwetlem), Qayqayt, Kwantlen, Semiahmoo, and Tsawwassen peoples, on whose unceded traditional territories Simon Fraser University's campuses are located, and recognize especially the Sḵwx̱wú7mesh Úxwumixw (Squamish Nation), on whose ancestral lands the Town of Gibsons is situated. We acknowledge their inherent rights and recognize that land use decision processes require a commitment to respectful and equitable collaboration and engagement with the Nations that have stewarded these lands for millennia.

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CHAIR'S NOTE

I am delighted to present this report to the Town of Gibsons Council. It has been my honour to chair and work with the talented Lead Facilitator, Aftab Erfan, and the dedicated Renovate the Public Hearing Initiative team on the Town of Gibsons Residents Assembly. This Assembly contributed slightly over 30 generous hours and convened 25 Members from neighbourhoods across Gibsons, who were selected through a civic lottery to explore Gibsons' projected growth, understand diverse housing options and define what matters most to the community as it evolves.

The Town of Gibsons embarked on this transformative journey to update its Official Community Plan (OCP) through an innovative and inclusive process of community engagement. Central to this effort was the Residents Assembly, a public-non-profit partnership model between the Town of Gibsons and the Renovate the Public Hearing Initiative.

The residents' assembly is a pioneering model of public participation that is gaining recognition worldwide. By bringing together a diverse group of citizens to learn, reflect and develop consensus-based recommendations, the assembly embodies a more upstreamed, democratic and inclusive approach to community planning. Designed and facilitated independently by Simon Fraser University's Morris J. Wosk Centre for Dialogue, this project is part of the broader Renovate the Public Hearing Initiative. This initiative aims to improve public engagement processes, streamline land use approvals, build capacity and awareness about new provincial mandates such as *Bill 44 - Housing Statutes (Residential Development) Amendment Act, 2023* (Bill 44) and *Bill 46 - Housing Statutes (Development Financing) Amendment Act, 2023* (Bill 46), and fortify democratic principles in British Columbia and beyond.

Funded by the Canada Mortgage and Housing Corporation (CMHC) as part of the Housing Supply Challenge, the primary objective of the Assembly was to pilot an advanced public engagement model. This public-non-profit partnership pilot sought to ensure the assembly model was embedded into the Town OCP Request for Proposals (RFP) well in advance of the selection of an OCP consultant, and that community values and insights were integrated into the OCP from the beginning. Over several weeks, Assembly Members dedicated themselves to understanding the intricacies of land use, housing demands and the trade-offs necessary for sustainable community growth. Their mandate was to produce binding recommendations for Town Council's OCP update and public engagement process, offering a comprehensive and thoughtful vision for Gibsons' future.

The Assembly was open to all Gibsons residents aged 16 and older, ensuring wide-ranging and inclusive

participation. The selection process involved a civic lottery, drawing 25 members from 274 applicants to reflect the Town's demographic diversity in terms of age, gender, housing tenure and ethnicity. This diverse group invested significant time and effort, engaging in constructive dialogue and collaborative problem solving to shape their recommendations.

The Assembly's recommendations will play a pivotal role in the development of Gibsons' OCP. They will help identify policy gaps, inform future consultations, and guide the creation of an inclusive and forward-thinking land use vision. These recommendations are the result of rigorous deliberation and consensus building, representing a collective voice rather than individual opinions. The Assembly's work will continue to influence the Town's planning processes, ensuring that community perspectives are integral to decision-making.

As we present this report, we extend our deepest gratitude to the Assembly Members for their dedication, insight and collaborative spirit. Their contributions highlight the potential of community-driven engagement and set a benchmark for future initiatives in Gibsons and beyond. We also thank the Town of Gibsons, Sḵwx̱wú7mesh Úxwumixw (Squamish Nation) Council and elder representatives, the experts that joined and shared their knowledge with the Assembly, the Gibsons Residents Assembly Advisory Committee, and the Canada Mortgage and Housing Corporation (CMHC) for their support, generous funding and commitment to this groundbreaking process.

This report stands as a testament to the power and promise of participatory democracy. It shows how ordinary residents, given the opportunity, can come together to address complex challenges, find common ground, build social cohesion and contribute meaningfully to the future of their community. As we move forward, we hope the insights and recommendations from the Gibsons Residents Assembly will inspire continued engagement and collaboration, paving the way for a vibrant and sustainable future for all residents, established and newcomers.

Amina Yasin
Director of Public Hearings and Planning, Renovate the Public Hearing Initiative
Assembly Chair and Facilitator

STATEMENT FROM THE ASSEMBLY MEMBERS

As the Gibsons Residents Assembly, we had the privilege of coming together five times from February to May to craft recommendations for Council on addressing the future housing needs of Gibsons. Our assembly, a diverse and vibrant group of 25 individuals, shares a profound love for this community. Representing a rich tapestry of lived experiences, ages and ethnicities, we spent 30 transformative hours together.

During this time, we delved into technical information, engaged with subject matter experts, and grounded ourselves in the rich history of the Sḵwx̱wú7mesh (Squamish) people, the stewards of this land. We asked probing questions, shared our insights, and listened deeply to each other's perspectives and values. This journey allowed us to thoughtfully weigh the trade-offs necessary to establish a collective vision for how our town plans to grow while ensuring adequate housing is provided for everyone in Gibsons.

Our work included gaining an understanding of new provincial legislation, as well as a field trip experience around various sites in our community to further our understanding of active transportation, infrastructure, climate resiliency, and various housing sites, typologies and densities that exist and can be further supported in our community. We were also able to deep-dive into the financial hurdles and opportunities involved in building homes in our town.

We approached the question of how to best plan for growth in Gibsons while meeting the housing needs of our community from multiple angles before arriving at our recommendations. The process was inclusive and equitable, providing a space for genuine expression and respectful deliberative dialogue, even when it was challenging. Each of us brought our own biases and agendas, yet we listened to one another with empathy and respect.

24 of 25 Assembly Members at the final Assembly meeting on May 5, 2024

RESPONSE FROM THE TOWN OF GIBSONS

TOWN OF GIBSONS
PO Box 340
474 South Fletcher Road
Gibsons BC | VON 1VO

June 7, 2024

Dear Assembly Members and Partners from the Renovate the Public Hearing Initiative,

On behalf of the Town of Gibsons' staff and Council, we would like to extend our heartfelt gratitude to the Renovate the Public Hearing Initiative and its Assembly Members. This groundbreaking initiative, a first-of-its-kind for our town and the Sunshine Coast region, has been pivotal in advancing our community engagement and setting a new standard for public involvement in land-use planning.

The partnership between the Town of Gibsons and the Renovate the Public Hearing Initiative has supported our commitment to fostering meaningful and rigorous public engagement. By engaging our community in the early stages of updating the Official Community Plan (OCP), we have ensured that the voices and values of our residents are at the forefront of our planning processes. This collaboration allowed us to integrate diverse perspectives, clarify housing options, and prioritize community needs for the future.

We are particularly grateful to the 25 Assembly members who dedicated their time and energy to this important initiative. The passion they demonstrated when presenting their recommendations shows just how engaged and committed they were. One assembly member stated that by going through this process "it made our differences feel not so different." Another stated, "This process left me feeling empowered, encouraged, and proud of our little town." It is clear that this initiative was successful in bringing different voices from our community to achieve well-rounded and informed recommendations.

The success of the Gibsons Residents Assembly highlights the importance of early community engagement. By using a civic lottery to gather a diverse group of participants, we captured a wide range of perspectives often missing in traditional public hearings. This inclusive approach aligns with our goals of social equity and effective decision-making, enriching our democratic processes.

Looking ahead, it is clear that the model of up-streamed engagement championed by this Assembly is essential for guiding Gibsons towards a sustainable, resilient, and equitable future. Your collective

efforts have set a new standard for public participation and demonstrated the profound impact of involving residents early in the planning process. I hope more communities implement the use of Resident Assemblies, as the results are invaluable for fostering inclusive decision-making, strengthening community bonds, and shaping a brighter future for all.

Thank you again for your dedication and for being pioneers in this initiative. We are inspired by your commitment and look forward to continued collaboration as we work together to realize our community's vision for growth.

Sincerely,

Silas White, Mayor of Gibsons

Lesley-Anne Staats, Director of Planning and Development Services

EXECUTIVE SUMMARY

Taking place over five Sundays between February and May 2024, the Town of Gibsons Residents Assembly saw 25 members of the Gibsons community come together to deliberate over the question: **"How can Gibsons best plan for the future and meet the housing needs of our growing population?"**

The Assembly was the result of a unique public-non-profit partnership, formally established in November 2023 between Simon Fraser University's Morris J. Wosk Centre for Dialogue's Renovate the Public Hearing Initiative (RPHI) and the Town of Gibsons. The partnership emerged out of an alignment between Renovate the Public Hearing's work to enhance upstreamed, value-based public engagement for land use planning and the Town of Gibsons' preparation for updating their Official Community Plan (OCP). The Assembly was independently designed and facilitated by Renovate the Public Hearing, in ongoing collaboration with the Town.

Over the course of five Assembly sessions, the 25 Assembly Members, selected through a civic lottery process to represent the demographic diversity of Gibsons, participated in a wide range of learning activities and heard from numerous experts on a range of topics focused on land use and community planning. At the final session, the Assembly took part in a consensus voting process to finalize recommendations, which were then presented to the Mayor and Council of Gibsons to inform the Town's OCP update. These six recommendations offer a set of values to guide the OCP, as well as recommendations on housing policy options and relationship-building and reconciliation with the Sḵwx̱wú7mesh Úxwumixw (Squamish Nation).

This report summarizes the Assembly process and the content of Assembly sessions, and explains how the feedback and insights from Assembly Members shaped the final recommendations. It also evaluates the extent to which the Assembly met RPHI's principles for public participation for land use planning, those principles being: *reconcilitory with territorial First Nations*, *equitable*, *evidence-based*, *democratically legitimate*, and *sustainable*.

The report concludes that the Gibsons Residents Assembly presented an innovative model that emphasizes how intentionally engaging with and building the capacity of a diversity of residents very early in the planning process has significant positive impacts on land use planning decision-making.

As one of the smallest municipalities in Canada (and the world) to host an assembly, as well as Canada's first residents' assembly tied to an Official Community Plan and run through a unique public-non-profit partnership, the Gibsons Residents Assembly is a national and international case study that offers a glimpse into what the future of democratic engagement for land use planning could look like.

ABOUT THE **GIBSONS RESIDENTS ASSEMBLY**

In 2024, the Town of Gibsons began a process of broad community engagement to update their Official Community Plan (OCP). As part of this process, the Town of Gibsons partnered with the Renovate the Public Hearing Initiative to host a residents' assembly, inviting up to 25 neighbours to come together to learn more about Gibsons' projected growth in the years to come, demystify diverse housing options and explore what is most important for the community as it grows. The Assembly was tasked with providing recommendations around the question:

"How can Gibsons best plan for the future and meet the housing needs of our growing population?"

WHAT IS A RESIDENTS' ASSEMBLY?

A **residents' assembly** is a group of people who are selected by lottery to learn and reflect on a given topic, carefully discuss values, options and trade-offs, and develop consensus-based recommendations for decision-makers. Assemblies are increasingly being used around the world to include the perspectives of diverse members of the public in developing important policy decisions and long-term visions for the futures of their communities. Residents' assemblies are also called citizens' or community assemblies, juries or panels, depending on their size, length and where they take place.

MANDATE

The mandate for the Gibsons Residents Assembly was to develop recommendations for Council about planning for growth that incorporates their values to inform Gibsons' new Official Community Plan.

As part of the process of identifying values for the recommendations, there was deliberative dialogue about different growth scenarios and trade-offs with different building forms. The outcome of the mandate was a binding resolution to prioritize the incorporation of Assembly recommendations in the OCP update.

MEMBER SELECTION

The Gibsons Assembly was open to participation from anyone aged 16 and older who was a full- or part-time resident of the Town of Gibsons. While multiple residents from each household were invited to apply, a maximum of one person per household was selected to participate. Applications were not permitted from current elected representatives in any level of government, employees of any political party, or employees from the Town of Gibsons.

An invitation letter was sent via Canada Post mailout, which was intended to reach all households within the Town of Gibsons. In anticipation of postal errors via this mass mailout system, residents were invited to share their invitation letter within their household, as well as with neighbours who may not have received one. Registration for the Assembly was open between January 16, 2024 and February 4, 2024, and interested residents were able to register online or by telephone.

Participants who responded to the invitation letters were then entered into a "civic lottery", where 25 Assembly Members were randomly selected to broadly reflect the Town of Gibsons in terms of age, gender, housing tenure, ethnicity/heritage, etc.

WHAT IS A CIVIC LOTTERY?

Residents' assemblies bring together a small group of community members to make it easier to have deeper conversations and reach majority agreement for decisions. Since not everyone can join, it is important to select participants in a way that gives everyone an equal chance to represent their community as an assembly member. Assemblies use a "civic lottery" in order to randomly select participants while ensuring that the group broadly reflects the diversity of the community.

Civic lotteries usually use two stages of random recruitment. First, invitations are mailed to random households in the community, then participants are selected randomly from the pool of applicants to match key demographics such as age, gender and geographic location. Since the Town of Gibsons is one of the smallest municipalities ever to host an assembly, invitations were sent by mail to all households in the municipality before using a random selection process, along with a more direct staff review of participants, in the second stage.

Throughout the outreach and civic lottery process, Renovate the Public Hearing partnered with the Sortition Foundation, a not-for-profit organization that specializes in recruiting and selecting people by lottery for assemblies.

A SNAPSHOT OF THE 2024 ASSEMBLY

The Gibsons Assembly recruited a total of 25 Members from a pool of 274 applicants, who together broadly reflected the demographic diversity of the Town of Gibsons.

MEET THE MEMBERS

AT ASHKAN TAGHIZADEH-SAHELI

I am a retired civil engineer who moved from Toronto to Gibsons in 2017. What I like most about living in Gibsons is the opportunity for outdoor activities and its natural beauty, as well as the small-town lifestyle. I joined the assembly to familiarize myself with the process and take the opportunity to have a more active part in decision-making for future planning of our town.

CM CHRISTIAAN MANTEL

I grew up in Vancouver and came to the Sunshine Coast in 2006. My spouse and I moved to Gibsons in 2019. We like the small-town feel and enjoy the easy access to ferry, shops and nature.

DS DIANE SCHLECHTER

I am a homeowner and single parent who has lived in Gibsons for the past 11 years. This community gives me a sense of safety, calmness and space, and opportunities for relaxation in a setting of healthy, natural beauty. I applied to the assembly because I wanted to be aware of how our community is growing and to observe if we are collectively growing with like-minded intentions—such as maintaining person-to-person social kindness, home affordability for all people of various ages, personal safety, maintaining spaciousness in our natural environment, maintaining wildlife compassion, and welcoming new residents that align with these values—and offer my input to sustain all of the above.

DH DONNA HALL

I am privileged to own a home in Gibsons, where I own a small business and also work remotely for non-profit organizations. I treasure the community connection that is possible in Gibsons—with people and with nature. I was thrilled to be a part of the residents' assembly and to be able to offer my perspective to this groundbreaking, innovative and progressive process. I especially valued being able to learn deeply and lean into hard questions about equity and social justice with fellow citizens.

EDITH JAKOBS

I am the winner of the Canadian Women Entrepreneur of the Year award (1999) and am now a retired entrepreneur—one of my most important roles, along with being an artist. Originally from Toronto, I found myself here in 2017 to help out a friend who had just moved to Gibsons, and I fell in love with the place. It took a few more years until I was finally able to call this little slice of heaven home. I found this (assembly process) interesting in that I could be a part of assisting with the town's plan for the next 20 years. We all are here with very different backgrounds and abilities, and the opportunity to share each other's values so the town of Gibsons can meet everyone's needs is what I found most appealing.

ELAINE KUPKA

I have been a tenant for the past two-and-a-half years approximately, after being a waterfront home owner since 1989. I am a single, part-time retiree, as I am still a Licensed Realtor and Property and Strata Manager. What I totally enjoy about our Town of Gibsons is how friendly everyone is. Of course the waterfront and walkways are amazing and have a calming effect on everyone. I am thrilled to be part of this assembly, as I felt I could be helpful with my career knowledge, plus I appreciate giving back to the town that I love and call home.

EZMINA SAMAROO

I am a newer member of the Gibsons community, having moved from Alberta in 2022. My husband and I fell in love with Gibsons on our very first visit to the coast in 2021, and quickly decided to make this our home. I love the sense of community that Gibsons offers. The proximity to the ocean is very important to me, as well as the opportunity to connect with much of the natural world around us. I was drawn to apply to be part of this process so that I could learn more about my community and the needs of its residents. I believe that it's important to contribute to this community in order for it to grow in a positive way that will bring a better quality of life to current and future residents. Being a part of this assembly has been extremely informative, and I feel empowered by the knowledge I have gained. I hope this will allow me to better participate in the growth of my community.

GILLIAN BRADY

I am a retired senior, lucky to have lived in glorious Gibsons for the past 15 years. I applied to the assembly to better understand some of the challenges our town faces going forward, particularly in creating more affordable housing. The SFU planning team led us through a process of creating a list of the values we hold. Then professionals from various fields educated us about factors that affect the choices the council must make about housing options. I believe our recommendations to the town council are very sound and accurately reflect the shared values of our group.

HB HEATHER BLACKWOOD

I moved to Lower Gibsons two years ago, but have been following Gibson's growth and development for 49 years since moving to the Sunshine Coast. So much is within walking distance, including launching my kayak and five beaches to swim at. I applied to the assembly because I am very interested in seeing Gibsons remain affordable to everyone while appreciating it as a tourist destination, and to see it retain the small-town community feel, which I love, as it continues to develop. The topics didn't cover everything I thought they might, including the controversial waterfront development. I will continue to attend the community meetings planned for outreach to the whole community, which will cover a larger scope of the Official Community Plan. I greatly appreciate the facilitation by the SFU team, the diverse presentations and the sharing of opinions. I am grateful that I was selected, as I am now much more informed. Thank you to the presenters and participants!

JL JÄGER ROSENBERG

I am a Chatelech High School student and live with my parents, who own their own townhome in a strata in Gibsons. I do not have a favourite part of Gibsons; we are a deeply flawed community. I was born in Sechelt and have lived in Gibsons my entire life. I applied to this process because I am fairly politically active and, as a young person, I have a keen interest in housing affordability and environmental sustainability. I wanted to have my input and learn more about how local governments form policy and consult their residents on important issues such as these so that decision-making is done with the best interests of the community in mind.

JL JAN LEGAULT

I am a gender-free artist, disabled queeractivist, and hard-working, creative person. Every day that I live here (23 yrs), I consider where I live and wonder: how did I get so lucky, to live in this amazing, beautiful, natural place. There are so many incredible people and opportunities to connect in enriching and meaningful ways.

JP JESSICA PRICE

I have been a full-time Gibsons resident since 2022. Coming from a hustle and bustle life in Vancouver, I immediately fell in love with the friendly, laid-back energy of Gibsons. I also saw it as a place of immense opportunity, with a lot of local needs not already being met and some gaps for engagement amongst people my age. Aside from the more relaxed and slow pace of life in Gibsons, I love the strong and welcoming community, access to nature and life on the ocean. As a local business owner, I am heavily affected by decisions the Town of Gibsons makes, and I am dedicated to being part of early conversations. I am very passionate about understanding the direction of the town, and feel the importance of being part of these plans from the beginning stages. The biggest thing I took away from the Assembly is that we aren't actually

as divided as I would have thought, but it takes rational, informative discussions like this to guide the town in a cohesive manner.

KB

KAREN BLUNDERFIELD

My husband and I moved to Gibsons 10 years ago after living most of our lives in Vancouver, Burnaby and North Vancouver. We opened Smoke On The Water BBQ, a successful seasonal restaurant on the Government Wharf, and have enjoyed serving locals and tourists alike. What drew us to Gibsons is the relaxed pace and small-town charm. Crime is a rare occurrence, and we stop to chat with neighbours and acquaintances while walking along the waterfront or through the village with our dog. The creative spirit is in the air, and the arts are a central focus in the town as well, with numerous art shows, theater productions and live music performances year-round! I applied for this assembly to have my voice as a citizen heard and to hear what others in our community had to say about the future growth of our community—could we come together with all our different perspectives and find common ground to create a vision of a vibrant, friendly, creative community where there is opportunity and affordability built in for the long term.

KM

KELSEY MOK

My family and I have been living in Upper Gibsons for about six years. Our favourite place to spend time is Georgia Beach. In this assembly, I was most interested in learning about the future housing goals of Gibsons!

KC

KEVIN CARROLL

My wife and I bought our house on Oceanmount Boulevard in 2008 and enjoyed weekends and vacations in Gibsons until 2017, when we moved from Vancouver permanently. We love our Oceanmount Estates neighbourhood and enjoy regular walks and sharing life in Gibsons with friends and family. I saw the need to provide affordable housing for working age people to live and thrive in Gibsons. This process provided the opportunity to contribute to the vision for future town plans for all residents. A desire to share in the progress and pride in our town has increased through my participation in this assembly.

LT

LARRY TAYLOR

I moved from Vancouver to the Sunshine Coast in 2008 as I was contemplating retirement, and have rented in Halfmoon Bay, Sechelt and Tuwanek. Coming out of the pandemic, for the first half of 2021 I was frantically searching for a new place to live, and finally found a rental suite in an apartment building in Gibsons. I think this is the most beautiful place to live on all of the coast. My favourite thing about Gibsons is the convenient access to just about everything, along with the historic nature of the lower town with its unique variety of architecture in the homes. I applied to this assembly because I want to see Gibsons grow in a way that doesn't destroy the beauty and uniqueness that makes it so special, while providing affordable places to live rather than it becoming a haven for multi-millionaires. I feel that as a group we have provided an excellent blueprint for the future to Gibsons' Council and planners.

LG LEN GOLD

I have lived on the Sunshine Coast for over 30 years, the last 16 in Gibsons. I was drawn here by my work and found that, once here, I fell in love with the coast. I find Gibsons to be a close-knit community, and having my daughter attend the local high school was very rewarding as to what is offered to citizens of Gibsons. Scenic-wise, you cannot find a more pleasant place to live, and most things needed are available here. My only regret is the ferry service, which has continually declined over the years and could be improved. Also, the high rent here is difficult for young people and is driving them away, and I'm sure a lot of them could be assets staying and making Gibsons a lot more perfect. I like being able to put some ideas into this committee to help steer Gibsons to be a better and long-lasting draw for people to come and enjoy what we enjoy.

MP MARILYN PEDERSON

I am a single, retired Insurance Professional and homeowner in Gibsons. I was drawn to Gibsons 22 years ago for so many reasons—the affordable opportunity to live and work surrounded by nature in all its glory, a natural haven of beauty and serenity. I was able to purchase a home and become involved (Volunteer Emergency Support Services Director) and connected to a community that cares. The shared concern of many retired singles is one of the reasons I was drawn to apply to this assembly. Some particular issues of concern are whether we will we be able to age in place or have viable, affordable options, and whether young people and families will have opportunities and affordable housing options. The assembly concept allows for the ability to learn and discuss these issues with a group that offers the thoughts and opinions of a diverse community. I have so enjoyed the opportunity to gain insight, factual information and the varied views of others.

MM MELONY MOK

I am a long-time Sunshine Coast resident of 23 years. I have been a homeowner in the Upper Gibsons Aurora Estates neighbourhood for the past seven years. I am a mother of four beautiful children spanning a wide age range from one to 22 years old. I love this amazing place and am very proud to call Gibsons and the Sunshine Coast my home. I appreciate the many beautiful beaches and forest hikes this area has to offer, and don't take for granted how spoiled we are to have them nearly to ourselves. I also love the sense of community we have here and the continued growth of new restaurants and shops. Most important for me is how safe this community feels for raising children, which is why I have been here all these many years. I was happy to be selected to be a part of the Gibsons Residents Assembly, and found the opportunity of being connected and going through this journey with the other members to be a great experience.

NC NATHAN CROSBY

I am currently a high school student living with my dad in Gibsons most of the time. My favourite feature of Gibsons is the abundance of forest and ocean surrounding the area. This allows me

to really absorb the beauty of nature around our town without always being surrounded by huge developed areas. I joined the assembly to learn more about how the development around our area works, to help with our ability to grow while still preserving some of the dense nature around us, and to try to give input in the meetings from a perspective that is very young and from someone who has grown up here.

RICARDO MONDRAGON GUERRA

RW RICK WOOD

I have been a resident of Gibsons since 2009. My wife has lived here all her life. We have seven children, with three living in Gibsons. One of our enjoyable regular activities is walking along the sea walk downtown along waterfront.

SS SARAH SONG

I live in Upper Gibsons with my husband and soon-to-be-arriving baby. I love enjoying the outdoors and frequenting all the farmstands around the coast. My favorite place to be is Franklin Beach on a nice hot summer's day. It is my favorite place to unwind with a good book after a stressful week. I found this experience with the Gibsons Residents Assembly to be very informative, with great material provided, including the surveys that assessed our experience throughout the assembly process.

AT SHEILA NEWLAND

My husband and I purchased our home in Gibsons in the Spring of 2018. As recent retirees, we had the time and energy to undergo a complete renovation. We chose Gibsons specifically for the small town ambiance, friendliness of its residents and close proximity to Vancouver. We thoroughly enjoy Gibsons and all it has to offer. I volunteered for the Gibsons Residents Assembly because I wanted to be able to participate in the future of this great community and to acquire a better understanding of the town, its elected officials and the inner workings of its infrastructure and policies.

TJ TREVOR D JOHNSON

I am a single person renting in Gibsons and a life-long Sunshine Coast resident. The thing I love about Gibsons is the diversity of the geography and nature in the area, being able to walk down to the beaches or to trails in the rainforest just minutes from home, and the friendly atmosphere of the community. What drew me to the residents assembly was being a part of the conversation about affordable housing for all different ages and incomes, and learning more about how the town makes decisions for the future growth of our community.

MEET THE CHAIR AND ASSEMBLY TEAM

The Gibsons Residents Assembly was planned, chaired and facilitated by Amina Yasin (Director, Renovate the Public Hearing Initiative) and co-designed and facilitated by Lead Facilitator Aftab Erfan (Executive Director, Morris J. Wosk Centre for Dialogue) and the SFU RPHI team. The facilitators designed the Assembly process and guided Members through activities, but remained neutral on topics discussed and had no vote on final recommendations. Additional RPHI team members involved in the design, coordination, and co-facilitation of the Assembly included Claire Adams, Jocelyn Wong, Ayaan Ismail, Trudi Goels, Karis Chitty, and Nicole Armos, who was involved in co-designing the Assembly question and evaluation model. The Assembly was delivered through a public-non-profit partnership model between the Town of Gibsons and the Renovate the Public Hearing Initiative.

Amina Yasin
Assembly Chair & Facilitator
Director, RPHI

Aftab Erfan
Lead Facilitator
Executive Director, Centre for Dialogue

Aayan Ismail
Planning Engagement Analyst, RPHI

Claire Adams
Senior Analyst, Office of Knowledge and Practice

Jocelyn Wong
Administrative Research Coordinator, RPHI

Karis Chitty
Communications Associate, Centre for Dialogue

Nicole Armos
Manager, Office of Knowledge and Practice

Trudi Goels
Program Manager, RPHI

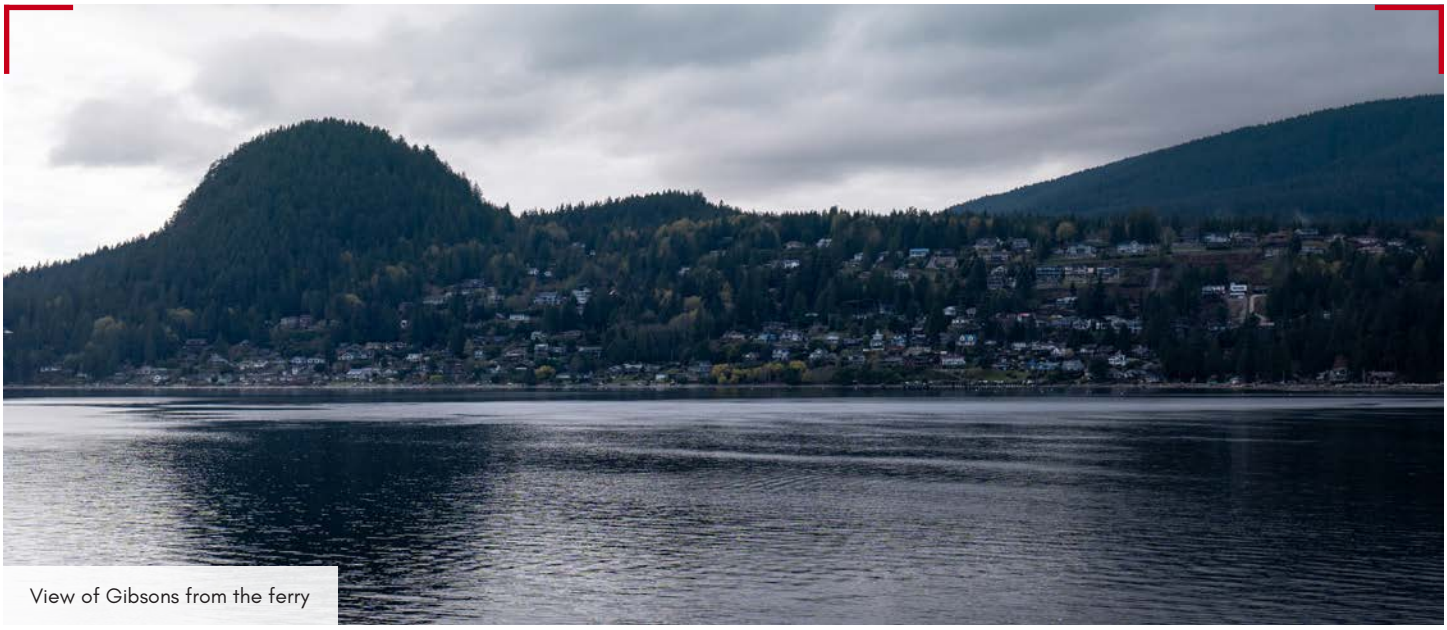
THE ASSEMBLY ADVISORY COMMITTEE

The Assembly also engaged an Advisory Committee made up of experts in their fields, which included backgrounds in Urban Planning, decolonial and UNDRIP expertise, and public engagement and community assembly knowledge and experience. The Committee was made up of SFU Instructor, UNDRIP Expert and Social Planner Kamala Todd and Civic Engagement Specialist Susana-Haas Lyons, who met with RPHI three times over the course of the Assembly to discuss Assembly design and session programming, share findings from the Assembly sessions, and gain insights from the Committee Advisors.

MEET THE COMMUNITY

The Gibsons area has a rich and significant history as the origin place of the Sḵwx̱wú7mesh Úxwumixw (Squamish Nation). The village of Ch'ḵw'elhp (Chekwelp) was both a permanent village and a seasonal camp used by Sḵwx̱wú7mesh people who travelled from the area to Gibsons and back. Many Sḵwx̱wú7mesh people are descendants of the inhabitants of this place ,and still have ties to Ch'ḵw'elhp and its neighbouring village, Schètx̱w.

Incorporated in 1929, the Town of Gibsons is a small but mighty municipality with a total area of 507 hectares (ha). It is bound by Howe Sound and Shoal Channel, which feeds into the Strait of Georgia to the south and east, and lies at the foot of Mount Elphinstone, part of the Coast Mountain Range. Gibsons' population was 4,758 at the time of the 2021 Census. This is up by 3.3% over the 4,605 people counted during the 2016 Census; according to BC Statistics, the Provincial estimate for Gibsons population was 4,968 as of July 1, 2021. This population is still below the 5,000-person threshold, which would have triggered several significant changes for the Town under new provincial legislation regarding



View of Gibsons from the ferry

land use planning. Its unique rural-village character, location and size stresses the need to continue to carefully plan for a limited land base.

Gibsons is connected to the Lower Mainland by a 40-minute ferry passage. The town strikes a unique balance of access and remoteness that defines Gibsons' character: small-town sensibilities, surrounded by old growth forests, with urban development growth demands.

The settlement of Gibson's Landing was started by George Gibson in 1886 and expanded up the hill into a coastal community built upon farming, fishing and logging. Gibsons was also the scene of a turning point in Canadian history, due to the Socialist ethics of the early Finnish settlers, personified through co-operative models and the local community halls (the Labour Hall and the Socialist Hall) which would later nurture the spirit of social democracy in Gibsons and nationwide.

By the end of the 20th century, Gibsons placed British Columbia on the map and built the modern film industry in the province and across Canada when it became best known as the setting of the CBC TV series *The Beachcombers*, which aired from 1972 to 1990. By the time the show ended, it drew crowds of tourists to the community and was the longest-running drama series in Canadian history, broadcast in 50 countries and only surpassed by the Canadian television series *Degrassi* in 2012. Today, at the head of the government dock is Molly's Reach, the landmark of the Canadian cultural series, painted daffodil yellow, on the original homestead of the Town's namesake, George William Gibson.

The community of Gibsons today is characterized as embodying an active sense of civic engagement and a high regard for environmental stewardship in a small coastal town that relies on tourism—particularly in Gibsons Landing, which holds the quaint distinction of having a lively main street with cafés, bakeries and shops by a bustling fishing wharf.

PROJECT CONTEXT

ABOUT RENOVATE THE PUBLIC HEARING (RPHI)

The Renovate the Public Hearing Initiative (RPHI) is a collaborative initiative exploring improvements and providing evidence-based recommendations to British Columbia's provincial requirements on local government land use public hearings as a means to enhance upstreamed, value-based public engagement, streamline affordable housing approvals and other land-use processes, and strengthen community building and democratic principles.

As municipalities explore better ways to gather feedback from communities and leaders are asked to make an increasing number of land use decisions, it has been demonstrated that BC's current site-by-site public hearing process is not designed to support an inclusive practice for strong decision-making. Instead, public hearings are often viewed as performative exercises that exacerbate societal divisions and leave people angry or apathetic toward local government.

All of this indicates a critical opportunity for change, as the provincial government continues to revisit the purpose and process of BC's public hearings.

PROJECT CONTEXT: OFFICIAL COMMUNITY PLANS

An Official Community Plan (OCP) in British Columbia, established under the Local Government Act, is a crucial policy document for long-term land use planning. It details objectives and policies for land use, housing, transportation, economic development, environmental stewardship and infrastructure. An OCP reflects the community's vision and aspirations, providing a framework for sustainable growth and development that aligns with local values and priorities.

Chapter 323, Section 875(1) of the Local Government Act, defines a community plan as "a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government." The Act mandates extensive consultation, including with territorial First Nations, and a public hearing before an OCP can be adopted. Once adopted as a bylaw, all land use decisions must comply with the OCP's objectives and policies. While the OCP is primarily a policy document, its effectiveness relies on implementing tools like zoning bylaws, development permits, capital expenditure planning, development cost charges and subdivision control.

The Town of Gibsons is currently updating its OCP to reflect recent provincial land use changes and address new challenges. This update involves community engagement to ensure the plan meets current

needs and priorities, enhances sustainability policies for climate resilience and green infrastructure, and modernizes land use, housing and transportation strategies to accommodate future growth and comply with new provincial legislation, including *Bill 44, Housing Statutes (Residential Development) Amendment Act, 2023* (Bill 44) and *Bill 46 - Housing Statutes (Development Financing) Amendment Act, 2023* (Bill 46). Bill 44 specifically prohibits public hearings for housing-focused rezonings where development projects are composed of 50%+ housing and if the rezoning bylaw is consistent with the Official Community Plan. This proactive and legislated approach ensures the OCP remains relevant and up-to-date, guiding Gibsons toward a sustainable, mandated and prosperous future.

WHY THIS PARTNERSHIP?

The Town of Gibsons' Strategic Plan 2023-2027 is a four-year framework that outlines Mayor and Council's top priorities and guiding principles to shape development and governance, emphasizing **climate resiliency**, **social equity**, **effective decision-making** and **sustainable service delivery**. This plan aims to ensure sustainable, inclusive growth and well-governed practices. The public-non-profit partnership with the Renovate the Public Hearing Initiative (RPHI), through the Residents Assembly, exemplifies these guiding principles through its deliberative, democratic and inclusive approach.

On climate resiliency, the Assembly enhanced discussions on climate strategies, focusing on adaptation and mitigation. Members engaged in dialogue with one another and with experts on active transportation and natural asset management, particularly the town's aquifer, integrating climate resiliency into the 15 values that would inform updates to the OCP. This approach aligns with the Strategic Plan's commitment to prioritizing climate adaptation in municipal engagement and activities.

In promoting social equity, the Assembly's selection process used a civic lottery and additional RPHI staff review to reflect Gibsons' demographic diversity, ensuring representation from traditionally

underrepresented groups. This inclusive participation supported the Strategic Plan's goal of fostering social equity in government policies, considering the interests of all residents, especially those most underrepresented or underheard in traditional public hearings.

The Assembly's structured environment facilitated evidence-based decision-making, incorporating local organization and other expert testimonies and community feedback. This process improved decision quality and transparency, enhancing public participation and aligning with the Strategic Plan's emphasis on data-driven governance.

Kelly Foley, Cover the Coast Alliance for Affordable Housing

The Town of Gibsons' partnership with RPHI, a CMHC-funded program at the Morris J. Wosk Centre for Dialogue (a non-profit entity at Simon Fraser University), was able to address the guiding principle of sustainable service delivery to promote deliberative dialogue. This partnership managed financial and resource constraints while ensuring that public engagement around land use planning and other initiatives was democratic and went beyond simple consultation. Assembly sessions discussed strategies for managing natural assets and housing needs and planning for future growth while considering land use economic modeling for OCP updates. The Assembly's efforts supported the Strategic Plan's goal of efficient, sustainable municipal services through a public-non-profit partnership, with RPHI funding and managing costs while the Town provided space and staff resources.

The Town of Gibsons Residents Assembly, facilitated by RPHI, has set a robust precedent for deliberative dialogue, upstreamed community engagement and strategic planning. By prioritizing climate resiliency, promoting social equity, enhancing effective democratic decision-making and ensuring sustainable service delivery, the Assembly has contributed to strengthening the Town's governance framework and fostering a resilient, equitable future for all residents.

MEET THE ASSEMBLY GUESTS

TOWN OF GIBSONS MAYOR AND PLANNING STAFF

- **Mayor Silas White**
- **Lesley-Anne Staats**
  Director of Planning and Development Services
- **Kirsten Rawkins**
  Planner 1
- **Katie Thomas**
  Planner 2
- **Bronwyn Kent**
  Communications Coordinator

Chris Neumyer, SCAHS

SḴWX̱WÚ7MESH ÚXWUMIXW (SQUAMISH NATION) REPRESENTATIVES

- **Sḵwx̱wú7mesh Úxwumixw (Squamish Nation) Councilor Deborah Baker**
- **Elder Chiaxst'n Wes Nahanee**

TECHNICAL AND LOCAL EXPERTS

- **Kamala Todd**
  SFU Faculty and Senior Indigenous Social Planner
- **Chris Neumyer**
  General Manager of the Sunshine Coast Affordable Housing Society (SCAHS)
- **Kelly Foley**
  Sunshine Coast Housing Coordinator from Cover the Coast Alliance for Affordable Housing
- **Kylie Hutchinson**
  Director of Transportation Choices Sunshine Coast (TRAC)
- **Andrea Renney**
  CitySquared Planner and Land Use Economics Specialist
- **Colton Kirsop**
  Senior Planner and Official Community Update Lead, McElhanney

ASSEMBLY OVERVIEW

The Gibsons Residents Assembly met over the course of five Sundays (February 25, March 10, April 7, April 21 and May 5, 2024) between 11am and 5pm, and spent 30 deliberative dialogue hours together.

ASSEMBLY DEMOGRAPHIC SNAPSHOT

The 25 members of the Gibsons Assembly were selected at random, but in such a way that they broadly represented the demographics of the Gibsons community in terms of age, gender, housing tenure, location of residence or business, ethnicity, and other criteria. The members each generously agreed to spend five full days, plus additional time outside the sessions, serving on the Assembly. The demographic breakdown of the 25 selected Members is laid out on this page. The Assembly did not have any attrition during the first four sessions, with only one member not being able to attend the final (May 5) session.

25 ASSEMBLY MEMBERS

Gender Identity:

- **14** Female (56%)
- **10** Male (40%)
- **1** Gender-free (4%)

Members who identify as:

- **5** Non-white, racialized (20%)
- **2** Indigenous (8%)

Education:

- **8** Bachelors+ (32%)
- **7** High School (28%)
- **8** Post-secondary education (32%)
- **2** No certificate or diploma (8%)

Housing Tenure:

- **18** Owners (72%)
- **5** Renters (20%)
- **2** Owned by a member of the household (8%)

Ages:

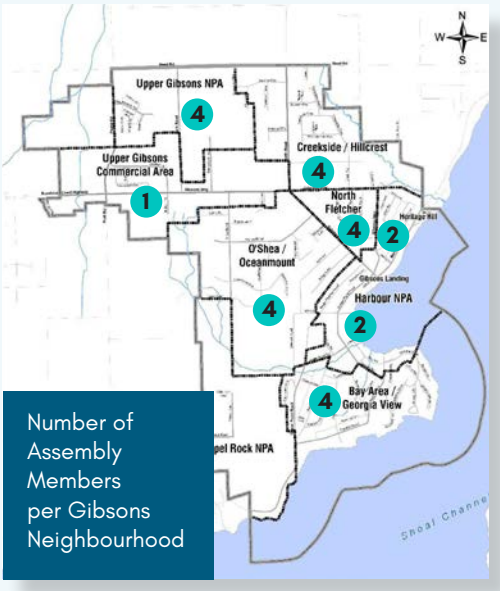
- **2** 16-24 (8%)
- **2** 25-34 (8%)
- **6** 35-49 (24%)
- **2** 50-59 (8%)
- **6** 60-69 (24%)
- **7** 70+ (28%)

- **5** Participants living with a disability (20%)
- **5** Stakeholders (business owners, entrepreneurs, architects) (20%)

Household:

- **9** Single person (36%)
- **6** Couple with children/dependents (24%)
- **5** Couple without children (20%)
- **3** Couple/ family without dependent kids (12%)
- **1** Non-family housing (group) (4%)
- **1** Single parent with children (4%)

NEIGHBOURHOODS OF GIBSONS



- Bay Area/Georgia View — **4**
- Creekside/Hillcrest — **4**
- Harbour Area Plan NPA — **2**
- Heritage Hill — **2**
- North Fletcher — **4**
- O'Shea/Oceanmount — **4**
- Upper Gibsons Commercial Area — **1**
- Upper Gibsons NPA — **4**

CURRENT OCP LAND USE DESIGNATION BY ASSEMBLY MEMBER:

- Detached Residential — **10**
- High Density Residential — **1**
- Low Density Residential 2 — **9**
- Medium Density Residential (Character) — **3**
- Multi-Unit Residential Special Character — **2**

CURRENT ZONING BY ASSEMBLY MEMBER:

- Multi-Family Residential 1 (RM-1) — **3**
- Multi-Family Residential 2 (RM-2) — **2**
- Multi-Family Residential 4 (RM-4) — **1**
- Multi-Family Residential 7 (RM-7) — **1**
- Single- & Two-Family Residential 3 (R-3) — **10**
- Single-Family Residential 1 (R-1) — **2**
- Single-Family Residential 2 (R-2) — **5**
- Small Lot Cottage Residential — **1**

Members in the View Protection Area:
YES — **6** | NO — **19**

Members in the View Protection Sub-Areas:
YES — **1** (SUB-AREA E) | NO — **24**

Members in the Garden Suite Area:
YES — **5** | NO — **20**

ASSEMBLY RECRUITMENT, DESIGN AND PROCESS

The primary goal of the Gibsons Residents Assembly recruitment was to select 25 individuals reflecting the community's diversity, based on the 2021 census data. This initiative aimed to ensure broad representation in local decision-making processes.

The Morris J. Wosk Centre for Dialogue (the Centre) currently has the unique distinction of either directly managing or facilitating all three community assemblies taking place across the province. These include the directly-managed Gibsons Residents Assembly public-non-profit partnership and the Centre-facilitated City of New Westminster Community Assembly and Burnaby Community Assembly.

The recruitment methodology used for the Town of Gibsons Assembly was adapted from the method used by the City of Burnaby's recent community assembly, in order to evaluate its effectiveness in a smaller community like Gibsons. The Sortition Foundation was contracted to facilitate this process. Following best practices, the recruitment strategy focused on enlisting participants in pairs or small groups to prevent any one person from being the sole representative of their demographic. It also emphasized limiting the number of demographic categories to ensure comprehensive representation.

The recruitment process involved several steps. Initially, selection criteria were established, followed by identifying a deliberation question in consultation with the Mayor and Planning and Development staff. The content of the invitation and FAQ were confirmed, and a toll-free information number was set up with the Sortition Foundation. A section of Gibsons' municipal website and a dedicated page on the RPHI website were created to collect applications, and front-line municipal staff were briefed. Mailing services were contracted to distribute invitation letters, and the application process was monitored over three weeks. Once the application period closed, the raw data was sent to the Sortition Foundation for participant selection. Afterward, the Renovate the Public Hearing Initiative also conducted an internal review of participant selection, using the Sunshine Coast Regional District (SCRD) property viewer area map tool, in order to account for the jurisdictional boundary limitations.

SELECTION CRITERIA

The selection criteria were based on demographic data from the 2021 Canada Census, focusing on five key areas: **1) Age, 2) Ethnicity/Heritage/Ancestry, 3) Educational Level, 4) Home Tenure,** and **5) Household Type**. These criteria ensured the selected participants would represent the community's diverse demographics.

INVITATION

Given Gibsons' small population of fewer than 5,000 residents, a community-wide invitation was deemed appropriate. Unlike larger cities, where only a percentage of the population is invited based on postal codes, all households in Gibsons received an invitation letter and FAQ, with some households in the neighbouring SCRD jurisdictional containment Area E and F receiving invitations. Despite the comprehensive approach, not all households received the mailer due to postal system limitations. Anticipating the limitations of Canada Post, the invitations included a 'good neighbour' request for recipients to share the information with their neighbors to mitigate these distribution challenges.

PARTICIPANT SELECTION

A total of 274 applications were received. Each applicant was anonymized using an ID number, and the anonymized list was sent to the Sortition Foundation. Using a proprietary algorithm, the Sortition Foundation selected 25 participants who met the established demographic criteria. When participants were unable or unwilling to continue, replacements with similar demographic profiles were selected to maintain the Assembly's demographic diversity.

MEMBER CONFIRMATION, ASSEMBLY LOCATION AND COSTS

Each selected participant was contacted for a brief phone call to confirm their availability and assess their participation needs, such as accessibility, transportation, childcare and dietary requirements. Following the phone call, an email confirmation was sent to provide further information. All participants were offered an honorarium of $225 per session to offset the cost of missing work, including in areas often rendered invisible due to their classification as 'domestic labour,' and for the extensive time, dedication and commitment to the civic process. The recruitment process incurred several costs, including $13,685 for the Sortition Foundation and $3,049.96 for printing and postage. The Assembly sessions were held in Upper and Lower Gibsons for regional diversity and access, with the first session being hosted at the Cedars Inn Hotel and Convention Centre in Upper Gibsons; the second, third and fifth sessions being held at Gibsons Town Hall; and the fourth session being held at the Public Market in Lower Gibsons. All locations were accessible by walking, biking or public transportation for the vast majority of members.

All five sessions were also located either on a main floor, in close proximity to the entrance and exit, with direct washroom access, *or* had access to an elevator. All locations included a designated quiet room/space for members that identified as having a disability (neurodivergent), required a private nursing space, or were observing any special religious holidays during the course of the Assembly (such as Ramadan) and required a separate prayer space.

PROCESS LEARNINGS

LIMITATIONS OF ALGORITHM

The algorithm used for participant selection had some limitations. Applicants sometimes provided inaccurate demographic information, and the algorithm did not account for nuanced diversity considerations, such as gender equity, when two applicants applied from the same household. Ensuring that an additional review process is carried out by the selection team is necessary in order to mitigate occurrences of algorithmic discrimination (Flanigan, Gölz et al, 2021) and improve selection outcomes. This would mean allowing more time for internal evaluation and validation of selections.

JURISDICTIONAL CHALLENGES WITH MAILINGS

The mailing process faced several challenges. Municipal boundaries did not align with Canada Post's delivery boundaries, resulting in some residents outside the municipality, in the Sunshine Coast Regional District (SCRD) jurisdictional containment Area E and F, receiving invitations. Additionally, unaddressed mail was not consistently delivered to every household, and the confidentiality of applications prevented sharing information with the municipality. Ensuring that municipal mapping tools are identified, available and used to validate addresses would greatly improve selection outcomes early in the process.

COMMUNITY PERCEPTION

As seen in other communities with similar assemblies, some Gibsons residents expressed concerns through social media about not being selected for the Assembly, the validity of the recruitment process, the transparency of participant selection and how the Town of Gibsons Council would utilize the final Assembly findings. To address these concerns, it is crucial to create more opportunities for community engagement and to educate the public on deliberative democratic participation methods such as mini-publics. This approach can continue to help build trust, legitimacy and understanding within the community.

ASSEMBLY DESIGN, PROGRAM AND PROCEEDINGS

The Assembly design, program process and sessions were pre-developed in a design-build format, while remaining responsive to the needs and dialogue interests of the Assembly.

ASSEMBLY TIMELINE

CONSULTATION

JUNE 27
First meeting between RPHI and Town of Gibsons (preliminary introduction)

AUGUST 1
Pre-consultation partnership meeting

SEPTEMBER 12
First partnership and design meeting

OCTOBER 31
Second partnership meeting to discuss Assembly mandate and questions/ issues for the Assembly to address

PREPARATION

NOVEMBER 7
RPHI presents to Gibsons Mayor and Council, Council votes unanimously to move forward with RPHI partnership and Residents Assembly

NOVEMBER–JANUARY
Process design

[2024]

JANUARY 16–MID-FEBRUARY
Recruitment of members

ASSEMBLY

FEBRUARY 25
Assembly begins [First meeting]

MARCH 10
Second Assembly meeting

APRIL 7
Third Assembly meeting

APRIL 21
Fourth Assembly meeting

MAY 5
Fifth and final Assembly meeting

JUNE 4
Presentation to Town of Gibsons Council

OVERVIEW OF ASSEMBLY SESSIONS

SESSION 1: SUNDAY, FEBRUARY 25, 2024

GOALS: RELATIONSHIP AND COMMUNITY BUILDING; UNCOVER AND DELIBERATE ON ASSEMBLY VALUES

The first Gibsons Residents Assembly session to discuss the Official Community Plan (OCP) update was attended by 25 Assembly Members, led by Assembly Chair Amina Yasin and Facilitator Aftab Erfan, and began with an acknowledgment of the traditional territories of the Sḵwx̱wú7mesh Úxwumixw (Squamish Nation). Town of Gibsons Planning staff, including Director of Planning and Development Lesley-Anne Staats and Senior Planners Katie Thomas and Kirsten Rawkins were present.

The inaugural session emphasized community building, identifying core values and laying the groundwork for future deliberations. Deliberative activities included formulating a set of Assembly agreements and personal introductions, including questions that had participants reflect on 'what made them say yes to being a part of the Assembly' and 'what made them nervous/not want to be at the deliberation.' A mapping exercise to pinpoint Members' valued areas within Gibsons, small-group activities and a "who's who" bulletin board project also took place. Educational presentations included brief insights from Chair Amina Yasin on the Renovate the Public Hearing Initiative (RPHI) and Town Director of Planning and Development Lesley-Anne's introduction to municipal planning. Additionally, the "Soft Shoe Shuffle" deep democracy activity allowed participants to express their openness to growth, leading to discussions on maintaining Gibsons' character while accommodating necessary development. The session concluded with reflections on the members' readiness to support community growth and the potential trade-offs for Gibsons' future vision.

During the session, Members shared their backgrounds, the neighbourhoods they lived in, whether or not they've ever attended a public hearing or council meeting, and motivations for joining the Assembly. A number of participants identified that they moved to Gibsons from Toronto, Ontario. Key themes from Member introductions highlighted the unanimous appreciation for Gibsons' natural beauty, quaintness, strong sense of community and small-town charm. However, Members also acknowledged challenges such as the aquifer and climate issues, attracting visitors with limited accommodations, and growth-related concerns, particularly regarding emergency management and the perception of the volunteer-based fire department's current density restrictions.

Discussions from the small-group deliberation that were later shared in the plenary revealed a strong desire to maintain Gibsons' character while recognizing the need for more rental housing and local businesses. Members emphasized sustainable growth that preserves the town's village-charm and called

for improved infrastructure, such as better ferries and transit systems, to support this growth. There was an optimistic reinterpretation of challenges as opportunities, with Members acknowledging their privileged positions and the importance and urgency of the Town's commitment to inclusivity and housing all members of Gibsons' community while welcoming new residents and tourists.

The "Soft Shoe Shuffle" exercise revealed diverse views on development, with a preference for low-to-mid-rise buildings and preserving green spaces for climate mitigation and adaptation. Discussions also touched on the need for better infrastructure, affordable housing, and accessible and compact community development. Members expressed the difficulty of maintaining livelihoods amidst rising costs and limited housing options, emphasizing the need for development that benefits the community with thoughtful architectural form and function considerations, along with strategic infrastructural planning. Infrastructure improvements, such as a focus on the aquifer, transportation, childcare and

medical services were deemed crucial, alongside ensuring climate resiliency, emergency management and sustainable development practices to protect natural resources. Consensus emerged on the need for more affordable housing, including higher-density options and innovative solutions like housing and business cooperatives and community land trusts. The focus on inclusivity, accessibility, and maintaining community events and arts was prominent, as was addressing the needs of diverse groups, including young people, seniors and local business owners.

Final reflections from the session indicated participants' willingness to make personal sacrifices, such as higher taxes, reduced car reliance, and vacationing and shopping locally, to support the community's vision. The emphasis was on collective effort to achieve evidence-based and sustainable growth while preserving Gibsons' unique character and quality of life. The proceedings of the first session provided valuable insights into residents' values and priorities, laying a strong foundation for the Assembly's work in the next four sessions to shape input into OCP updates.

SESSION 2: SUNDAY, MARCH 10, 2024

GOALS: GROUND ASSEMBLY IN UNDRIP/INDIGENOUS RECONCILIATION—CASE-STUDIES, UNPACK VALUES; IDENTIFY GROWTH AND DEVELOPMENT TRADE-OFFS

Due to initial logistical issues, including a Canada Post and Sortition Foundation error resulting in some invitations being sent to residents outside the Town of Gibsons, new participants selected manually by RPHI replaced those outside the jurisdiction at the second Assembly session. The Assembly was informed about these errors, briefed through phone calls and email as well as during the session. The initial out-of-jurisdiction members were also thanked and compensated for their participation.

The second session aimed to continue community building, enhance knowledge, develop capacity and establish the Assembly's values, while beginning to identify trade-offs. Connecting with the land, history and decolonial principles was also one of the primary goals of the second session. The session began with a land acknowledgment, followed by welcomes and introductions. The agenda was reviewed, and Assembly agreements from the initial session were reiterated and confirmed by all Members. Accessibility measures were discussed, and questions about the participant updates were addressed. Presentations were delivered by Councilor Deborah Baker of the Sḵwx̱wú7mesh Úxwumixw (Squamish Nation) and Kamala Todd, and the Mayor of Gibsons and Director of Planning and Development also provided brief remarks. Activities focused on solidifying values, identifying scenarios, visual design, understanding land-use trade-offs and personal reflective journaling.

Councilor Deborah Baker shared the Sḵwx̱wú7mesh Úxwumixw (Squamish Nation)'s history and plans to

return to their ancestral lands, calling for good relations with the Gibsons community and generously stating that she "looks forward to returning to her ancestral and origin territory and becoming a neighbour to the residents of the Assembly in the future." Mayor Silas White discussed the roles of elected officials, municipal services, infrastructure, budget and governance, highlighting cooperation with the Sḵwx̱wú7mesh Úxwumixw (Squamish Nation) and other government levels. Lesley-Anne Staats provided an overview of the area's geography and population, explaining the Official Community Plan, the Zoning Bylaw and Bill 44. Kamala Todd discussed the Indigenous history of the lands, emphasizing the significance of Gibsons to the Sḵwx̱wú7mesh (Squamish) people and the displacement caused by colonial and top-down practices of urban planning, and shared case studies of innovative reconciliation-focused land use solutions led by Indigenous communities in partnership with municipal jurisdictions.

INNOVATIVE LAND-USE-BASED RECONCILIATION PRACTICES ACROSS LOCAL GOVERNMENTS

The City of Vancouver UNDRIP Strategy was one innovative path toward reconciliation. On March 2021, Council passed a motion to establish an Advisory Committee of Councillors from the Musqueam Indian Band, Squamish Nation, Tsleil-Waututh Nation and City of Vancouver to look at implementing UNDRIP (Assembly Advisor Kamala Todd served on this committee as an Indigenous and Planning expert consultant with the City of Vancouver). The UNDRIP Task Force and a Technical Committee (staff) worked together to create the Vancouver UNDRIP Strategy, approved by all four Councils in October 2022. Decolonial and innovative land use strategies that came from this taskforce included prioritizing access to cultural sites for Musqueam, Squamish, and Tsleil-Waututh people, and identifying ways to support Musqueam, Squamish, and Tsleil-Waututh to practice their traditions on the land, including but not limited to updating engineering service standards on decontamination, and remediation efforts that set water and soil science benchmarks determined by Indigenous values and stewardship measures. They also included municipal bylaw policy updates that remove barriers to territorial Indigenous communities being able to access and be mobile in the city, including but not limited to parking fees and public access limitations (i.e. limited hours and fenced-off areas at cultural sites, parks and public facilities such as washrooms).

Another example of land-use-based UNDRIP policies is the case of Powell River. The City has been working with the Tla'amin Nation since 2003 with a Community Accord and Protocol Agreement on Culture, Heritage and Economic Development. These are based upon government-to-government relationships, and are standardized and written directly into the City's Sustainable Official Community Plan.

Chair Amina Yasin also shared details about Development Permit (DP) area designations, that fall under the legislated authority of local governments. These could potentially be established by the province and specified in the OCP for the purposes of promoting UNDRIP and DRIPA (the legislated Declaration on the Rights of Indigenous Peoples Act, 2019) and working toward reconciliation with Indigenous communities, in a similar way that a designated development permit area was introduced for the purposes of supporting climate action.

After lunch, the Assembly focused on defining values to guide their work. Participants split into groups to explore questions related to the key issue, "how can Gibsons best plan for the future and meet the housing needs of our growing population?" Facilitators Aftab Erfan and Amina Yasin led activities to connect the morning's insights to value setting and scenario identification.

Key themes emerged from group discussions:

COMMUNITY AND BELONGING:

- **Strengths:** Strong sense of community, neighbourliness and mutual support. Increased post-pandemic community events with a welcoming atmosphere and accessible vital community hubs like centres, gyms and galleries.
- **Challenges:** Event and volunteer shortages, need for inclusivity strategies to accommodate Indigenous community members and needs of people with disabilities, youth, isolated seniors, single parents, and people from diverse racial and ethnic ancestries across varied housing tenures, including renters.

TRANSPORTATION AND LIVABILITY:

- **Strengths:** Pedestrian-friendly areas, valued community facilities like gyms and public markets, and cherished natural landscapes.
- **Challenges:** Need for better transit connections, improved pedestrian and bike paths, more trails, and larger renovated pool facilities. Underutilized and under-densified spaces have the potential for development opportunities.

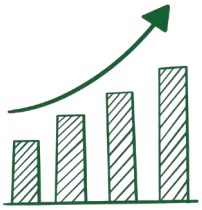
HOUSING NEEDS:

- **Strengths:** Recognition of diverse housing needs, from affordable rentals to housing for different life stages, including accessible housing and aging-in-place.
- **Challenges:** Affordability concerns, with some residents, including youth, leaving due to high costs. Desire for communal and innovative living arrangements, such as community land trusts, to reduce costs, and for support of housing affordability and sustainable growth that maintains the small-town character.

CLIMATE AND SUSTAINABILITY:

- **Strengths:** Respect for nature and commitment to environmental stewardship, with an emphasis on compact community principles and sustainable infrastructure.
- **Challenges:** Better preparation for extreme weather, climate resilience, and promoting urban agriculture opportunities despite wildlife and water challenges.

GROWTH AND DEVELOPMENT:



- **Strengths:** Evidence-based and controlled development fitting the Town's character, economic reconciliation and cultural integration with Indigenous communities, and a need to support and permit more local businesses.
- **Challenges:** Balancing growth with preserving the town's identity and ensuring economic sustainability through supportive land use measures for local businesses.

The session concluded with a self-reflective journaling exercise and a check-out process to solidify the day's learnings and prepare for future sessions. Participants were tasked with completing an Assembly 'Self-Reflective Values Survey' (SRV) before the next session on April 7, 2024, which would include site visits and presentations from technical consultants and community advocates. The second session successfully integrated new members and maintained a commitment to addressing Gibsons' housing needs while respecting the community's dynamic values and sense of history.

SESSION 3: SUNDAY, APRIL 7, 2024

GOALS: SOLIDIFY VALUES, UNDERSTAND WHAT ALREADY EXISTS AND ENVISION THE FUTURE; SITE VISITS

After nearly a month-long break, the Assembly reconvened for its third session. Chair Amina Yasin opened the session by expressing gratitude for the responses to the Assembly 'Self-Reflective Values Surveys' (SRVs) *(Appendix B)* sent after the previous session. The Assembly proceeded with a values deliberation exercise centered on the key question, "what values should the Town of Gibsons exemplify while addressing the housing needs of our growing population?"

Members reviewed and refined values developed from previous sessions and the Assembly SRVs *(Appendix B)*, deciding on the importance, removal or restatement of certain values. The discussion included the advantages and drawbacks of various growth scenarios, which were further explored during an afternoon walking and bus tour. This tour illustrated different housing and growth scenarios in Gibsons, using *Bill 44 - Housing Statutes (Residential Development) Amendment Act* as a reference point to guide the future growth and density scenarios that would form the final Assembly recommendations. Bill 44 contemplates three to six units on a single lot; however, the Town is not required to meet six units on a single lot as it does not meet the requirement of having frequent transit nodes in Gibsons.

The values survey asked Members to rate values on a scale of one to 10 to gauge their importance and to identify any red flags in the wording. Facilitator Aftab Erfan led an activity where Members discussed in small groups what they were willing to sacrifice or contribute to achieve their community ideals. Insights included a heightened confidence in civic engagement, willingness to volunteer, importance of speaking up about housing needs, and the value of shared community ideals and visibility. Participants also stressed the intensity of community issues in small towns and the importance of youth involvement and intergenerational understanding.

In the afternoon, Chair Amina Yasin briefly reintroduced details about recent provincial legislations, primarily Bill 44, followed by insights from three experts on affordable housing and active transportation. Chris Neumyer, General Manager of the Sunshine Coast Affordable Housing Society (SCAHS), shared the history and achievements of the Society, highlighting projects like 744 Franklin Road (three units on a single lot leased from the Town of Gibsons with contributions from BC Housing and the Town's Affordable Housing Reserve) and 571 Shaw Road (a four-storey building offering 40 affordable housing units in its first phase, with plans for additional units and a ground-oriented childcare facility in the second phase supported by BC Housing's Housing Hub program and built on municipal land). These sites were featured in the afternoon's site visit tour.

Kelly Foley from Cover the Coast highlighted the region's housing needs, emphasizing gaps and priority areas such as housing for seniors, workforce housing and lone-parent families. Notably, seniors constitute

33% of the population and 24% of the homeless, and there is a critical shortage of small units for the workforce. Lone-parent families, predominantly led by women, face significant financial challenges, with many spending over half of their income on housing. Foley also addressed the need for housing for people with disabilities and the importance of preventing homelessness.

Kylie Hutchinson, Director of Transportation Choices Sunshine Coast (TRAC), discussed the benefits and challenges of active transportation, stressing its role in promoting healthy communities and reducing carbon footprints. Hutchinson introduced the Assembly to BC's legislated greenhouse gas reduction targets and the Local Government (Green Communities) Statutes Amendment Act, which mandates GHG emission reduction targets in local plans. She detailed obstacles to active travel in Gibsons, such as unsafe streets and inadequate infrastructure, and proposed solutions to enhance cycling, walking and transit options.

The afternoon concluded with a site visit walking and bus tour led by Chair Amina Yasin, Senior Planner Katie Thomas, Chris Neumyer and Kylie Hutchinson. Participants visited six sites, each illustrating different density growth scenarios and the implications of Bill 44. The sites included:

1. An example of Bill 44 baseline housing densification with 2-3 units per lot

729 and 722 Blackberry Lane

2. A 3-unit development providing cross-subsidized affordable housing

744 Franklin Road

3. A four-storey, 40-unit affordable housing project with future expansion plans

571 Shaw Road

4. A mixed-use mid-rise development with residential and commercial units

Soames Place | 875 Gibsons Way

5. A community centre, visited to discuss this site as a potential opportunity to integrate housing with institutional uses

    - Also reviewed **790 North Road (Gibsons Fire Department)**

700 Park Road (Gibsons & Area Community Centre)

The tour and third session ended with a debrief session outside 875 Gibsons Way, where Members shared observations, completed a site visit questionnaire and provided feedback on the day's sessions and their experiences during the third Assembly session.

SESSION 4: SUNDAY, APRIL 21, 2024

GOALS: REVIEW THE ASSEMBLY MATRIX OF VALUES, HOUSING SCENARIOS & TRADEOFFS ACCEPTABLE TO MEMBERS

The Gibsons Residents Assembly held its fourth session at the Gibsons Public Market. The meeting began with participants reflecting on the previous session and combined walking and bus tour, and continued with a survey to determine availability for the final session on May 5 and gather initial feedback.

The Assembly engaged in an in-depth discussion on core community values, including sense of community, diversity and inclusion, car-free daily living, social opportunities, personal safety, affordable housing, arts and culture, health and wellness, education and childcare, accessibility, support for local businesses, engagement with Indigenous peoples, environmental protection, and emergency preparedness. Each value was deliberated on and given weighted average scores to reflect its significance.

After lunch, the Assembly examined four development scenarios:

1. Scenario 1: 3-to-5 residential units on a single lot, including stratified or rental units

2. Scenario 2: 3-to-5 residential units with a small accessory commercial unit

3. Scenario 3: Custom built 6-storey wood frame residential buildings with street-level commercial units

4. Scenario 4: 6-storey+ residential buildings with assembly or institutional uses, prioritizing rental and non-market housing

Discussions regarding the scenarios included:

Meeting Daily Needs Without a Car

- Scenario 2 faced concerns about the sustainability of small businesses against larger square footage commercial competitors.
- Scenario 3 was favored for its potential transit access, mixed-income housing potential, amenity integration, and potential clustering with other apartment buildings.
- Scenario 4 was deemed optimal when development was placed above community amenities like public libraries.

Local Business Vitality

- Scenario 1 posed challenges due to space limitations, need to maximize housing options and potential population growth and direct impacts.
- Scenario 2's success depended on the types of businesses integrated into the neighbourhood, and whether they'd be dispersed mid-block or at neighbourhood street corners.
- Scenario 3 prioritized housing over commercial space, with a preference for four-to-six storey residential density, without commercial or retail uses on the ground floor. Pedestrian traffic and future density were supported overall under Scenario 3.
- Scenario 4 balanced service, amenity space and business support with public facility integration, fostering more social community environments.

Sense of Community

- Scenario 2 was seen as enhancing neighbourhood accessibility, recreational opportunities and community bonds.
- Scenario 3's impact varied with building types and landscaping potential that contributed to community gardening opportunities.
- Scenario 4 was seen as fostering community interactions by prioritizing public facilities over commercial spaces.

Personal Safety

- Scenario 1 suggested enhanced safety through greater potential for neighborly connections.
- Scenario 2's safety depended on the integration of business types, favoring small produce or nail salons over alcohol-retail businesses.
- Scenario 3 referenced robust security measures, with some concerns about underground parking.
- Scenario 4, focusing on community facilities, was seen as offering better security and connectedness.

Emergency Preparedness

- Mid-to-high rise buildings in Scenario 3 and 4 viewed as safer than single-detached sites in Scenario 1 and 2 due to perceptions about stringent building code and safety standards.
- Scenario 3 emphasized the need for comprehensive town emergency plans to ensure safety during crises, including wildfires and heat domes.

Engagement with Indigenous Peoples

- Advocating for good relations with the Sḵwx̱wú7mesh Úxwumixw (Squamish Nation) and respecting their traditional territorial rights is crucial.
- Concerns were raised about unmitigated development harming relations, and the Assembly called for meaningful nation-to-nation interactions and early consultation on the Official Community Plan.

Affordable Housing

- Discussions centered on financial viability for seniors and implementation speed.
- Scenarios 1 and 2 focused on financial feasibility, while Scenarios 3 and 4, benefiting from subsidies and public facility funding, were seen as addressing urgent housing needs more rapidly and efficiently.

Alongside the above themes, equitable principles, along with diversity and inclusion, were overarching themes, emphasizing mixed housing models, accessibility, and attracting and sustaining diverse communities to maintain and reflect the community's cultural fabric.

The session then introduced a presentation by Andrea Renney, a Planner and Land Use Economics Specialist from CitySquared, on recent provincial regulations Bill 44 and Bill 46, as well as an in-depth financial analysis that reviewed the Assembly's preliminary land use density and growth scenarios, followed by a budgetary trade-offs deliberation. This involved an interactive activity where participants were divided into small groups, calculating and analyzing the financial viability of a specific proposed density scenario. Participants later presented their findings, analysis and learnings in the plenary regrouping.

The session concluded with a summary of discussions and a reminder of future meetings. Participants completed surveys, and those unable to attend the final session were asked to complete the final Assembly survey. The Chair expressed gratitude for the participants' engagement, highlighting the importance of their contributions in shaping the final recommendations to be voted on at the fifth session.

SESSION 5: SUNDAY, MAY 5, 2024

GOALS: FINAL DELIBERATION AND CONSENSUS VOTE ON RECOMMENDATIONS TO COUNCIL; CLOSING CEREMONY AND JUNE 4 COUNCIL PRESENTATION PREP

The Gibsons Residents Assembly's fifth and final session aimed at achieving a consensus on the final recommendations formulated by the Assembly from previous meetings. At the session, each Assembly Member was provided with a printed set of recommendations, and the recommendations were also displayed on large sheets of paper on easels and on a large screen in the meeting room while Members gathered in a plenary circle, fostering an atmosphere of open dialogue and collaboration.

The session commenced with a comprehensive explanation of the voting process. Members were informed that they would systematically review the drafted recommendations, vote on them, and collaboratively edit them if necessary. To be presented to Council, a recommendation required a 75% approval. The facilitator introduced the recommendations, and invited the Assembly Members to volunteer to read each of the recommendations out loud slowly, ensuring that all Members fully understood the content. Afterward, Assembly Members had the opportunity to ask questions of the facilitator regarding the recommendations and the session.

Following this, Members engaged in dynamic three- to four-member small group discussions about the recommendations for approximately 15 minutes. This segment was marked by expressive feedback about the recommendations and lively exchanges of ideas, reflecting the Members' enthusiasm and commitment to the process. Each Member then received a set of green and red stickers, equal to the number of recommendations, and smaller yellow or blue stickers, double that number. Green stickers indicated complete agreement with a recommendation, while red stickers signified complete disagreement. Clarifications or disputes over specific words or phrases were marked with the smaller yellow or blue stickers placed directly on those sections.

The sticker process, lasting 20-30 minutes, allowed Members to individually contemplate and visually express their support, concern or need for additional clarification. Upon completion, everyone reconvened in the plenary circle to proceed with the voting. Recommendations with only green 'agreement' stickers were addressed first. Members raised their hands to signify their approval, and the co-facilitator counted the votes aloud while the designated clerk recorded the outcomes, projecting the results for all to see in real time.

Next, the Assembly tackled recommendations with yellow and blue 'clarification' stickers on specific words or phrases. The facilitator identified these areas and invited Members to share their perspectives. This segment was vibrant, with Members passionately debating specific sections in the recommendations and proposing alternative phrases, voicing considerations or advocating for the recommendation to

remain as is. The Chair and facilitator of the deliberative session, Amina Yasin, helped Members to think through refining the language while following the guidance of the Assembly to ensure the original intent and spirit of the recommendations were maintained, as the clerk used Google Docs' suggest mode to document changes in real time on the large screen in the room. After thorough discussion, the revised recommendations were reconsidered and voted on.

Finally, recommendations with red 'disagreement' stickers at the top were considered. The facilitator led a plenary discussion, addressing overall disagreements and considering suggestions to merge recommendations if proposed. This phase demonstrated the Assembly's innovative and democratic spirit as Members collaboratively shaped the final proposals. Following resolution of all issues, a final vote was conducted.

The dynamic dialogue and deliberation throughout the session highlighted the Members' excitement and satisfaction in contributing to the recommendations. The process exemplified an innovative deliberative and democratic approach, ensuring that all voices were heard and feedback was considered and respected. This thorough engagement resulted in a set of well-considered proposals ready for presentation to the Council, reflecting the collective wisdom and effort of the inaugural Gibsons Residents Assembly. Lead OCP consultant Colton Kirsop from McElhanney presented next steps for the OCP update work, and how the Assembly would be able to continue to inform the consultation of the OCP and Zoning Bylaw update work.

The final Assembly session ended with a Q&A with the Chair and a closing ceremony from Sḵwx̱wú7mesh Úxwumixw (Squamish Nation) elder, Chiaxst'n Wes Nahanee, who shared stories through drumming of the Squamish Nation's origin and history in the village of Ch'ḵw'elhp (Chekwelp), and the Nation's future goals and path toward rebuilding, regrounding and returning to their ancestral territory.

ASSEMBLY MEMBERS' **INSIGHTS & FINDINGS**

ASSEMBLY VALUES ASSESSMENT:

The first two sessions of the Gibsons Residents Assembly focused on gathering insights from Members about what values were most important to them in regards to the Assembly's mission of identifying how the Town of Gibsons should grow and address its housing needs.

The data gathered from the first two sessions was used to inform a list of 15 values, which members were then asked to rate on a scale of one to 10 in terms of importance, with 'one' being not important at all and '10' being most important. The rating was done in an individual survey format referred to in this report as the 'Self-Reflective Values Survey (SRV) *(Appendix B)*. The data gathered from this survey reaffirmed that these were values the Members considered to be of high importance, with no value scoring an average below 7.7 *(final scores included in Appendix D)*.

	VALUES
1	**Emergency Preparedness:** Town infrastructure is in place to protect residents in the case of fire, earthquake, flooding or other natural disaster, evacuation or emergency.
2	**Personal Safety:** It is generally possible to walk around town or be by yourself in public and not feel like you're in danger, regardless of the time of day.
3	**Accessibility and Connectivity:** Things are built to standard for use by people with disabilities, children and seniors. A person with a stroller, in a wheelchair or using a cane or walker can get around town.
4	**Access to and Protection of Nature (Water, Air, Wildlife, Soil):** It is easy to get to and immerse yourself in forests, ocean, tidal areas and fresh air. Trails, bike routes and dog parks are abundant and accessible. Natural systems that sustain life on earth—including the aquifer in particular—are respected and protected.

5	**Climate Action Leadership (Reduction of Greenhouse Gas):** People have access to and support to sustain town infrastructure such as garbage collection, naturally landscaped and green spaces, recycling, composting, energy-efficient buildings, public transportation, active transportation and local food systems. It is important to ensure that climate action is integrated into all decision-making, but that leadership is a responsibility of everyone.
6	**Access to Health and Wellness Facilities:** People have access to gyms, arenas, pools, playgrounds and other places to exercise. When someone is not well, either physically or emotionally, health practitioners are available.
7	**Quality Education and Childcare:** Kids and young adults have places to learn and things to do. Childcare and playgrounds are available. Local educational opportunities remove the need to move away to go to school.
8	**Sense of Community and Neighbourliness:** There is a small-town friendliness. You bump into the same people over and over again and may say hello regularly. Neighbours know each other and can call each other for help in an emergency.
9	**Affordable Housing:** There is a wide range of housing, some available at quite reasonable rates for rental and ownership. Young people, families, low-income seniors and others get to stay in Gibsons as the town grows.
10	**Thriving Local Businesses:** Shops and local enterprises are supported by local communities and tourists. Measures are in place to make retail spaces affordable. Tourism is celebrated and tourists feel welcome.
11	**Opportunities for Socialization and Community Building:** The community has gathering places such as community centres, markets, pubs, cafes and music venues, where people can meet up. Accessible public events bring people together.
12	**Diversity and Inclusion:** Gibsons attracts and makes a welcoming home for people for people with disabilities, different races, genders, sexualities, etc. Events celebrate a range of cultures and backgrounds.

13	**Daily Needs Met Without a Car:** There are businesses and amenities directly in your neighbourhood. Most people are able to get by on a typical day by walking, cycling or taking transit. The bus goes where people need to go.
14	**Engagement with Indigenous Peoples and Economic Reconciliation:** Major decisions about what Gibsons becomes are co-created with the Indigenous peoples of these lands. The Town reaches out and builds stronger relationships with Squamish Nation. The economic interests of Indigenous people, including plans for Ch'kw'elhp reserve land, are considered and influence what happens in Gibsons.
15	**Celebration of Arts and Culture:** Visual and performing arts thrive in Gibsons. Indigenous place names and elements of local Indigenous arts and culture are visible and present as part of the fabric of community.

SITE VISIT WALKING AND BUS TOUR SURVEY RESPONSES AND COMMENTS:

The 25 Members of the Residents Assembly completed a survey *(Appendix A, p13)* while participating in a walking and bus tour site visit through Gibsons during the third session on Sunday, April 7 to provide their feedback on options for how the Town of Gibsons should grow. The responses to this survey supported the Assembly in developing the final four scenarios that were later evaluated in relation to the Assembly values. There were 173 open-ended comments from participants in the survey, with common themes summarized below:

Harmonious Housing Options / Design (3-4 Units on a Lot):
There is great integration between the units (26), needs more greenery (6), concerns about space between units (4), space for privacy (3), there is sufficient parking (2), blends well with the neighbourhood (2), parking concerns (1)

Harmonious Housing Options / Design (Multi-family):
Support for housing of six+ storeys (11), appreciate amenities such as childcare (2), landscaping concerns (1)

Adding Housing to Institutional Uses (e.g. Community Centre, Fire Hall):
Support for adding storeys of residential on top of institutional buildings (16), concerns about noise (4)

Active Transportation:
More / improved sidewalks (32), need for consistent and protected bike lanes (7), better crosswalks (5), safer pedestrian and biking access to schools (4), easy access to things greatly reduces need for cars (2), more separated paths (1)

Aging in Place:
More townhomes would be better for downsizing seniors (1), more laneway homes help seniors aging in place (1), multi-family housing targeted to seniors (1), more assisted living homes/apartment buildings (1)

Density:
Residential densification above institutional uses (e.g. community centres would be great for families and single parents) (2), changes in zoning to increase building footprints (1), extra housing if room permits is a great idea (1), laneway garden suites are a great use of the land (1)

Housing Crisis:
Duplicate multi-family projects like 571 Shaw Road and 875 Gibsons Way as more affordable housing is needed (31), concerns about gentrification (2), prioritize housing for moderate income households (1), need for subsidized housing (1)

Location Specific:
Support for laneway / garden suite housing in Heritage Hill (8), appreciation of Parkland Trail (7), build housing on top of Sunnycrest Mall (5) or Seaweeds / Home Hardware (1), densify along North Road (2), densify along Gibsons Way (1), density is needed on Park Road (1), multi-family housing should be interspersed everywhere, including Lower Gibsons (1)

Public Transport:
Improved bus service is needed (2), multi-family development should happen within walking distance of public transportation (1)

Need for Additional Amenities and Services:
Dog parks (2), more healthcare facilities (2), not enough affordable grocery stores or variety (2), more parks and green space (1), more events to meet people in the community (1), car coop (1), create more local business to keep people on the Coast (1), opening hours for businesses (1)

Traffic Calming:
More speed bumps (2), lack of adherence to speed limits is unsafe for schools, elderly residents (1)

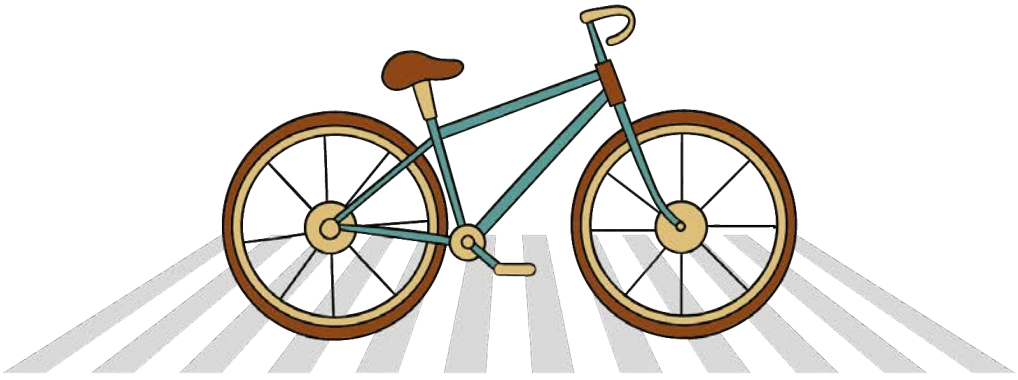
What Has Improved Your Quality of Life in Gibsons:
Safety and friendliness of people and likeminded values and goals to protect a natural, healthy way of life (1), quality restaurant / entertainment scene (1), becoming more aware of what's available (1), internet access, postal service, accessibility to ferry / bus (1), gyms (1), rented a nicer place and started a business in the community (1)

ASSEMBLY COMPACT NEIGHBOURHOOD AND ACCESS TO SERVICES ANALYSIS:

To get a better sense of the Assembly Members' day-to-day experiences as residents of Gibsons, we conducted an analysis of their proximity by walking and cycling to necessary services from their home address based on feedback, survey data collection and available demographic details shared during registration and Assembly sessions. The services we included in our review were schools, community centres, parks, grocery-related retail (e.g. grocery store, produce shop), cafe or restaurant retail and additional health and wellness services (e.g. gyms, exercise studios, physiotherapy services). We estimated how many residents were within an approximately 20-minute walk or bike ride to these services (we used 22 minutes as our cut-off). Alongside this analysis, we also estimated their proximity to primary routes with pedestrian and cycling facilities marked on the Gibsons OCP Trail & Cycle Network Map 3 (OCP, p78). The analysis was conducted largely on Google Maps and the Sunshine Coast Regional District (SCRD) Property Viewer online mapping tool, and is based on the services that were marked on these maps, plus the walking and biking times provided by this program. This means that timings are estimates only, and that the analysis may have missed services that are unmarked on Google Maps and in land use designations.

Of the 25 residents who participated, all 25 had access within a 20-minute walk or bike ride to parks, grocery related retail and cafe or restaurant retail. Ten participants had access to community centres within a 20-minute walk or bike ride, and the remaining 15 had access within 20 minutes by bike, but not within 20 minutes on foot. Additionally, 20 had access to schools within a 20-minute walk or bike ride, and the remaining five had access to schools within 20 minutes by bike, but not within 20 minutes on foot.

Finally, 20 participants had access to additional health and wellness services within a 20-minute walk or bike ride, and the remaining five had access within 20 minutes by bike, but not within 20 minutes on foot. While some of the residents did not have access to some of the services we analyzed within a 20-minute walking distance, none of the residents were outside of a 20-minute distance by bike to any of the services analyzed.



Further analysis by neighbourhood reveals which neighbourhoods are outside of walking distance to services, depending on where in the neighbourhood a resident is located:

BAY AREA / GEORGIA VIEW:
For the four residents living in Bay Area / Georgia View, all four were outside of a 20-minute walking distance to a community centre, three were outside of a 20-minute walking distance to additional health and wellness services, and two were outside of a 20-minute walking distance to schools.

NORTH FLETCHER:
For the four residents living in North Fletcher, three were outside of a 20-minute walking distance to a community centre.

HARBOUR AREA PLAN NPA, O'SHEA / OCEANMOUNT AND HERITAGE HILL:
For the two residents living in Harbour Area Plan NPA, both were outside of a 20-minute walking distance to a community centre. For the two residents living in Heritage Hill, both were outside of a 20-minute walking distance to a community centre. For the four residents living in O'Shea / Oceanmount, only one was outside of a 20-minute walking distance to a community centre.

UPPER GIBSONS COMMERICAL AREA, CREEKSIDE HILLCREST AND UPPER GIBSONS NPA:
The one resident living in Upper Gibsons Commerical Area was outside of a 20-minute walking distance to schools. For the four residents living in Creekside Hillcrest, three were outside of a 20-minute walking distance to a community centre and one was outside of a 20-minute walking distance to additional health and wellness services. For the four residents living in Upper Gibsons NPA, two were outside of a 20-minute walking distance to schools and one was outside of a 20-minute walking distance to additional health and wellness services.

Finally, all 25 residents were within a 20-minute walk or bike ride to primary routes with pedestrian and cycling facilities marked on the Gibsons OCP Trail & Cycle Network Map 3 (OCP, p78). Our analysis revealed that the majority of residents who participated, despite coming from neighbourhoods dispersed throughout Gibsons, were within walkable or bikeable proximity to services that they may use day-to-day. Certain neighbourhoods had less access to services than others; however, no one neighbourhood could be identified as being especially service deficient.

This, in part, speaks to the compact nature of Gibsons, which has a jurisdictional total area of 507 hectares (ha) or 1,252 acres, and it also indicates that land use and zoning measures have been relatively effective at dispersing certain services. Despite our analysis showing that all the residents were within a 20-minute proximity to the primary routes with pedestrian and cycling facilities as marked on the Gibsons Trail and Cycle Network, the degree to which residents would feel comfortable or safe walking or biking along these routes cannot be assumed.

As was noted during all five Gibsons Residents Assembly sessions, particularly the site visit tour on Sunday, April 7, there are many limitations to being actively mobile in Gibsons, including rolling, walking and cycling. For example, the topography in some neighbourhoods ranges from easy strolls to very steep and advanced areas with extensive slopes and inclines, and safety concerns with cycling, walking and rolling with the limited safe and separated pedestrian and biking infrastructure in the Town were also raised during the Assembly sessions. Particularly, the use of 'sharrows'—a symbol showing two chevrons painted above a bicycle to indicate the whole lane is shared between vehicles and bicycles, as opposed to separated bike lanes—on Shaw Road, and the lack of a controlled pedestrian crossing on Gibsons Way beside the school were noted. Members also referenced the need for greater public charging infrastructure and networks, mostly for e-bicycle infrastructure and municipal e-bike sharing options. Assembly Members noted increased car-sharing opportunities with denser developments (such as the one at 571 Shaw Road) where public (local or regional) and private car-sharing options can be more efficiently integrated into the Town's service delivery mandate and across residential uses, commercial service areas and Gibsons Landing. This way, more residents can use e-bicycles or share municipal electric-vehicles to reduce greenhouse gas emissions, navigate the steep topography and be more active and mobile around Gibsons and across the Sunshine Coast.

It is notable that Gibsons Way is marked as a primary route with pedestrian and cycling facilities on the Gibsons OCP Trail and Cycle Network Map, but this stretch of road is a major highway which carries a lot of dangerous trucking traffic, meaning it does not necessarily feel accessible, safe or comfortable for the majority of pedestrians, cyclists and children attempting to cross the road to get to school. However, Gibsons Way is owned and managed by the province via the Ministry of Transportation and Infrastructure (MOTi), limiting the Town of Gibsons' ability to make significant changes along the road beyond advocating and consulting with MOTi for safer and more accessible active transportation infrastructure.

ASSEMBLY DENSITY, HOUSING AND GROWTH SCENARIOS:

Input from the Members of the Residents Assembly, alongside recent provincial legislation amendments, primarily Bill 44, was also used to inform the development of four density, housing and growth 'scenarios' for the Assembly to collectively rate through the lens of the values they had developed. The scenarios each proposed a form of residential development that the Town could pursue, varying in uses and density. The scenarios (pictured below) were intended to provide a tangible case to assess against values, and while they are a part of the overall recommendations from the Assembly, they were not

articulated to the Assembly as prescriptive. Instead, they left room for additional deliberation, as well as interpretation and implementation flexibility in the Official Community Plan and Zoning Bylaw update planning process that will continue under the next phase of OCP consultation led by McElhanney.

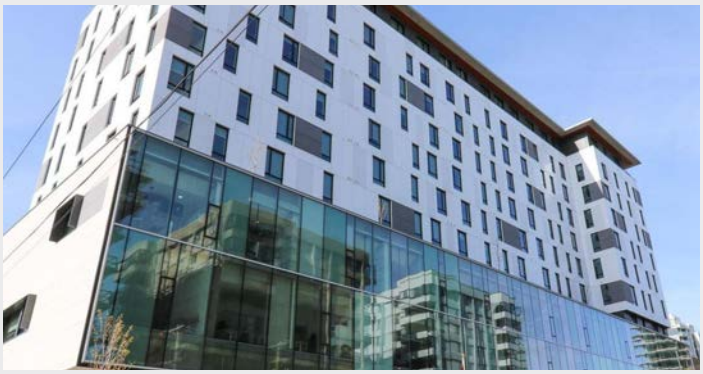
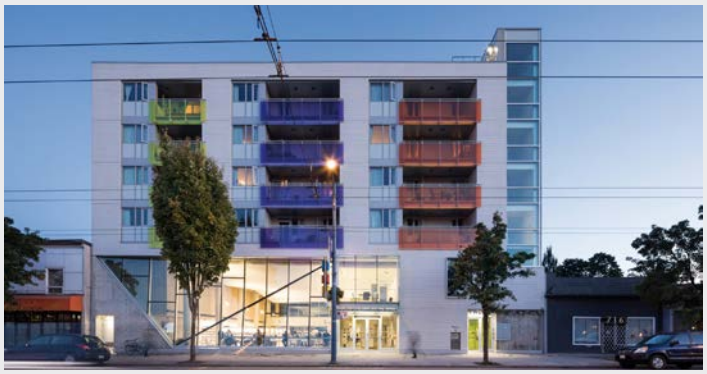
SCENARIOS:

1. 3 to 5 residential units; could be stratified or rental. Could be a duplex with 2 garden suites (equals 4 units on a single lot), or a duplex with 2 basement suites + a garden suite (equals 5 units on a single lot), or another configuration. Bill 44 contemplates 3-6 units on a single lot; however, the Town is not required to meet 6 units on a single lot as it does not meet the requirement of having frequent transit nodes.

2. 3 to 5 residential units; could be stratified or rental. Could be a duplex with 2 garden suites (equals 4 units on a single lot), or a duplex with 2 basement suites + a garden suite (equals 5 units on a single lot), or another configuration. 3-4 units residential + 1 permitted for small-scale accessory commercial unit (ie: yoga studio, cafe, laundrettes, nail and hair salon, professional massage, physio). For the purposes of this report, this use is referred to as a small-scale accessory commercial unit.

3. Custom built wood frame 6-storey+ residential building or 6 storeys residential with retail units at street level, e.g. on North Road and Gibsons Way. Could be strata (condo), rental, non-market housing or mixed-tenure.


4. Custom built wood frame residential building with institutional use (ie: library, community centre, firehall) at street level, 6-storey+ residential above, e.g. on Park Road where institutional or public facility uses exist or are congregated. Should prioritize providing rental, non-market housing or mixed-tenure.

SCENARIO ANALYSIS BY VALUES

At the fourth Assembly session on April 21, Members participated in a group deliberation to rate how each of the four housing scenarios would meet the Assembly's values, which they had previously developed. The group was asked to rate whether a scenario would decrease, increase or not change the realization of each value, with a score of five indicating no change, a score below five indicating a decrease in that value, and a score above five indicating an improvement. The Assembly had advocated for meaningful nation-to-nation relations between the Town of Gibsons and the Squamish Nation, with an emphasis on the need for the Official Community Plan to incorporate innovative, early, streamlined consultation with the Squamish Nation about the values they would like to see in the Official Community Plan update and their territorial-specific recommendations on Gibsons growth, and it was decided that the Assembly would not rank the value 'Engagement with Indigenous Peoples and Economic Reconciliation' against the scenarios. The fourteen remaining values were ranked against the scenarios, with the following table summarizing the findings of the Assembly's deliberation.

SCENARIO	SCENARIO PERFORMANCE AGAINST VALUES
SCENARIO 1 3 to 5 residential units, could be stratified or rental. Could be a duplex with 2 garden suites (equals 4 units on a single lot), or a duplex with 2 basement suites + a garden suite (equals 5 units on a single lot), or another configuration. Bill 44 contemplates 3-6 units on a single lot; however, the Town is not required to meet 6 units on a single lot as it does not meet the requirement of having frequent transit nodes.	• Did not score highest in any of the values, but it is of note that all the scenarios received the same score for Emergency Preparedness (5.5) • Scored the lowest in three of the values: Climate Action Leadership (5), Sense of Community and Neighbourliness (6), and Daily Needs Met without a Car (5) • Scored joint lowest with Scenario 2 for eight values: Accessibility and Connectivity (5), Access to and Protection of Nature (4.5), Access to Health and Wellness Facilities (5.5), Quality Education and Childcare (5.5), Affordable Housing (7), Opportunities for Socialization and Community Building (5.5), Diversity and Inclusion (6), and Celebration of Arts and Culture (5.5) • Scored joint lowest with Scenario 3 for one value: Thriving Local Business (5.5) • Comparative highest score was in Personal Safety, where it received the second highest score (6), and its highest score overall was for Affordable Housing (7), despite being the joint lowest score in this value • Only received one score below 5 for Access to and Protection of Nature, where it scored 4.5, indicating that Scenario 1 would result in a minor decrease from the current realization of this value in the Town of Gibsons • Scored two 5s for Climate Action Leadership and Daily Needs met without a Car, meaning it would result in no change in the realization of these values

	• In all other values, it received a score of 5.5 or upwards, meaning it would result in an improvement across the remaining eleven values that were rated
SCENARIO 2 3 to 5 residential units, could be stratified or rental. Could be a duplex with 2 garden suites (equals 4 units on a single lot), or a duplex with 2 basement suites + a garden suite (equals 5 units on a single lot), or another configuration. 3-4 units residential + 1 permitted for small-scale accessory commercial unit (ie: yoga studio, cafe, laundrettes, nail and hair salon, professional massage, physio). For the purposes of this report, this use is referred to as a small-scale accessory commercial unit.	• All scenarios received the same score for Emergency Preparedness (5.5) • Scored the highest comparatively in the value of personal safety (6.5) • Scored second highest in the value of thriving local business (7) • Scored joint second with Scenario 3 for Sense of Community and Neighbourliness (6.5) • Scored joint lowest with Scenario 1 for eight values: Accessibility and Connectivity (5), Access to and Protection of Nature (4.5), Access to Health and Wellness Facilities (5.5), Quality Education and Childcare (5.5), Affordable Housing (7), Opportunities for Socialization and Community Building (5.5), Diversity and Inclusion (6), and Celebration of Arts and Culture (5.5) • Highest scores were in Affordable Housing (7), despite this being the joint lowest score comparatively in this value, and Thriving Local Business (7), indicating these are the values this scenario would have the most substantial positive impact on • Only received one score below 5 for Access to and Protection of Nature, where it scored 4.5, indicating Scenario 2 would result in a minor decrease from the current realization of this value in the Town of Gibsons • Received one score of 5 for Accessibility and Connectivity, indicating this scenario would result in no change for the realization of this value

	• In all other values that were rated, it received 5.5 or upwards, meaning it would result in an improvement across the remaining values
SCENARIO 3 Custom built wood frame 6-storey+ residential building or 6 storeys residential with retail units at street level, for example on North Road and Gibsons Way. Could be strata (condo), rental, non-market housing or mixed-tenure.	• All scenarios received the same score for Emergency Preparedness (5.5) • Scored the highest comparatively in six values: Climate Action Leadership (9), Access to Health and Wellness Facilities (8.5), Quality Education and Childcare (8.5), Opportunities for Socialization and Community Building (8.5), Daily Needs Met Without a Car (8), and Celebration of Arts and Culture (8.5) • Scored joint highest for two values alongside Scenario 4: Accessibility and Connectivity (7) and Access to and Protection of Nature (6.5) • Scored lowest for one value: Personal Safety (5)—this was the only value that Scenario 3 received a 5 for, meaning it would have no impact on the realization of this value in Gibsons • In all other values it scored 5.5 or above, meaning it would have a positive impact on the remaining values • Highest scores were a 9 for Climate Action Leadership and four scores of 8.5 in Access to Health and Wellness facilities, Quality Education and Childcare, Opportunities for Socialization and Community Building, and Celebration of Arts and Culture.
SCENARIO 4 Custom built wood frame residential building with institutional use (ie: library, community center, firehall) at street level, 6-storey+ residential above, for example on Park Road where institutional	• All scenarios received the same score for Emergency Preparedness (5.5) • Scored highest comparatively in four values: Sense of Community and Neighbourliness (8), Affordable Housing 9), Thriving Local Business (8),

or public facility uses exist or are congregated. Should prioritize providing rental, non-market housing or mixed-tenure.

and Diversity and Inclusion (8.5)

- Scored joint highest for two of the values alongside Scenario 3: Accessibility and Connectivity (7) and Access to and Protection of Nature (6.5)
- The highest score received was a 9 for Affordable Housing and two 8.5s for Sense of Community and Neighbourliness and Diversity and Inclusion, indicating it would have the most significant positive impacts on these values
- Did not score lowest in any of the values and did not score lower than 5.5 across any of the values, meaning Scenario 4 would result in at least a minor improvement across the values and not decrease any values.

MEMBERS' KEY LEARNINGS AND TAKEAWAYS:

Written comments from the May 5 self-reflective journal activity were received from 23 respondents, who delved into two questions: "what did you learn from the overall Residents Assembly process" and "what was your biggest takeaway or highlight from the experience of the Assembly?" The following provides a summary of key themes from the journaling exercise. The total number of comments per theme may exceed the total number of respondents, as written responses touched on multiple themes.

ASSEMBLY LEARNINGS

The Assembly process was informative and I learned many new things (20 comments):

My knowledge of what is currently going on in our town has increased and caused conversation with family and friends | I learned in detail about Bill 44 and how that will eventually affect Gibsons as well as the rest of BC | I learned about the numerous possibilities / opportunities for affordable housing in Gibsons that I was not at all previously aware of | I learned how committed the town of Gibsons is to building more affordable housing | Each week provided

several different takeaways. I learned a lot about the new housing projects that already exist in Gibsons that I was previously unaware of.

I learned about affordable housing and infrastructure development opportunities and challenges (14 comments):

I learned about the numerous possibilities / opportunities for affordable housing in Gibsons that I was not at all previously aware of | I learned how committed the town of Gibsons is to building more affordable housing | I was unaware that three laneways were permitted, and found explanations by planners very helpful. I think Harmony Hall (townland) should be a consideration for low-cost senior housing with present activity centre below | I learned more about the challenging pedestrian and cycling infrastructure that needs addressing for safety | I think the biggest thing I learned was the amount of different ideas people have in regard to housing and affordability | I learned more about core beliefs around affordable housing by different Assembly members (e.g. inclusiveness, environment, etc.) | I discovered there are two affordable building projects to be completed on Shaw Road

I developed a better understanding of local governments, Council, and planning processes (11 comments):

I learned what an OCP is and how it relates to the town | I learned about how Gibsons land is zoned and what the housing needs statistics are for affordable housing in the town | I had been to numerous council meetings and was aware of the OCP bylaw | I learned there are many different zoning bylaws and building restrictions already in place | I learned more about zoning and bylaws, how town planning works, and the complexity of building affordable housing and housing needs in Gibsons, as well as what an OCP is and why it's important | I learned a lot about how and why development happens | I learned what an OCP is! I had never even heard of that term prior to this committee | I learned about future developments in the short- and long-term vision the Town already has. I also learned about shortcomings, like the lack of housing built in relation to the 2012 OCP guide (they were aiming for some 400 new homes), which I thought was interesting given the lack of housing now | I learned there are plans / ideas that are already in play that the community at large may not be aware of, and how important it is to have a plan in place to allow for growth, equity, inclusion of all members of the community

Diversity of Assembly members, opinions and opportunities to form shared values (10 comments):

I learned a way to use a situation in common to find solutions | I like how through the values that we share, we got a new perspective on how and why the town needs to grow | I learned that a random selection of people in the ToG doesn't have such conflicting ideas, values, hopes, etc. for the community. It was nice seeing that we aren't that divided! | I learned how different values can be met through town and land use planning | I discovered what is important to the community, and learned more about some aspects that I hadn't fully considered or understood, including why it's important to have a diverse group of people to deliberate and discuss issues/ concerns with | I came to understand that everyone has different needs and preferences. It was jarring to hear how divergent opinions were at the start, but came to appreciate it over time | I think the biggest thing I learned was the amount of different ideas people have in regard to housing and affordability

I learned more about housing needs in Gibsons, Land Use Economics and future plans for the town (8 comments):

My new learning was understanding density, financial issues in development and ability to add to existing structures like a library or firehall | It was pretty cool to learn about land economics and understand that after all the costs involved, developers don't stand to gain that much, so larger scale development is necessary to reap the rewards of efficiencies of scale. This was disappointing to learn, as I've favoured small-scale development projects to preserve the quaint character of the town | It was interesting to learn about the various models for density and to see it in person—see what it was and how it felt in person | I learned about the different ideas around how to get more housing and the different potential types of housing that could be built, with pros and cons and cost challenges around them | I developed a better idea of multi-unit housing developed locally in Gibsons

I learned about RPHI, the SFU Center for Dialogue and new provincial legislation (6 comments):

I learned about the Renovate the Public Hearing process, about values shared by other Assembly members, more about the Indigenous history of where we live, and learned in detail about Bill 44 and how that will eventually affect Gibsons as well as the rest of BC | I learned about the Renovate the Public Hearing Initiative at SFU, that there is a Centre for Dialogue, and that

RPHI is looking at improvements in the ways we plan | I came to find out through the Assembly that there are provincial changes such as Bill 44, and learned about the impact it can have on Gibsons | I came to learn about Bill 44 and gained knowledge about housing placement

The Assembly nurtured a sense of sociability and connectivity to the wider Gibsons community (5 comments):

I met amazing residents with the willingness to offer their time | I learned that I am an astute observer of social interactions/systems | I learned the similar views of the other people within the town connecting us all greatly | I learned about and from my fellow residents—what our values are and what we as a whole want to see the future town become. I learned that I can be a more prominent voice in the planning of our town.

ASSEMBLY TAKEAWAYS AND HIGHLIGHTS

Importance of deliberative dialogue, mini-publics and great facilitation practices (6 comments):

Amazing Assembly organizers!! The finest details were covered | The facilitated deliberative process seems to provide a bottom-up, non-traditional way of providing representative input of citizens for town planning | Vision before planning | We are less divided as a community than I thought | Dialogue and facilitation are very powerful | I can have a voice in making change | We need more opportunities to come together as a community | My biggest takeaway is that well-facilitated dialogue is better than political rhetoric, and hearing other people's thoughts and takeaways on what the community needs is important | There's such a great amount of valuable information to take away that will allow the community to be kept informed—these findings need to be shared with the community: the site visit experience, the expert presentations and slides that were shared with us of the demographics

Community connectedness and a greater sense of social and civic belonging (24 comments):

I have a new sense of being part of the community and of what is being planned for the future, and I feel that my ideas and thoughts are being listened to and documented for the decision-makers to look at | I live in a very caring community with people who are willing to spend time and energy to create a more cohesive, inclusive, welcoming town | My biggest takeaway is

how truly important community is to me and to all of us as a whole, representative group | Most people have similar values | The more we understand, the better able we are to make plans | It ain't easy to run a town | We really like where we live and would like to see it remain so, with intelligent and respectful development | I received a sense of valued contribution toward Gibsons' council decisions | I received an understanding of all that is involved for our community to grow positively and with inclusiveness promotion | My biggest takeaway is the opportunity to know our community culture on a deeper level | A sense of confidence that the assembly has provided Gibsons a blueprint that, if followed, will have Gibsons continue to grow as a wonderful community to live in affordably | Most to all of the Assembly have a similar outlook on the town, with the same main values | The long-term plan of the town

Clearer picture of the town's direction, growth challenges, civic involvement and support for existing businesses (8 comments):

How important it is to not overbuild retail spaces—the existing businesses need to be supported more fully, not faced with even more competition | An awareness that there are already several development options going forward for mixed-use housing models to include childcare etc | There are some great examples of how multiple homes can be provided within the single detached lot areas—i.e. lane homes | Clearer picture of town's direction in regard to housing, infrastructure, zoning | I understand the limitations on the Town, but also learned about how piecemeal public utility development in the town is (e.g. sidewalks, bike lanes). I wish it would be more cohesive and future-thinking in regard to roads, waterways, bike lanes, sidewalks to pre-prepare the town for equitable share of infrastructure for development | I need to be more engaged in local politics | I feel like there aren't enough checks and balances on decisions being made | Being aware of what's going on in the Town's development has been my biggest takeaway and I hope to inspire others to do the same | I received a sense of valued contribution toward Gibson's council decisions | My biggest takeaway is my comprehensive understanding of all the factors to be considered in creating the OCP. Glaring omission is applying what we need to apply to waterfront planning and development.

OUR RECOMMENDATIONS

RECOMMENDATIONS

The Gibsons Residents Assembly was tasked with convening to develop their values for the Official Community Plan update, while also developing an understanding of land use trade-offs and identifying density and growth recommendations related to the Assembly's values and the mandated question for the Assembly's work:

"How can Gibsons best plan for the future and meet the housing needs of our growing population?"

During the final Assembly session on May 5, Members advanced seven recommendations for the Assembly's final consideration. The Assembly carefully considered the previous five sessions, including technical information provided by experts and the different housing and growth scenarios developed by the Assembly for the future of the municipality.

This included deliberating on a set of 15 values that led the Assembly's work, as well as capacity and knowledge building to better understand municipal jurisdictions and town planning and its connections to housing development, infrastructure, servicing and transportation integration requirements.

After deliberation and voting, six recommendations were passed with consensus (more than 75% approval). We, the Assembly, believe the Town of Gibsons will be stronger and better suited to plan for the future of Gibsons' growth while meeting the housing needs of our Town's growing population with the following recommendations:

1 Recommendation to accept all of the Assembly values into the Official Community Plan update work as priority values for the Town of Gibsons to work toward.

GIBSONS ASSEMBLY VALUES:

ACCESSIBILITY & CONNECTIVITY

Things are built to standard for use by people with disabilities, children and seniors. A person with a stroller, in a wheelchair or using a cane or walker can get around town.

ACCESS TO HEALTH AND WELLNESS FACILITIES

People have access to gyms, arenas, pools, playgrounds and other places to exercise. When someone is not well, either physically or emotionally, health practitioners are available.

ACCESS TO AND PROTECTION OF NATURE (WATER, AIR, WILDLIFE, SOIL)

It is easy to get to and immerse yourself in forests, ocean, tidal areas and fresh air. Trails, bike routes and dog parks are abundant and accessible. Natural systems that sustain life on earth—including the aquifer in particular—are respected and protected.

AFFORDABLE HOUSING

There is a wide range of housing, some available at quite reasonable rates for rental and ownership. Young people, families, low-income seniors and others get to stay in Gibsons as the town grows.

CELEBRATION OF ARTS AND CULTURE

Visual and performing arts thrive in Gibsons. Indigenous place names and elements of local Indigenous arts and culture are visible and present as part of the fabric of the community.

CLIMATE ACTION LEADERSHIP (REDUCTION OF GREENHOUSE GAS)

People have access to and support to sustain town infrastructure such as garbage collection, naturally landscaped and green spaces, recycling, composting, energy-efficient buildings, public transportation, active transportation, and local food systems. It is important to ensure that climate action is integrated into all decision making and that climate action leadership is a responsibility of everyone.

DAILY NEEDS MET WITHOUT A CAR

There are businesses and amenities directly in your neighbourhood. Most people are able to get by on a typical day by walking, cycling or taking transit. The bus goes where people need to go.

DIVERSITY AND INCLUSION

Gibsons attracts and makes a welcoming home for people with disabilities, different races, genders, sexualities, etc. Events celebrate a range of cultures and backgrounds.

EMERGENCY PREPAREDNESS

Town infrastructure is in place to protect residents in the case of fire, earthquake, flooding or other natural disaster, evacuation or emergency.

ENGAGEMENT WITH INDIGENOUS PEOPLES AND ECONOMIC RECONCILIATION

Major decisions about what Gibsons becomes are co-created with the Indigenous peoples of these lands. The Town reaches out and builds stronger relationships with Sḵwx̱wú7mesh Úxwumixw (Squamish Nation). The cultural and economic interests of Indigenous people, including plans for Ch'ḵw'elhp reserve land, are considered and influence what happens in Gibsons.

OPPORTUNITIES FOR SOCIALIZATION AND COMMUNITY BUILDING

The community has gathering places such as community centres, markets, pubs, cafes and music venues where people can meet up. Accessible public events bring people together.

PERSONAL SAFETY

It is generally possible to walk around town or be by yourself in public and not feel like you're in danger, regardless of the time of day.

QUALITY EDUCATION AND CHILDCARE

Kids and young adults have places to learn and things to do. Childcare and playgrounds are available. Local educational opportunities remove the need to move away to go to school.

SENSE OF COMMUNITY AND NEIGHBOURLINESS

There is a small-town friendliness. You bump into the same people over and over again and may say hello regularly. Neighbours know each other and can call each other for help in an emergency.

THRIVING LOCAL BUSINESSES

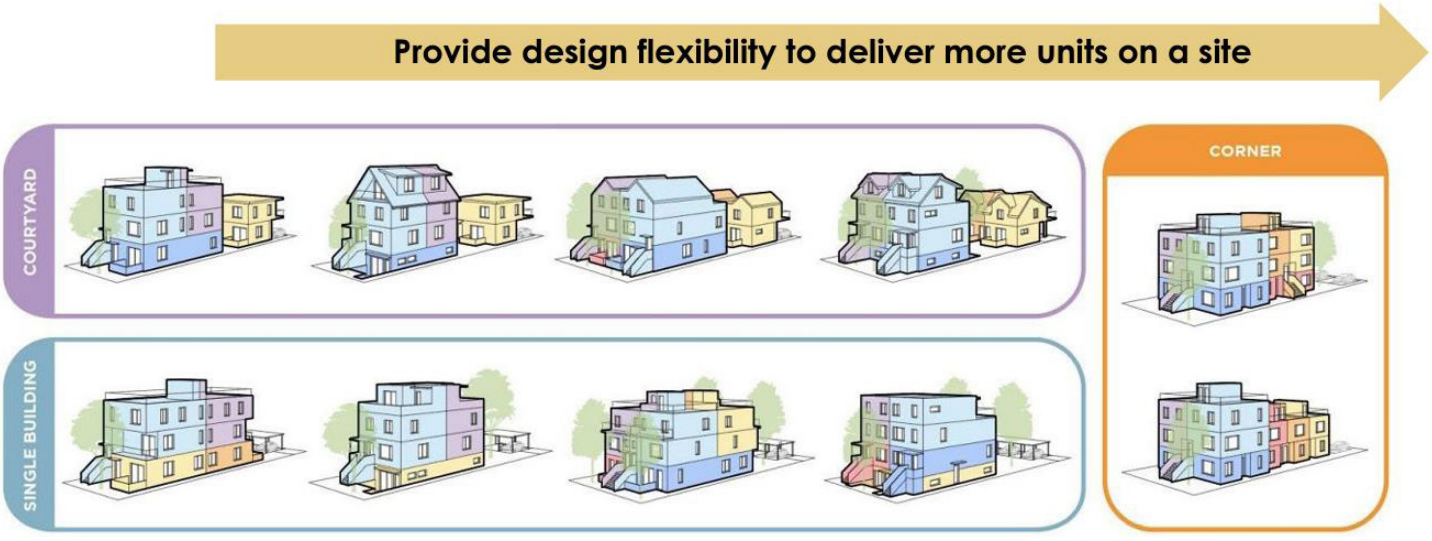
Shops and local enterprises are supported by local communities and tourists. Measures are in place to make retail spaces affordable. Tourism is celebrated and tourists feel welcome.

2

The Town of Gibsons should continue to prioritize meaningful Indigenous engagement with the Sḵwx̱wú7mesh Úxwumixw (Squamish Nation) and considerations of the impacts of different forms of growth on the local Indigenous Communities in order to advance UNDRIP and Indigenous reconciliation.

3

Housing densification should take place throughout the Town of Gibsons, with a variety of densities each having a role to play in enhancing the identified values—trade-off continuum.



4 Recommend small scale multi-unit housing, three to five unit dwelling units on single detached dwelling lots as a housing densification strategy that is welcomed in the Town of Gibsons, which will help us achieve our values without relaxing the total percentage of the lot coverage but may relax the height restrictions.

Up to 5 units on a single lot

4 units on a single lot (2 laneway houses)

5 Residential densities of six storeys or more are welcome in the Town of Gibson, and will help us achieve our values of more integrated and connected communities, where there is access to services and other mixed uses in proximity to residential neighbourhoods. In Gibsons, this would be the most financially viable form of housing and community development in a small community like ours and would offer an excellent way to add a range of family type housing, aging-in-place, workforce housing, accessible housing and connected communities.

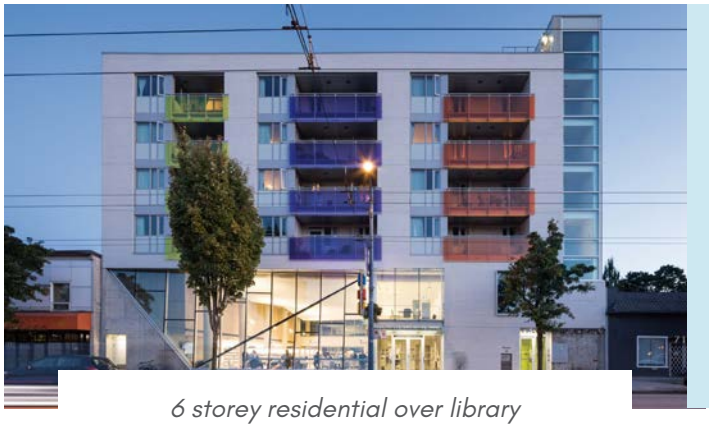
6 storey residential over commercial

6 storey residential

6

Opportunities to build housing, especially affordable housing such as rental, non-market housing, or mixed-tenure, on top of assembly uses and public facilities (libraries, community centers, religious worship buildings, fire halls, etc.) should be explored wherever possible in the Town of Gibsons, ideally in locations where the municipality owns land and wants to deliver multiple objectives.

6 storey residential over fire hall



6 storey residential over library

In addition to the above passed recommendations, a further recommendation was deliberated on and ultimately did not reach the consensus threshold of 75%:

Recommend small-scale multi-unit housing configurations that permit the integration of small-scale accessory commercial units (i.e. yoga studio, café, childcare, nail and hair salon, professional massage/physio, etc.) within single detached dwelling lots and neighbourhoods in order to meet the Assembly's values of personal safety, thriving local business, affordable housing and sense of community and neighbourliness.

Residence with small-scale accessory commercial unit

Residence with small-scale accessory commercial unit


Zoning for Si

EVALUATION

Drawing on community consultations, research and established best practices in democratic participation, we propose that public participation for land use planning should strive to be principles-based. The evaluation method developed for the Renovate the Public Hearing Initiative is referenced here as REEDS: Reconciliatory with territorial First Nations, Equitable, Evidence-based, Democratically legitimate, and Sustainable.

PRINCIPLE 1: RECONCILIATION

Commits to advancing Reconciliation through recognition of a government-to-government relationship based on the rights of Indigenous Peoples as established by the United Nations Declaration of the Rights of Indigenous Peoples. In addition to any legal duty to consult Indigenous Peoples, invests time to learn about the history, culture, worldviews, traditional values, cultural uses of the land and protocols of local Indigenous communities. Commits time and resources to identify and address the unique impacts of land use planning decisions on all Indigenous Peoples. Invests time in building sustained and reciprocal relationships with Indigenous communities in a spirit of reconciliation, and co-creates culturally relevant and safe engagement approaches. Recognizes traditional Indigenous knowledge as holding equal value to Western science, and incorporates this knowledge into planning decisions.

EVALUATION QUESTIONS	REPORTING OUTPUTS
How did the Assembly design and process advance reconciliation? What did member feedback say regarding reconciliation? How did the Assembly final recommendations contribute to reconciliation?	The Assembly design and process incorporated considerations of how to advance reconciliation in multiple ways. This included: • RPHI actively building relationships with Sḵwx̱wú7mesh Úxwumixw (Squamish Nation) representatives • Presentation and grounding from Councilor Baker which shared the Nation's history and plans to return to their ancestral lands, calling for good relations with the Gibsons community • Closing ceremony from Elder Nahanee who used music and storytelling to share the Nation's origin and history in the village of Ch'ḵw'elhp (Chekwelp) and the Nation's future path and goals

How did the Assembly design and process advance reconciliation?

What did member feedback say regarding reconciliation?

How did the Assembly final recommendations contribute to reconciliation?

regarding rebuilding, regrounding and returning to their ancestral territory

- Presentation from Kamala Todd, SFU Faculty and Senior Indigenous Social Planner, on the Indigenous history of the lands, emphasizing the significance of Gibsons to the Sḵwx̱wú7mesh people, the displacement caused by colonial urban planning, and case studies of innovative reconciliation land use solutions led by Indigenous communities in partnership with municipalities
- Remarks from the Mayor of Gibsons on the importance of ongoing nation-to-nation cooperation with the Sḵwx̱wú7mesh Úxwumixw
- Ensuring there was Indigenous representation in the Assembly, with two members out of 25 recruited who identified as Indigenous

Member feedback from the Daily and Final Surveys and journaling activities highlighted how the Assembly had advanced their understanding of and commitment to reconciliation. Comments and feedback included:

- 92% of the Assembly members felt they were more informed about UNDRIP and reconciliation as it connects to the OCP through the Residents Assembly *(Appendix A, p10)*
- "I learned more about the Indigenous history of where we live."
- "The information provided by Deborah Baker and Kamala Todd was excellent, it gave me a much clearer connection to the First Peoples and their perspectives. I really appreciated their sharing, it provided context and a better understanding of the history of the coastal peoples."
- "Excellent presentation"—in response to Kamala Todd's UNDRIP presentation

Assembly recommendations contributed to advancing reconciliation by including the following value as one of the values to be used to guide the Town of Gibsons OCP:

- **Engagement with Indigenous Peoples and Economic Reconciliation:** Major decisions about what Gibsons becomes are co-created with the Indigenous peoples of these lands. The Town

	reaches out and builds stronger relationships with Sḵwx̱wú7mesh Úxwumixw (Squamish Nation). The cultural and economic interests of Indigenous people, including plans for Chḵw'elhp reserve land, are considered and influence what happens in Gibsons. There were also areas in which the Assembly could have better met the principle of Reconciliation. Feedback from the Assembly members highlighted that they would have liked to have seen more representation from Indigenous groups or on Indigenous issues (4 comments) and that "it would have been beneficial to have access to more information regarding UNDRIP".

PRINCIPLE 2: EQUITABLE

Seeks out and facilitates the participation of everyone who is potentially affected by a proposed by-law change in a way that is consistent with human rights frameworks. Proactive measures are in place to identify and address barriers to accessibility or infringements on human rights in the notification and process of relevant public participation opportunities. Procedural norms that support the safety, dignity and human rights of all involved are established, communicated and fairly enforced. Time and resources are allocated equitably to support the participation of those who are most impacted and who face the greatest barriers to participation due to structural inequities.

EVALUATION QUESTIONS	REPORTING OUTPUTS
What equity measures were included in Assembly design and process? What did member feedback say regarding equity? How did the Assembly recommendations contribute to equity?	The Assembly design and process incorporated multiple equity measures. This included: • Using the Gibsons demographic profile and the Civic Lottery process to ensure that Assembly members broadly represented the demographics of Gibsons in terms of age, gender, housing tenure, ethnicity/heritage, etc., and ensuring representation from traditionally underrepresented groups. • Ensuring participants were compensated for their time through a blanket honorarium policy, which eliminated barriers to receiving

What equity measures were included in Assembly design and process?

What did member feedback say regarding equity?

How did the Assembly recommendations contribute to equity?

compensation and paid all participants $225 per Assembly session

- Provided reimbursement for child-care when needed by Assembly members, and offered compensation for other possible expenses such as elder care
- Ensured venues were accessible and that there were always separate quiet spaces for people with neurocognitive and other disabilities, parents that may need privacy to breastfeed, and those observing religious customs, including Ramadan and daily prayers
- Provided lunch and refreshments that met dietary requirements at every session to ensure that members across all socio-economic statuses were nourished during the Assembly days
- Addressed regional equity by ensuring sessions were held in both Upper Gibsons and Lower Gibsons across three locations over the five sessions
- Addressed regional equity by ensuring participants were recruited from throughout the neighbourhoods of Gibsons

Member feedback from the Daily and Final Surveys and journaling activities highlighted how the Assembly had met the principle of equity. Feedback and comments included:

- 91.3% of Assembly members felt that their Accessibility needs were fully met, and 4.3% felt that they were somewhat met *(Appendix A, p2)*
- "Thank you so much for working hard to include varied demographics to make this inclusive."
- Praise for the "diversity of the assembly, a good cross-section" and the "inclusion of many different ideas and age groups"
- The Assembly "catered to the needs of members"
- The Assembly was "very inclusive," "people seem to feel they will be heard," "everyone's voices being heard"

What equity measures were included in Assembly design and process?

What did member feedback say regarding equity?

How did the Assembly recommendations contribute to equity?

- 74% of participants felt as though no groups were missing in the Assembly *(Appendix A, p10)*

Assembly recommendations contributed to advancing equity by:

- Including two values that explicitly spoke to equity: "Accessibility and Connectivity: Things are built to standards for use by people with disabilities, children and seniors. A person with a stroller, in a wheelchair or using a cane or walker can get around town" and "Diversity and Inclusion: Gibsons attracts and makes a welcoming home for people with disabilities, different races, genders, sexualities, etc." and "events celebrate a range of cultures and backgrounds", with many of the other values having positive secondary implications for equity such as "Affordable Housing" and "Quality Education and Childcare"
- Recommending the prioritization of "family type housing, aging-in-place, workforce housing, accessible housing and connected communities" in Recommendation 5 and the prioritization of "affordable housing such as rental, social and non-market housing or mixed-tenure" housing, particularly off major polluting arterial roads in Recommendation 6 which would help to address equity concerns related to housing and meet the human right to housing

Limitations:

- There were also areas in which the Assembly could have better met the principle of an equitable selection process and engagement. For example, an over-reliance on the 'Civic Lottery,' and algorithms may not account for nuanced diversity considerations, such as gender equity when two applicants apply from the same household. Ensuring that an additional review process takes place by the selection team is necessary in order to mitigate occurrences of algorithmic discrimination.
- The Member feedback noted wanting to see representation of people from more varied ethnicities, ancestry, youth under the age of 16, stakeholders and greater gender identity diversity as well *(Appendix A p10)*. One member who was a senior also noted that the finish time of 5pm was challenging for them and they would have preferred an earlier finish time, but only by an hour.

PRINCIPLE 3: EVIDENCE-BASED

Creates the conditions for informed deliberation on land use decisions to promote sustainable development and regional equity. Members of the public are provided with credible and accurate information to support their informed judgement on questions of land use planning. Public input is sought early in the planning process (before decisions are pre-determined) and contributes to elected officials' deliberation and decision-making alongside other relevant inputs. Public participation opportunities clearly frame the request for participation in a way that solicits input that is relevant to the specific land-use decisions.

EVALUATION QUESTIONS	REPORTING OUTPUTS
How was the Assembly design and process evidence-based? What did member feedback say regarding how evidence-based they felt the Assembly was? How were the Assembly recommendations evidenced-based?	The Assembly design and process was evidence-based in the following ways: • Designed by a dedicated team over a period of several months through close study of relevant academic and grey literature regarding deliberative democratic processes including representative Assemblies; had a dedicated Advisory Committee made up of two advisors, Susana-Haas Lyons and Kamala Todd, that met three times during the course of the project; researched the geography, demographics and policy context of Gibsons • Designed in close consultation with the Town of Gibsons to ensure that the Assembly question and content was based on relevant strategic and policy documents • Upstreamed to occur very early in the planning process of the OCP, with the main OCP consultation to be informed by the Assembly, to ensure Assembly members had an authentic opportunity to contribute to elected officials' decision making • Included a range of expert guest presenters, including local experts, throughout the Assembly sessions who presented on relevant topics, including UNDRIP, active transportation, housing needs, land use planning and the economics of housing development, to support members' informed decision making • Balanced the expert presentations with time for deliberation and dialogue between members who could share their own lived-

How was the Assembly design and process evidence-based?

What did member feedback say regarding how evidence-based they felt the Assembly was?

How were the Assembly recommendations evidenced-based?

experience of the topics under discussion and learn from one another

- Assembly activities, such as the "Soft Shoe Shuffle", site tour, financial analysis activity, values deliberation and final consensus vote, were designed to broaden and deepen members understanding of the trade-offs that are inherent in growth and development
- Recommendations presented to members at the final Assembly were developed through extensive analysis of all the members' feedback and contributions gathered through previous sessions' surveys, dialogues, etc.

Member feedback from the Daily and Final Surveys and journaling activities highlighted where they felt the Assembly was evidence-based. Feedback and comments included:

- 100% of members felt they received enough information to participate in discussions *(Appendix A, p6)*
- 95.9% of members felt that their understanding of the OCP, Gibsons' housing and mixed-use connected community needs increased through their participation in the Assembly *(Appendix A, p7)*
- 90.9% of members felt that the information and resources provided were, as a whole, neutral with fair and diverse viewpoints represented *(Appendix A, p7)*
- 95.8% felt that their understanding of the Town of Gibsons' constraints became clearer throughout this process *(Appendix A, p11)*
- "Bringing in subject matter experts is really great."
- "The inclusiveness and education process has been really good to getting to informed decisions."
- "Today's site visits clarified possibilities for affordable housing."
- "Really appreciate all the guest speakers + incredibly well-organized presentations."
- "I feel more connected to my community & informed about all the

How was the Assembly design and process evidence-based? *What did member feedback say regarding how evidence-based they felt the Assembly was?* *How were the Assembly recommendations evidenced-based?*	processes that go into town planning." Assembly recommendations were evidence-based due to: • Being carefully informed by all of the content and feedback from the first four Assembly sessions • Including Recommendation 1 that built upon the new provincial legislation regarding small scale multi-unit housing on a single detached dwelling lot, based on the members' new understanding of Bill 44 through the Assembly content • Including recommendations for multi-family housing of six storeys or more in Recommendation 5, which factored in the lessons learned from the fourth Assembly's session on the need for zoning capacity to factor in financial viability There were also areas in which the Assembly could have better met the principle of evidence-based. Member feedback noted that five participants would have liked more time to hear from experts, and that three participants would have liked more time to hear from stakeholders. Comments also noted, "I would like to have a more concrete idea, I think it's useful to talk about numbers in terms of density, height, etc." and "presentation time for experts could be longer."

PRINCIPLE 4: DEMOCRATICALLY LEGITIMATE

Demonstrates integrity to uphold the legitimacy of ensuing decisions. Provides full transparency about the decision-making process and the role of public input. Identifies and addresses potential conflicts of interest amongst participants, moderators or decision-makers.

EVALUATION QUESTIONS	REPORTING OUTPUTS
How was the Assembly design and process democratically legitimate?	The Assembly design and process was democratically legitimate in the following ways: • Established through a unanimous Town of Gibsons Council motion on November 7, 2023

What did member feedback say regarding how democratically legitimate the Assembly was?

How were the Assembly recommendations democratically legitimate?

- Attempted to ensure that the invitation to register to participate reached as many households in Gibsons as possible through mass mail out and 'good neighbour' request to share the information
- Followed best practices for recruitment strategy such as enlisting individuals in pairs or small groups to prevent any one person from being the sole representative of their demographic and limiting the number of demographic categories to ensure comprehensive representation
- Establishment of Assembly agreements to foster democratic and respectful dialogue
- Use of the Deep Democracy activity the "Soft Shoe Shuffle" to gather all of the views in the Assembly regarding the Town's development and growth
- Daily surveys to provide opportunity for members to give their feedback on any aspect of the Assembly
- Two facilitators led every session to try to minimize the potential of unconscious bias and increase opportunities for participant involvement
- Use of deliberative dialogue methods throughout the process to help build the draft of the Assembly's recommendation
- Use of an extensive deliberative consensus voting process with a threshold of 75% approval to pass and finalize the Assembly recommendations
- Invited members to present their experience of the Assembly in their own words to Town of Gibsons Council after the Assembly concluded

Member feedback from the Daily and Final Surveys and journaling activities highlighted where they felt the Assembly was democratically legitimate. Feedback and comments included:

- 96% of members felt they had many or some opportunities to participate and express their views in a way that felt comfortable to them *(Appendix A, p3)*

How was the Assembly design and process democratically legitimate?

What did member feedback say regarding how democratically legitimate the Assembly was?

How were the Assembly recommendations democratically legitimate?

- 100% of participants felt the facilitators provided very or somewhat clear explanations and effectively guided the conversations *(Appendix A, p6)*
- 70% of participants answered that the facilitators were very or somewhat neutral (not including the 17.4% who answered not sure) *(Appendix A, p7)*
- 100% of members felt their understanding of others' opinions became clearer throughout this process *(Appendix A, p9)*
- 73.9% of members felt the final report broadly reflected the views of all members, and 21.7% felt the diversity of views and opinions was somewhat reflected *(Appendix A, p11)*
- Quotes from members: "Facilitators set the tone for relaxed, open, non-judgemental communication," "Facilitators are wonderful, patient and considerate and try to engage with all," "Consensus process went well," "Good communication, freedom to speak opinions," "Clear communication, opportunities to participate," "Many opportunities for community input," "Great diversity of opinions."

Assembly recommendations were democratically legitimate due to:

- Being established through a consensus voting process which dedicated substantial time to hearing all of the members' concerns, feedback, and support for each recommendation
- Only including the recommendations which achieved a threshold of 75% support, with six recommendations passing and one recommendation ultimately not passing due to only receiving support from 67% of members
- 5 Assembly participants volunteered to present the Assembly's final recommendations and share their experiences with the Gibsons Residents Assembly to Council on June 4, 2024, with support as needed by Assembly Chair and facilitator Amina Yasin and Lead Facilitator Aftab Erfan. All of the Assembly recommendations were received and endorsed by the Town of Gibsons Council in a unanimous vote.

There were also areas in which the Assembly could have better met the principle of democratically legitimate. Member feedback noted that "trying to work toward consensus in a group like that was challenging—perhaps we could have a clearer framework for what amendments get adopted vs not" and that "sometimes certain views felt dismissed by operators."

PRINCIPLE 5: SUSTAINABLE

Sufficiently time and cost-effective for all parties to sustain ongoing democratic deliberation on land use planning. Processes are feasible within the municipality's resources (personnel, budget, space), minimize investment and financial risk for applicants, and minimize associated costs of participation for members of the public.

EVALUATION QUESTIONS	REPORTING OUTPUTS
How was the Assembly design and process sustainable? What did member feedback say regarding sustainable the Assembly was? How were the Assembly recommendations sustainable?	The Assembly design and process was sustainable in the following ways: • RPHI was able to provide financial and other resources to overcome any restraints the Town of Gibsons may have faced in delivering an Assembly, highlighting the potential for future public and non-profit partnerships • Assembly was designed to respond to relevant municipal (specifically the Town of Gibsons Strategic Plan) and provincial (specifically Bill 44) policies and legislation to ensure the activities and learning materials would result in recommendations that were sustainable within a long-term policy context • Members were financially compensated for their time, provided with lunch, and offered compensation for other expenses such as childcare to minimizes costs that are frequently associated with participating in public participation processes • An expert presentation on financial analysis ensured that members were informed on how to make recommendations that were sustainable for non-profit and other housing developers

How was the Assembly design and process democratically legitimate?

What did member feedback say regarding how democratically legitimate the Assembly was?

How were the Assembly recommendations evidenced-based?

Member feedback from the Daily and Final Surveys and journaling activities highlighted where they felt the Assembly was sustainable. Feedback and comments included:

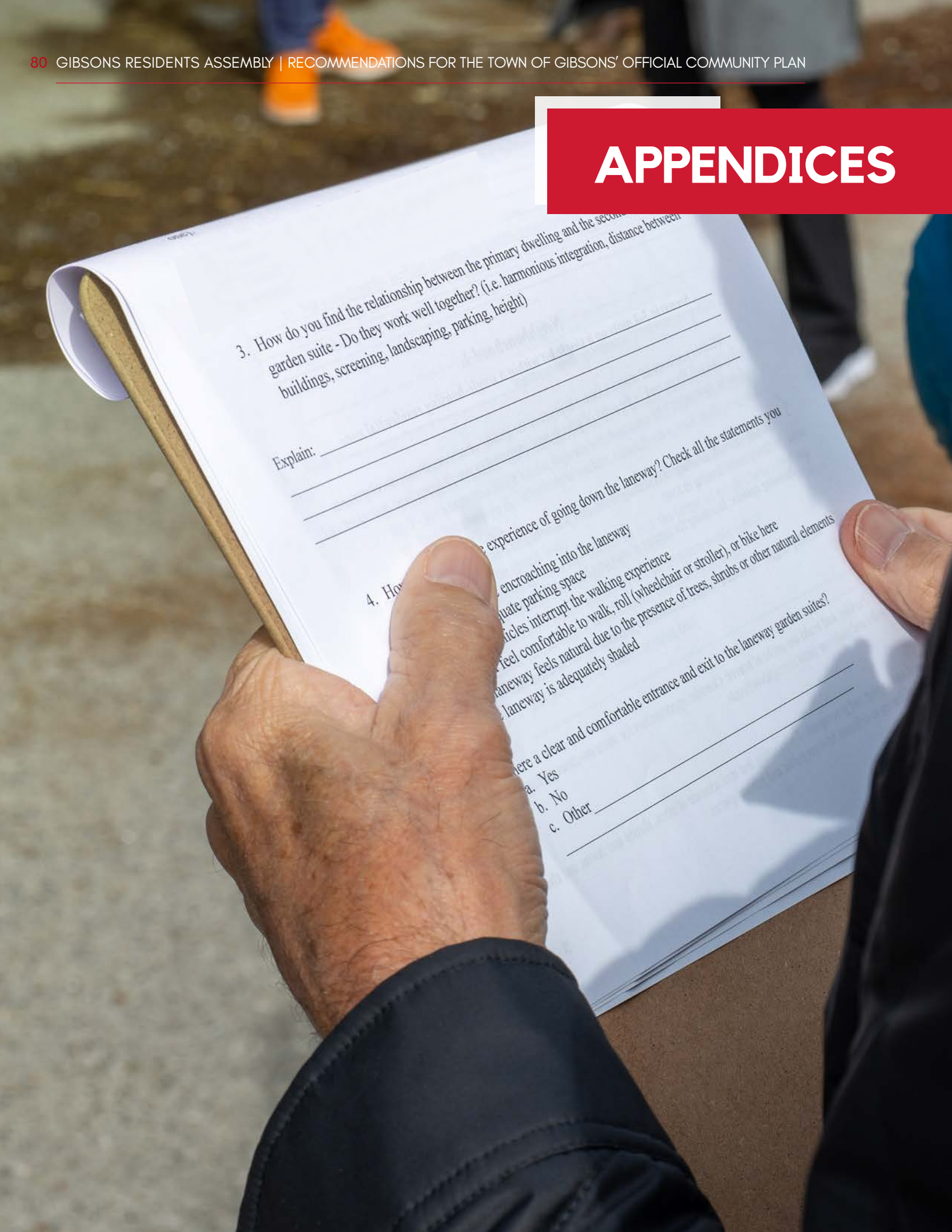
- 87.5% of members felt the length of the process was appropriate *(Appendix A, p3)*
- 87% of members felt it would have been possible to give more time to the process, indicating that it was a sustainable level of commitment *(Appendix A, p3)*
- 87.5% of members, given their experience in the Assembly, were interested in participating in similar public participation in the future about the Town of Gibsons OCP update, and 12.5% were maybe interested *(Appendix A)*
- "Pace is good."
- "It feels like such a good use of my time."
- "Let's keep this interaction going."
- "Efficient, well-organized."
- "The food was excellent."

Assembly recommendations were sustainable due to:

- Being based upon relevant legislative and policy frameworks, including consideration of how the recommendations integrated with the Town of Gibsons Strategic Plan
- Integrating climate resiliency into the 15 values that would inform updates to the OCP, aligning with the Strategic Plan's commitment to prioritizing climate adaptation in municipal engagement and activities
- Being based upon realistic financial modelling for housing development

There were also areas in which the Assembly could have better met the principle of democratically-legitimate. Member feedback included: "the session was too long" and "too long on the same topic."

APPENDICES


3. How do you find the relationship between the primary dwelling and the garden suite - Do they work well together? (i.e. harmonious integration, distance between buildings, screening, landscaping, parking, height)
Explain:
experience of going down the laneway? Check all the statements you
encroaching into the laneway
uate parking space
icles interrupt the walking experience
feel comfortable to walk, roll (wheelchair or stroller), or bike here
aneway feels natural due to the presence of trees, shrubs or other natural elements
laneway is adequately shaded
ere a clear and comfortable entrance and exit to the laneway garden suites?
a. Yes
b. No
c. Other

APPENDIX A

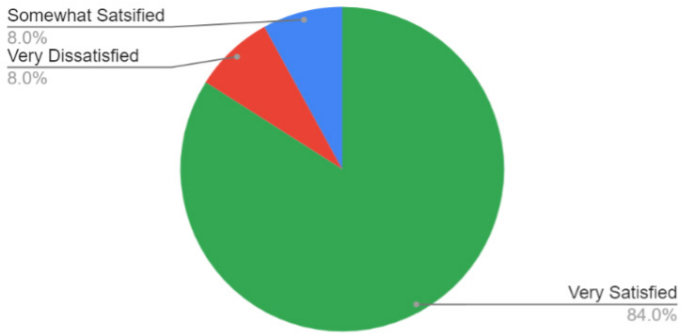
CROSS-SURVEY ANALYSIS AND REPORT

DS: DAILY SURVEY | **FS:** FINAL SURVEY | **PS:** PRE-SURVEY | **SVD:** SITE VISIT DATA

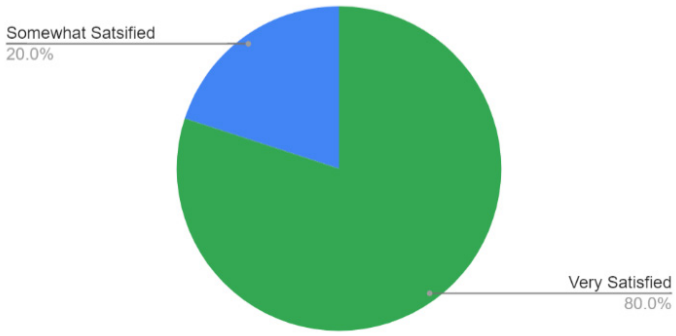
DS 1 compared to FS 1:

DS 1. Overall, how satisfied/dissatisfied are you with your experience at today's Assembly meeting?

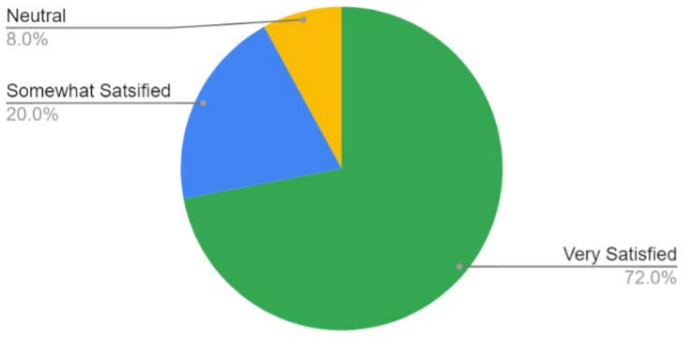
Feb 25 (Session 1)



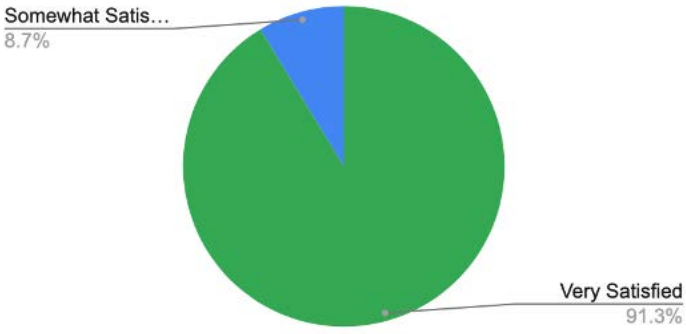
April 7 (Session 3)



April 21 (Session 4)



FS 1. Overall, how satisfied/dissatisfied are you with your experience overall in the Assembly meeting?

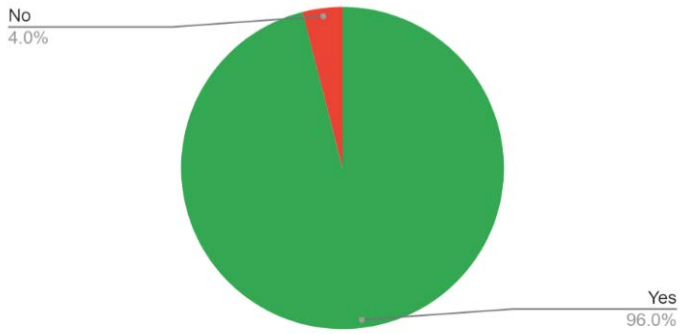


DS: DAILY SURVEY | **FS:** FINAL SURVEY | **PS:** PRE-SURVEY | **SVD:** SITE VISIT DATA

DS 2 compared to FS 2:

DS 2. Have your accessibility needs been sufficiently met to allow you to fully participate in the Assembly?

Feb 25 (Session 1)



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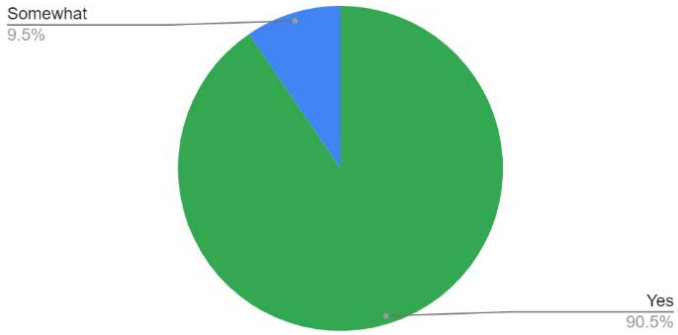

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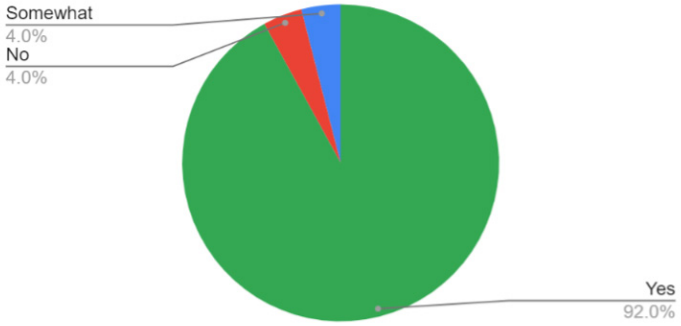
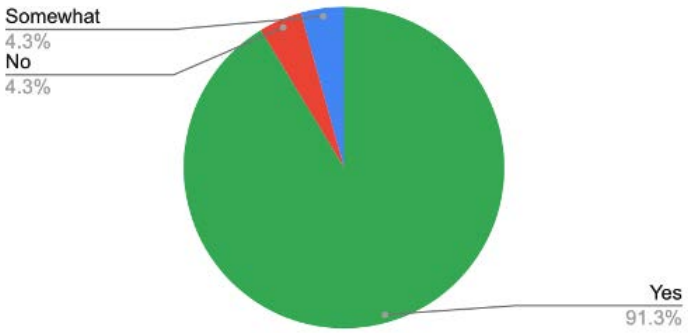


FS 2. Were your accessibility needs overall sufficiently met to allow you to fully participate in the Assembly?

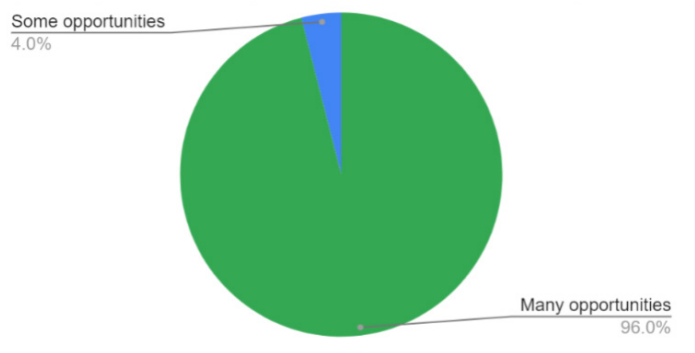


DS: DAILY SURVEY | **FS:** FINAL SURVEY | **PS:** PRE-SURVEY | **SVD:** SITE VISIT DATA

DS 3 compared to FS 6,7 & 8:

DS 3. Did you feel you had enough opportunities to participate and express your views in a way that felt comfortable to you?

Feb 25 (Session 1)



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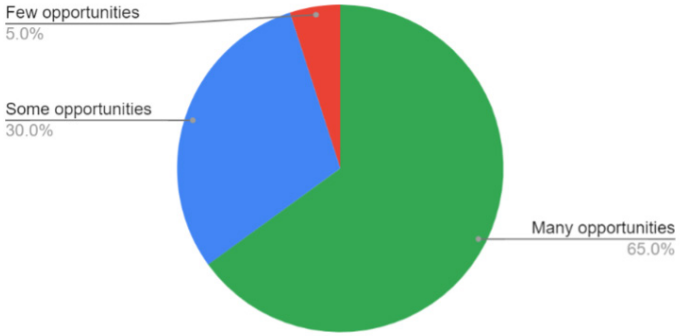

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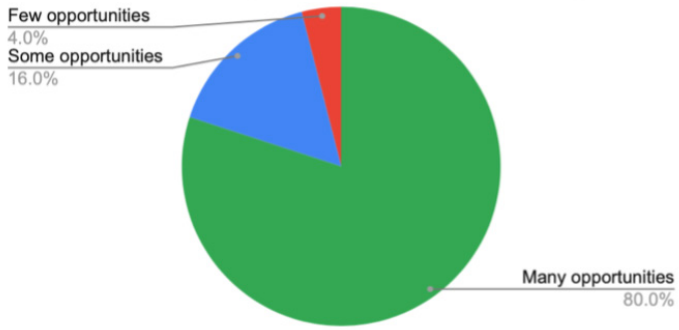
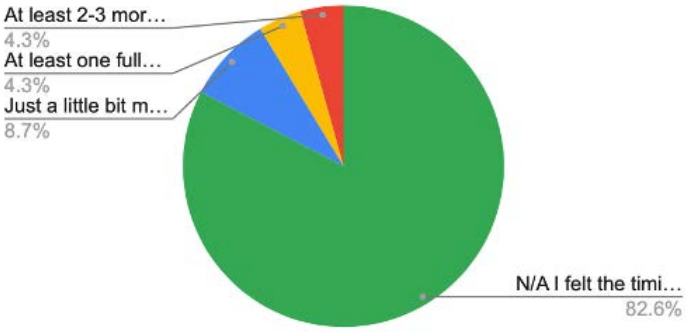


FS 6. If you consider the process needed more time, how much extra time do you think would have been useful?



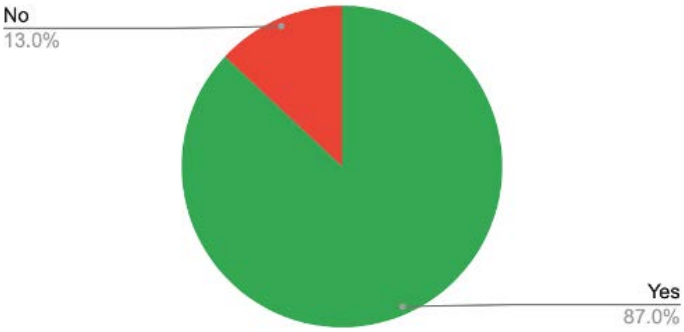
- N/A I felt the timing was just right
- Just a little bit more—half a day or less
- At least one full day of deliberation
- At least 2-3 more days of deliberation
- A lot more time would have been useful—more days of deliberation

DS: DAILY SURVEY | **FS:** FINAL SURVEY | **PS:** PRE-SURVEY | **SVD:** SITE VISIT DATA

FS 7. If you consider the process needed more time, how would you use the extra time? Please choose all relevant options.

1. Hearing from more experts **(5)**
2. Hearing from more stakeholders **(3)**
3. Deliberating and weighing the different arguments before developing our recommendations **(3)**

FS 8. Would it have been possible for you to have given more time to this process?



DS 3 compared to FS 9:

DS 3. Did you feel you had enough opportunities to participate and express your views in a way that felt comfortable to you?

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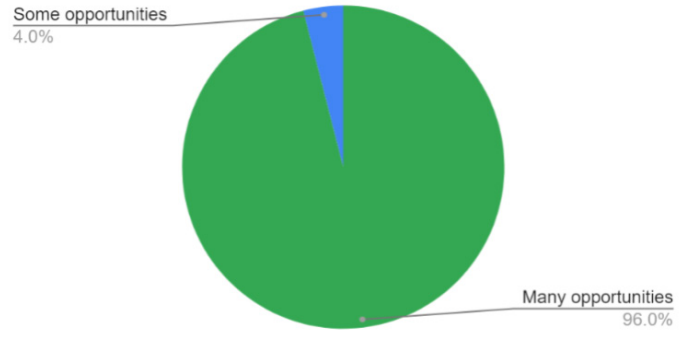

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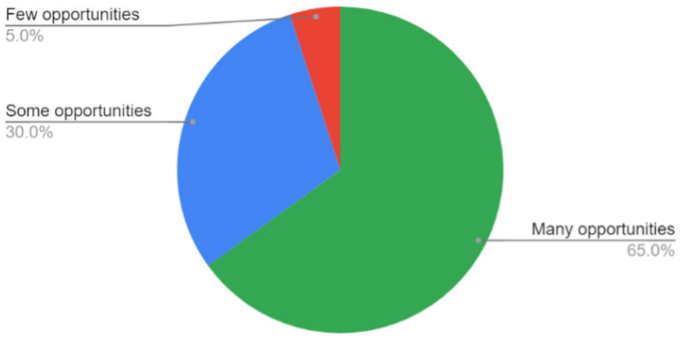

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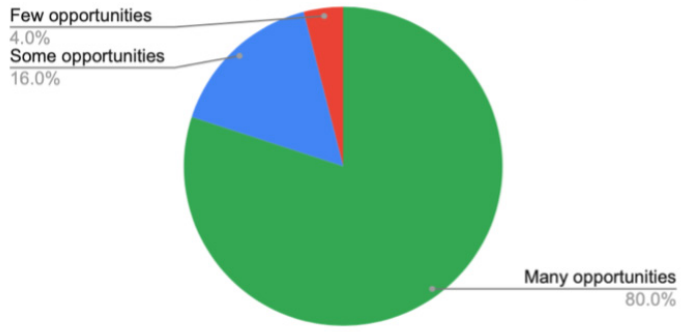
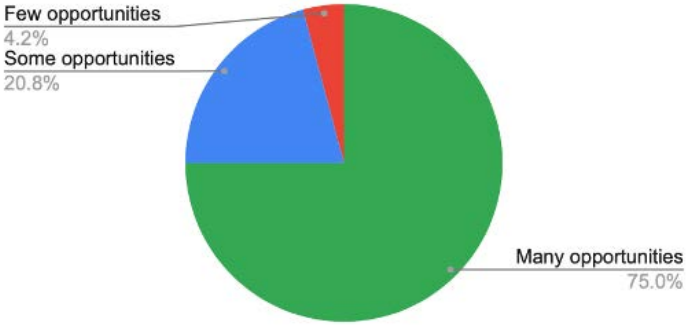


DS: DAILY SURVEY | **FS:** FINAL SURVEY | **PS:** PRE-SURVEY | **SVD:** SITE VISIT DATA

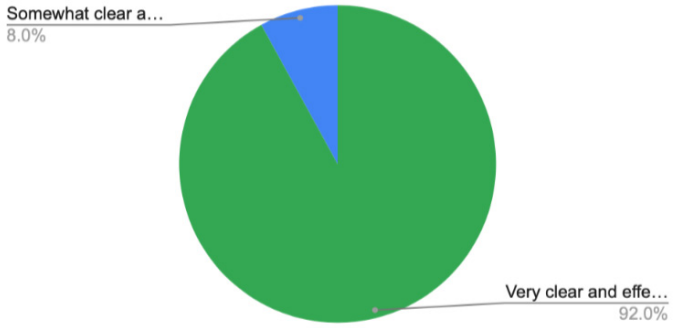
FS 9. Did you feel you had enough opportunities to participate and express your views in a way that felt comfortable to you?



DS 6 compared to FS 10, 12 & 13:

DS 6. To what extend do you feel the facilitators provided clear explanations and effectively guided the conversations?

Feb 25 (Session 1)



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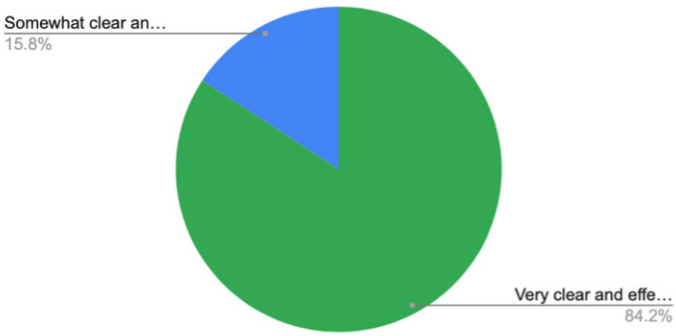

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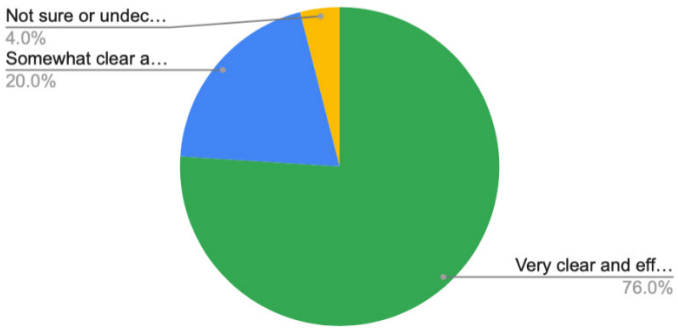
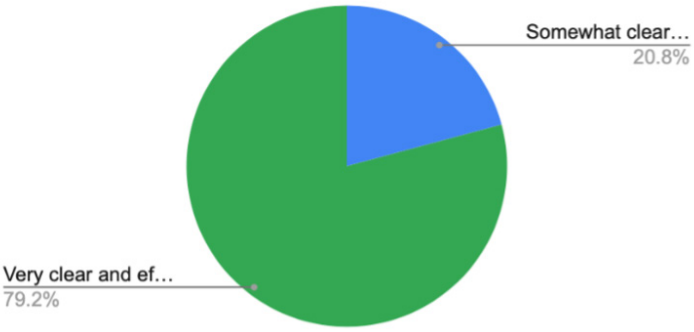
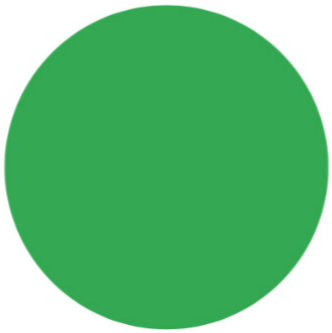


DS: DAILY SURVEY | **FS:** FINAL SURVEY | **PS:** PRE-SURVEY | **SVD:** SITE VISIT DATA

FS 10.To what extent did you feel the facilitators provided clear explanations and effectively guided the conversations?

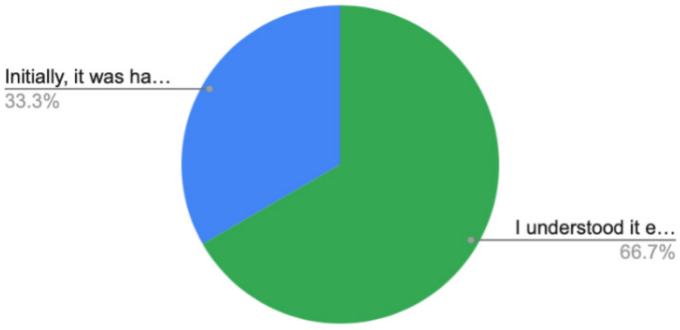


FS 12. Did you receive enough information to participate in the discussions?



- 100% Just enough information

FS 13. Was the information provided (presentations and written material) easy to understand?

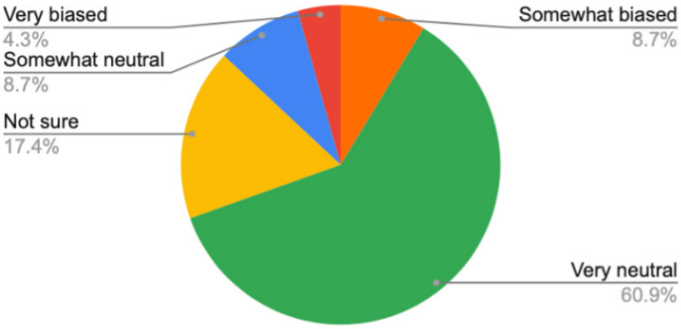


- I understood it easily, from the beginning
- Initially, it was hard to understand, but by the end of the process I understood a lot of it much better
- I found all of it hard to understand throughout

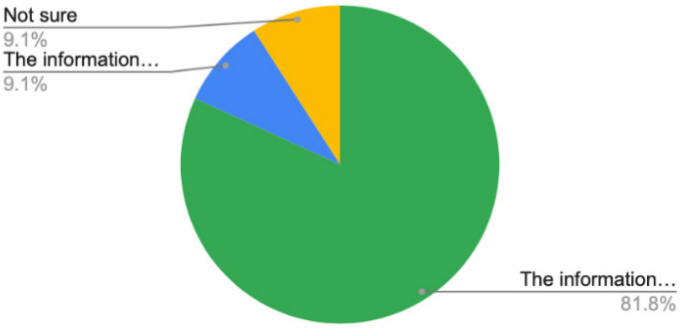
DS: DAILY SURVEY | **FS:** FINAL SURVEY | **PS:** PRE-SURVEY | **SVD:** SITE VISIT DATA

FS 11 compared to FS 14:

FS 11. To what extent did you feel that the facilitators were neutral or biased (favoured certain opinions or offering theirs)?



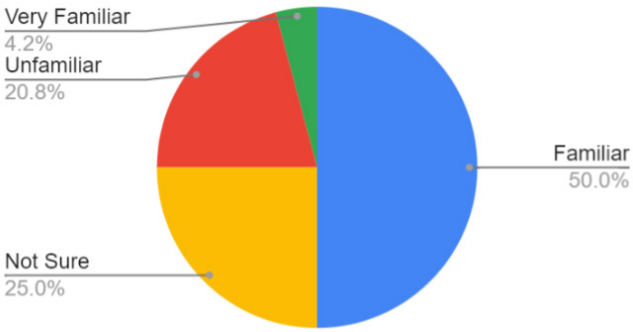
FS 14. To what extent did you feel that the information resources provided was, as a whole, neutral with fair and diverse viewpoints represented?



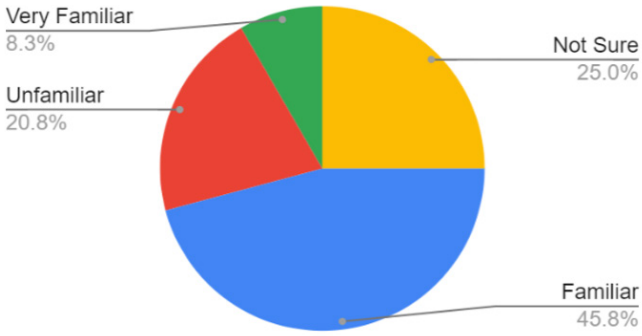
- The information felt neutral with a large diversity of sources
- The information felt somewhat biased
- Not sure

PS 2a-e compared to FS 15:

PS 2a. Level of familiarity w/ growth, density and land use in Gibsons

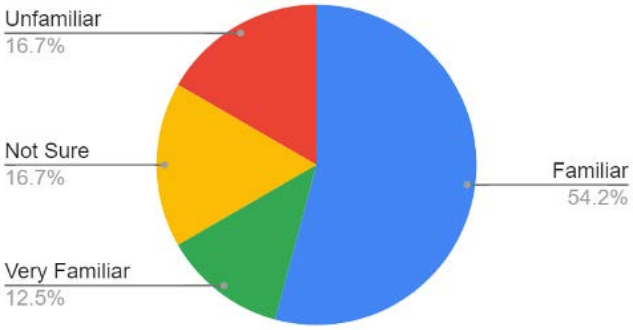


PS 2b. Level of familiarity w/ livability and belonging in Gibsons

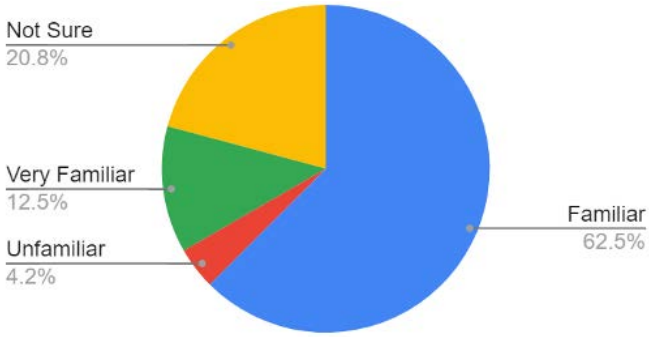


DS: DAILY SURVEY | **FS:** FINAL SURVEY | **PS:** PRE-SURVEY | **SVD:** SITE VISIT DATA

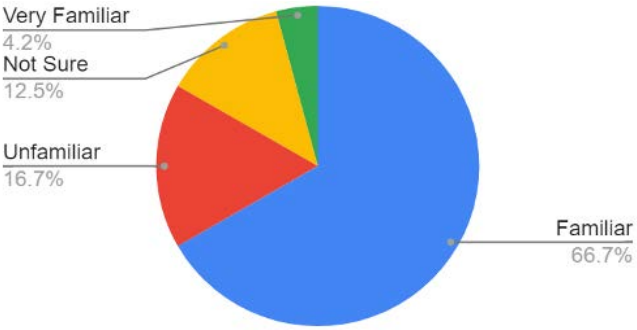
PS 2c. Level of familiarity w/ housing choices, access and affordability in Gibsons



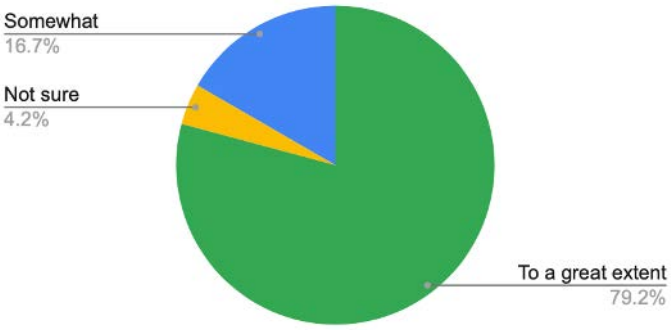
PS 2d. Level of familiarity w/ transportation in Gibsons



PS 2e. Level of familiarity with the environment and climate change in Gibsons



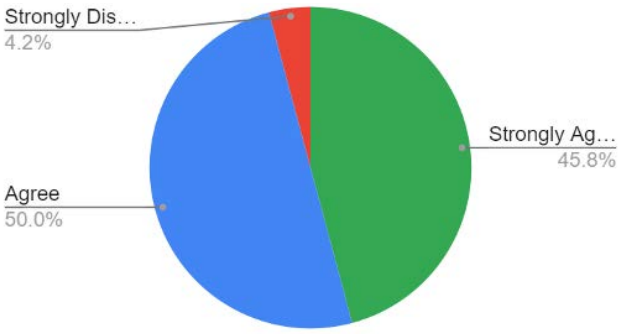
FS 15. To what extent, if at all, do you feel that your understanding of the Official Community Plan, Gibsons housing and mixed-use connected community needs increased through your participation in the Assembly?



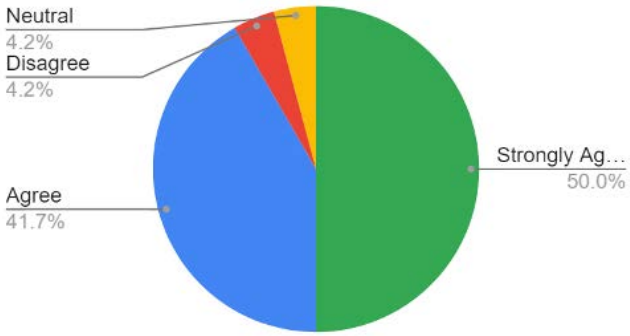
DS: DAILY SURVEY | **FS:** FINAL SURVEY | **PS:** PRE-SURVEY | **SVD:** SITE VISIT DATA

PS 6b, c & d compared to FS 16:

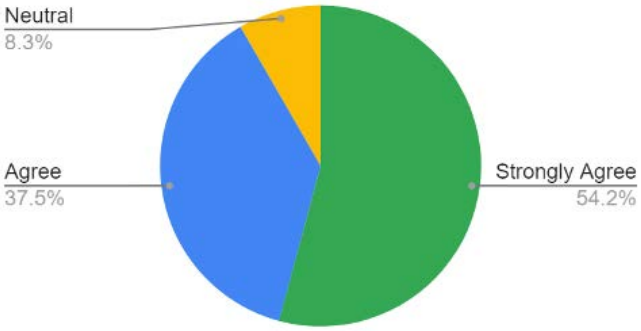
PS 6b. "The first step in solving problems is to discuss them."



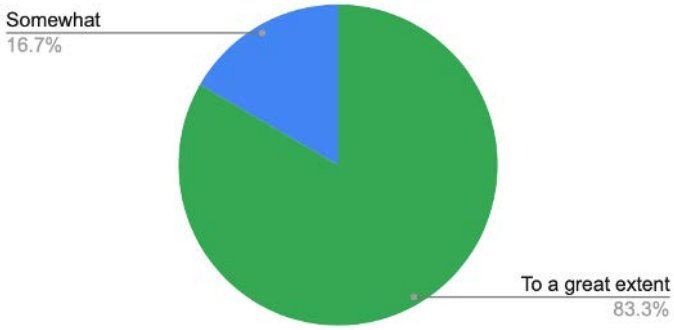
PS 6c. "People who disagree can make decisions together if they talk."



PS 6d. "People with different political beliefs can have civil, respectful conversations."



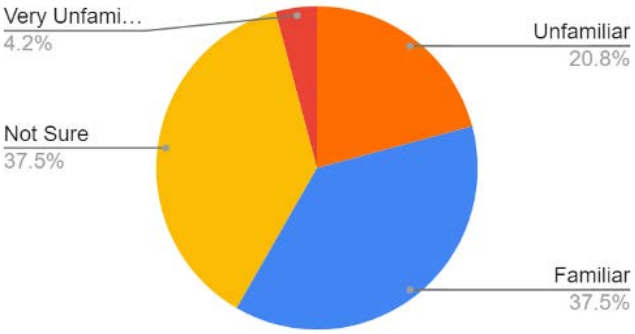
FS 16. To what extent, if at all, do you feel that your understanding of others' opinions became clearer through this process?



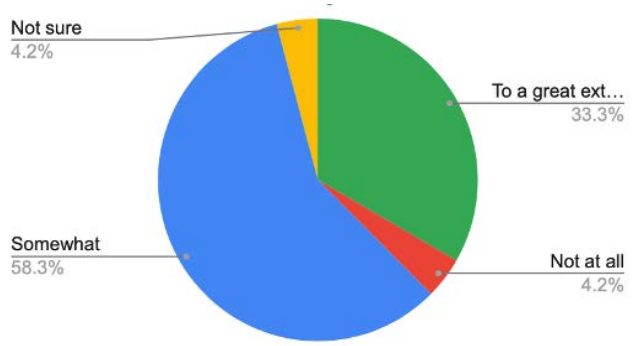
DS: DAILY SURVEY | **FS:** FINAL SURVEY | **PS:** PRE-SURVEY | **SVD:** SITE VISIT DATA

PS 2f & FS4 compared to FS 17:

PS 2f. What is your level of familiarity with reconciliation/UNDRIP in Gibsons?



FS 17. To what extent, do you feel more informed about UNDRIP and reconciliation as it connects to the OCP, through the Residents Assembly?



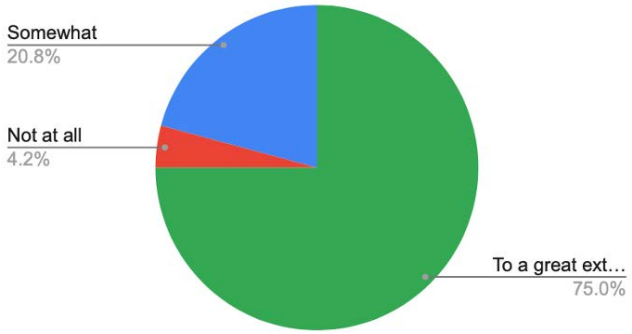
FS 4. If you feel any groups or parts of the community were not represented, who did you feel was missing?

- **73.9% of participants felt as though no groups were missing in the Assembly:** “Thank you so much for working hard to include varied demographics to make this inclusive.”
- **First Nations/Indigenous Community (3 comments):** First Nations, Indigenous groups.
- **More representation of people from more varied ethnicities, ancestry, youth under the age of 16, stakeholders and greater gender identity diversity as well (4 comments):** The only people not included were developers/traders which would’ve been interesting; youth under 16 age-group; more participants of diverse ethnic ancestry and heritage; more participants of diverse genders and sexuality identities.

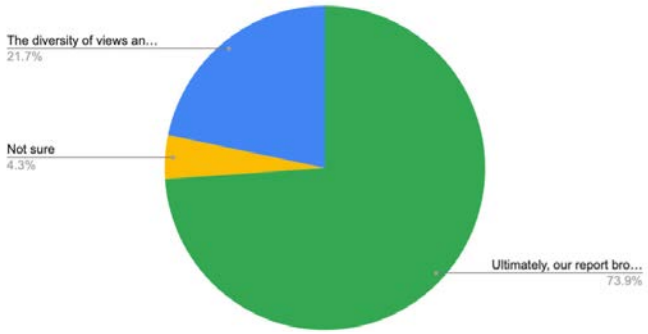
DS: DAILY SURVEY | **FS:** FINAL SURVEY | **PS:** PRE-SURVEY | **SVD:** SITE VISIT DATA

FS 18 compared to FS 19:

FS 18. To what extent, if at all, do you feel that your understanding of the Town of Gibsons constraints became clearer through this process?

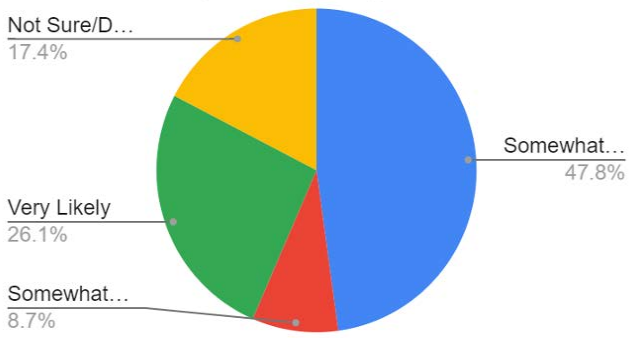


FS 19. To what extent, if at all, do you feel that the final/recommendations report reflects the different views and opinions of the Assembly members (either in the main recommendations or additional minority reports)?



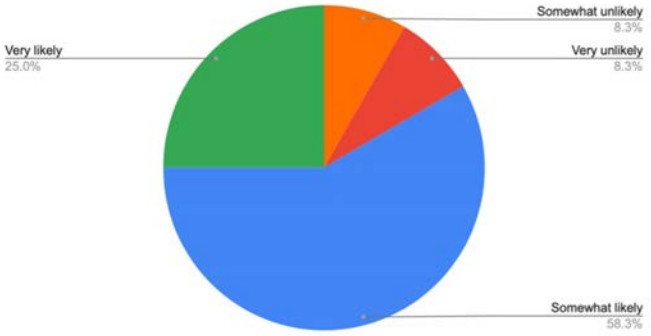
PS 7 compared to FS 20:

PS 7. How likely or unlikely is it that the Town of Gibsons can develop an OCP that meets the needs of all residents?



DS: DAILY SURVEY | **FS:** FINAL SURVEY | **PS:** PRE-SURVEY | **SVD:** SITE VISIT DATA

FS 20. In your opinion, how likely or unlikely is it that the Town of Gibsons can develop an OCP that meets the needs of all residents?

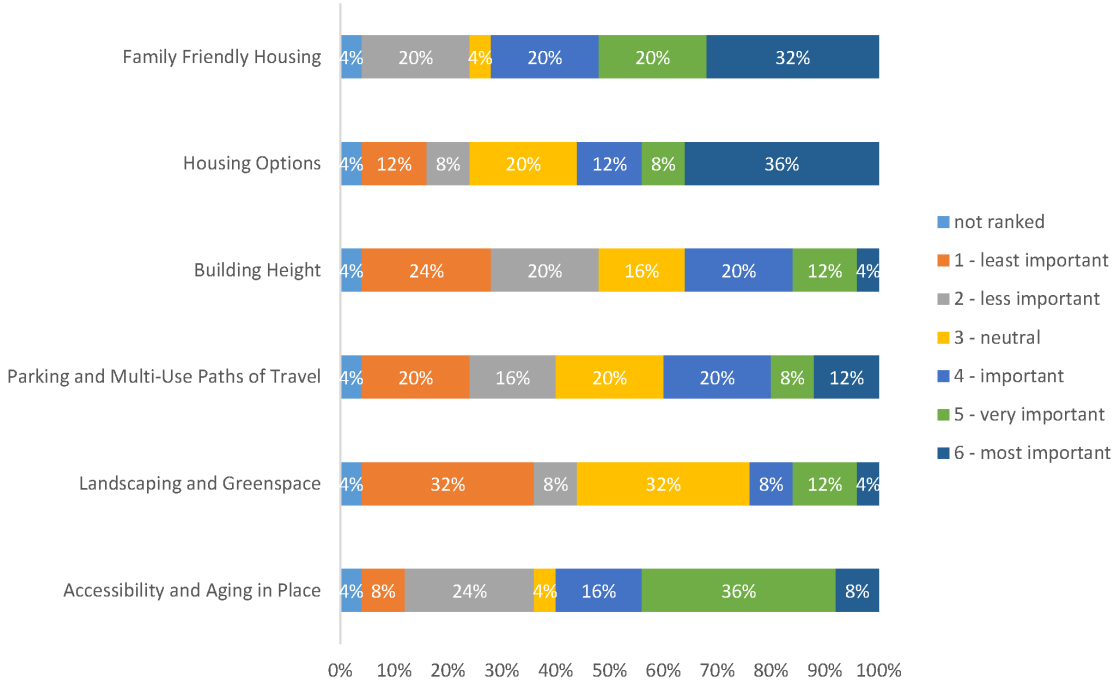


Legend
Agree, Very Familiar, Very Strong, very likely
Familiar, Somewhat Strong, Somewhat likely
Unfamiliar, Disagree, Very Weak, somewhat unlikely
Not Sure, Don't Know, Neutral
Somewhat biased, somewhat unlikely, Unfamiliar

SITE VISIT DATA (SVD) - RESULTS OF THE RANKED CHOICE SURVEY QUESTION:

Q1: What do you consider most important to improve the quality of new residential developments in Gibsons?

Neighbourhood 1 Scenario: 3-5 units on a single-dwelling lot



Growth and Development Themes/Elements Definitions:

___**Family-friendly housing:** Where many of the units will be larger (2 or 3 bedrooms) to support the need for family rental housing in town

___ **Housing options:** Increasing the number of units on a lot would be beneficial to the community

___ **Building height:** Increasing the number of storeys contained between the roof and the floor of the first storey

___ **Parking and multi-use paths of travel:** Consider opportunities for more on-street parking, sidewalks and multi-use paths in neighbourhoods

___ **Landscaping and greenspace:** The planting and maintenance of trees, shrubs and lawns, and the addition of fencing to delineate between public and private spaces

___ **Accessibility and aging-in-place:** Build homes and communities that are accessible to support people with disabilities and support seniors to age in place

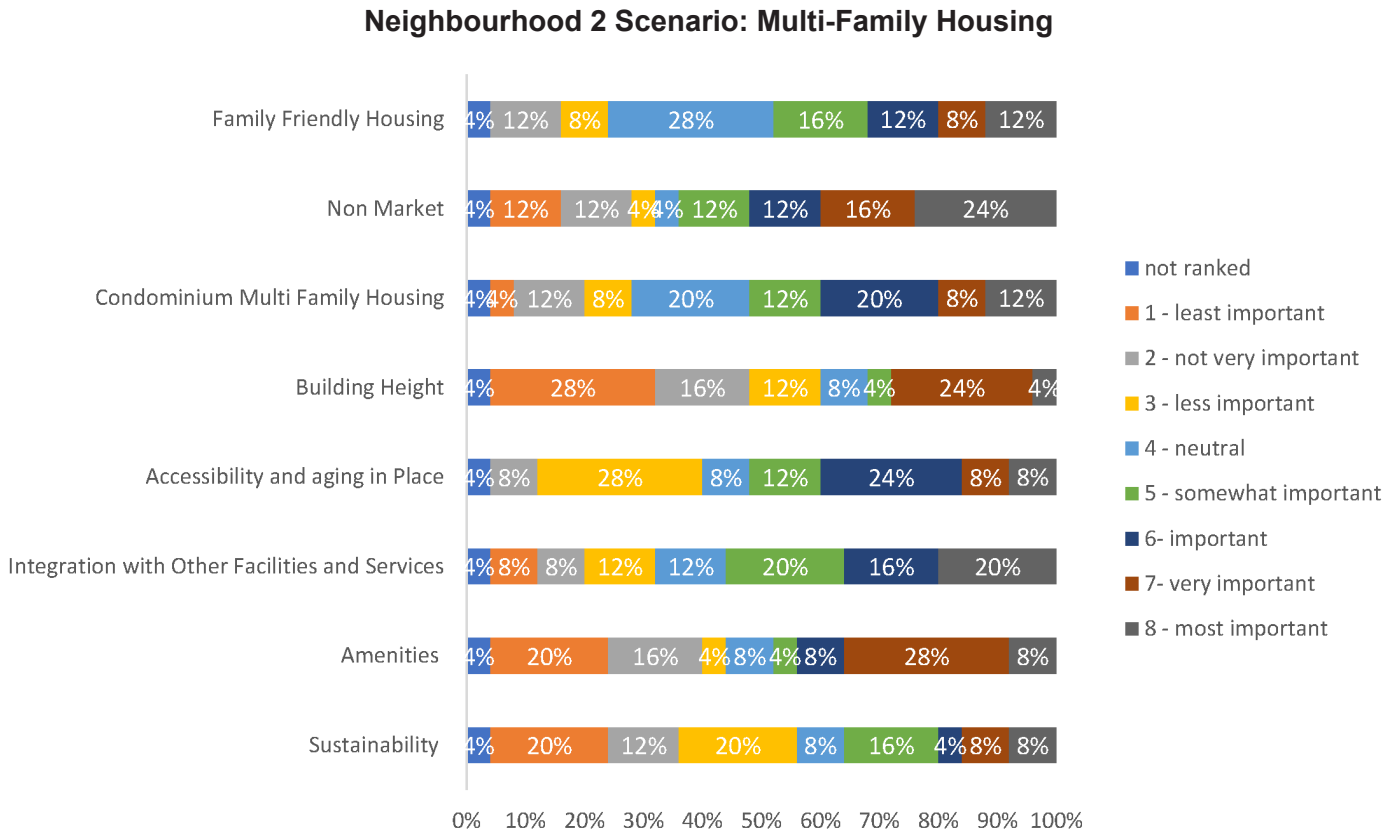
Ranked Choice Survey No. 1 Analysis:

The site visit survey was one of the tools used to identify the values and four (4) growth scenarios voted on in the final recommendation.

The survey identified six elements that the proposed community growth, housing and development scenarios could provide. Based on the feedback received from all 25 Assembly participants, family-friendly housing **(72%)**, accessibility and aging-in-place **(60%)** and more dense housing options on a single lot **(56%)** were all elements ranked highest by respondents, followed by parking and multi-use paths of travel **(40%)** and building height **(36%)**. Landscaping and greenspace did not rank as highly **(24%)** as the other five elements and scenarios, although there were a few comments regarding landscaping. Some participants also chose not to rank certain items.

Notable is the fact that family-friendly housing, aging-in-place, and greater density options on a single lot all ranked higher than parking and multi-use paths of travel, and significantly higher than landscaping and greenspace. This could indicate that respondents are more open to function than form, acknowledge the trade-off of ensuring there are more opportunities to house community members across Gibsons, and are positively responsive to greater density and heights on a single lot in order to maintain more green space areas while allowing for more opportunities for on-street or tandem parking along with accessible paths of travel—such as sidewalks—across neighbourhoods in Gibsons.

Q2: What do you consider most important to improve the quality of new residential develops in Gibsons?



Growth and Development Themes/Elements Definitions:

___**Family-friendly housing:** Where many of the units will be larger (2 or 3 bedrooms) to support the need for family rental housing in town

___**Non-Market housing:** All homes will provide some level of affordability with rents set at below market rates to serve a range of low-to-moderate-income working households

___ **Condominium multi-family housing:** Increased opportunities for home ownership through multifamily condominium housing

___ **Building height:** This neighbourhood could explore 5-to-6-storey homes that would allow for increased units to accommodate community members in housing need

___ **Accessibility and aging-in-place:** Building homes and communities that are accessible to support people with disabilities and support seniors to age in place

___Integration with other facilities and services: Residential on top, where non-profit facilities can be provided on the ground floor, or new community services or retail options (e.g. childcare, community centers, libraries)

___Amenities: Connected indoor and outdoor tenant amenities that will provide flexible, multi-use spaces for people of all ages (ex. playgrounds for kids and dog relief areas)

___Sustainability: The building will be high performing with an energy-efficient design. This will ensure comfortable homes for tenants and support action toward climate goals

Ranked Choice Survey No. 2 Analysis:

The site visit survey was one of the tools used to identify the values and four (4) growth scenarios voted on in the final recommendation.

The survey identified eight elements that the proposed community growth, housing and development scenarios could provide. Based on the feedback received from all 25 Assembly participants, non-market housing **(64%)**, integration with other facilities and services **(56%)**, accessibility and aging-in-place **(52%)** and condominium multi-family housing **(52%)**, were all elements that ranked most highly by respondents, followed by family-friendly housing **(48%)** and amenities **(48%)**. Sustainability **(36%)** and building height **(32%)** did not rank as highly as the other six elements and scenarios. Some participants also chose not to rank certain items.

Notable is the fact that non-market housing, integration with other facilities and services, accessibility and aging-in-place, and condominium multi-family housing all ranked the highest. This indicates that participants are most interested in function when it comes to housing and residential development, and want to ensure the OCP update tackles housing affordability concerns across the town by focusing on non-market and rental housing options first, then form. Both aging-in-place and condominium multi-family housing tied at **(52%)** and family-friendly housing and amenities tied at **(48%)** which would indicate that Assembly members are most interested in seeing increased opportunities and growth opportunities for seniors to downsize into more accessible, mixed-use units within denser multi-unit and integrated amenities. Members also acknowledged the trade-off of ensuring that housing and buildings are built sustainably and are more integrated in order to reduce greenhouse gasses while meeting the Climate Action Leadership Assembly value. Interestingly, members noted that building height **(24%)** and building amenity considerations **(28%)** were very important in comparison to the ranking for sustainability **(8%)**.

APPENDIX B

RANKED SELF-REFLECTIVE VALUES SURVEY (SRVS)

VALUES (Descending Order)	AVERAGE WEIGHT FROM SELF-REFLECTIVE VALUES SURVEYS (SRVS)
Emergency Preparedness: Town infrastructure is in place to protect residents in the case of fire, earthquake, flooding or other natural disaster, evacuation or emergency.	**9.95**
Personal Safety: It is generally possible to walk around town or be by yourself in public not feel like you're in danger, regardless of the time of day.	**9.48**
Accessibility and Connectivity: Things are built to standards for use by people with disabilities, children and seniors. A person with a stroller, in a wheelchair or using a cane or walker can get around town.	**9.39**
Access to and Protection of Nature (water, air, wildlife, soil): It is easy to get to and immerse yourself in forests, ocean, tidal areas and fresh air. Trails, bike routes and dog parks are abundant and accessible. Natural systems that sustain life on earth—including the aquifer in particular—are respected and protected.	**9.39**
Personal Climate Action Leadership (reduction of greenhouse gas): People have access to and support to sustain town infrastructure such as garbage collection, naturally landscaped and green spaces, recycling, composting, energy-efficient buildings, public transportation, active transportation, and local food systems. It is important to ensure that climate action is integrated into all decision making but that leadership is a responsibility of everyone.	**9.39**
Personal Access to Health and Wellness Facilities: People have access to gyms, arenas, pools, playgrounds and other places to exercise. When someone is not well, either physically or emotionally, health practitioners are available.	**9.26**
Quality Education and Childcare: Kids and young adults have places to learn and things to do. Childcare and playgrounds are available. Local educational opportunities remove the need to move away to go to school.	**9.22**
Sense of Community and Neighbourliness: There is a small-town friendliness. You bump into the same people over and over again and may say hello regularly. Neighbours know each other and can call each other for help in an emergency.	**8.96**

Affordable Housing: There is a wide range of housing, some available at quite reasonable rates for rental and ownership. Young people, families, low-income seniors and others get to stay in Gibsons as the town grows.	**8.96**
Thriving Local Businesses: Shops and local enterprises are supported by local communities and tourists. Measures are in place to make retail spaces affordable. Tourism is celebrated and tourists feel welcome.	**8.87**
Opportunities for Socialization and Community Building: The community has gathering places such as community centres, markets, pubs, cafes and music venues, where people can meet up. Accessible public events bring people together.	**8.82**
Diversity and Inclusion: Gibsons attracts and makes a welcoming home for people with disabilities, different races, genders, sexualities, etc. Events celebrate a range of cultures and backgrounds.	**8.65**
Daily Needs Met Without a Car: There are businesses and amenities directly in your neighbourhood. Most people are able to get by on a typical day by walking, cycling or taking transit. The bus goes where people need to go.	**8.3**
Engagement with Indigenous Peoples and Economic Reconciliation: Major decisions about what Gibsons becomes are co-created with the Indigenous peoples of these lands. The Town reaches out and builds stronger relationships with Squamish Nation. The economic interests of Indigenous people, including plans for ch'k̲w'elhp reserve land, are considered and influence what happens in Gibsons	**8.04**
Celebration of Arts and Culture: Visual and performing arts thrive in Gibsons. Indigenous place names and elements of local Indigenous arts and culture are visible and present as part of the fabric of community.	**7.7**

APPENDIX C

TERMS OF REFERENCE

There are several terms used throughout this report:

1. **Affordable Housing:** Affordable housing and non-market housing will be used interchangeably in this report. These are terms that refer to all types of Non-Market Rental (Social Housing) as well as housing that requires supports. Affordable housing can refer to all housing along the continuum; however, social housing projects will often have a housing agreement in place to offer below-market rents for a set period of time.
2. **Algorithm (selection):** Algorithms are structured sets of instructions designed to solve specific problems or perform particular tasks. Selection Algorithms are a set of steps that make randomized choices about who to add to a residents' assembly (also referred to as a community or citizens' assembly).
3. **Algorithmic Discrimination:** Increasingly, algorithms play a central role in a range of public and private practices, including in Residents Assembly's. Algorithmic discrimination can occur when an algorithmic decision creates unfair or discriminatory outcomes that unjustifiably and arbitrarily privilege or discriminate against certain groups over others, based on their race, gender identity, age, and religion etc.
4. **Binding Resolution:** A council endorsement that prioritizes the inclusion of all Gibsons Residents Assembly recommendations in the development of the Official Community Plan.
5. **Official Community Plan (OCP):** Established under the Local Government Act, this is a crucial policy document for long-term land use planning. It details objectives and policies for land use, housing, transportation, economic development, environmental stewardship and infrastructure.
6. **OCP-Compliant:** A rezoning that proposes use and density that aligns with an official community plan.
7. **Zoning Bylaw:** Zoning bylaws regulate how land, buildings and other structures may be used. Zoning bylaws implement municipal and regional district land use planning visions expressed in official community plans and regional growth strategies, and may support community sustainability and resilience goals.

<u>OCP Land Use Designations By Assembly Member:</u>

8. **Rezoning:** A land use process that changes the zoning of a property, regulating how it can be used or developed.
9. **Detached Residential:** To permit single-detached dwellings and duplex housing with a maximum floor space ratio (FSR) of 0.5 (generally 15 to 20 units per hectare).
10. **High Density Residential:** To permit multi-unit residential buildings (apartments and condominiums) greater than three storeys with an FSR of 1.2 to a maximum FSR of 1.4 (generally 60-110 units per hectare).
11. **Low Density Residential 2:** To permit small lot single-detached dwellings, duplexes, cluster housing, townhouses and multi-unit housing in a single-detached building form with an FSR of 0.75 to a maximum FSR of 0.9 (generally 25 to 40 units per hectare).

12. **Medium Density Residential (Character):** To permit townhouses, stacked townhouses and two- to four-storey apartments with an FSR of 0.7 to a maximum FSR of 1.2 (generally between 40-75 units per hectare).

13. **Multi-Unit Residential Special Character:** To permit single-detached dwellings and multiple-unit residential in a single-detached building form with an FSR of 0.5 to a maximum FSR of 0.75 (generally 20 to 25 units per hectare for single-detached and 25 to 60 units per hectare for multiple-unit residential). For the area on the southeast side of Marine Drive between Beach Avenue and Jacks Lane, the residential use may be combined with compatible marine-related uses.

Zoning Designations By Assembly Member:

14. **Multi-Family Residential 1 (RM-1):** The intent of the RM-1 zone is to permit townhouses and apartment use at moderate densities in those areas which the “Land Use Plan” of the Official Community Plan designates in the “Multi-Family Residential 1” and “Multi-Family Residential 2” categories. Permitted principal uses are apartments and townhouses. Permitted accessory uses in conjunction with a principal dwelling are one secondary suite or lock-off suite. Additional permitted accessory uses include accessory off-street parking and loading, home occupation use, and community care use licensed as a daycare for children not located within the dwelling unit.

15. **Multi-Family Residential 2 (RM-2):** The intent of the RM-2 zone is to permit townhouse and apartment use at higher densities in those areas which the “Land Use Plan” of the Official Community Plan designates in the “Multi-Family Residential 2” and “Multi-Family Residential 3” categories. Permitted principal uses are apartments and townhouses. Permitted accessory uses in conjunction with a principal dwelling are one secondary suite or lock-off suite. Additional permitted accessory uses include accessory off-street parking and loading, home occupation use, and community care use licensed as a daycare for children not located within the dwelling unit.

16. **Multi-Family Residential 4 (RM-4):** The intent of the RM-4 zone is to provide a multi-family zone primarily for townhouses, but with the option of denser single-family residential use on strata lots, on lands which the “Land Use Plan” of the Official Community Plan designates in the “Medium Density Multi-Family Residential 2” category. Permitted principal uses are townhouses and single-family dwellings on a lot or strata lot. Permitted accessory uses in conjunction with a principal dwelling are one secondary suite or lock-off suite. Additional permitted accessory uses include accessory off-street parking and loading, home occupation use, and other accessory uses customarily incidental and subordinate to a permitted principal use.

17. **Multi-Family Residential 7 (RM-7):** The regulations of this zone apply to the use of land, buildings and structures within the Multi-Family Residential Zone 7 (RM-7). The intent of the RM-7 zone is to allow for infill medium-density residential options on larger single-family residential lots. Permitted principal uses include one single-family dwelling per lot, one duplex per lot or one three-family dwelling per lot. Permitted accessory uses include off-street parking and loading, one garden suite, home occupation use, and other accessory uses customarily incidental and subordinate to a permitted principal use.

18. **Single- and Two-Family Residential 3 (R-3):** The intent of the R-3 zone is to provide for single-family and two-family homes at low density on lots not smaller than 555.0 m2 (5,974.0 ft2) for single-family homes, or generally 666.0 m2 (7,169.0 ft2) for two-family homes. Permitted principal uses include a single-family dwelling unit (limited to one principal building per lot), duplex (limited to one principal building per lot), and community care use licensed as a residence located in a building intended as a single-family dwelling

(limited to one principal building per lot). Permitted accessory uses in conjunction with a principal dwelling include one secondary suite and one garden suite. Additional permitted accessory uses include accessory off-street parking, community care use licensed as a daycare in a single-family dwelling, home occupation use, and other accessory uses customarily incidental and subordinate to a permitted principal use.

19. **Single-Family Residential 1 (R-1):** The intent of the R-1 zone is to provide for single-family homes at low density on lots not smaller than 700.0 m2 (7,584.0 ft2). Permitted principal uses are a single-family dwelling (limited to one principal building per lot) and community care use licensed as a residence located in a building intended as a single-family dwelling (limited to one principal building per lot). Permitted accessory uses in conjunction with a principal dwelling include one secondary suite and one garden suite. Additional accessory uses include accessory off-street parking, community care use licensed as a daycare, home occupation use, and other accessory uses customarily incidental and subordinate to a permitted principal use.

20. **Single-Family Residential 2 (R-2):** The intent of the R-2 Zone is to provide for single-family homes at low density on lots not smaller than 666.0 m2 (7,168.8 ft2). Permitted principal uses are a single-family dwelling (limited to one principal building per lot) and community care use licensed as a residence located in a building intended as a single-family dwelling (limited to one principal building per lot). Permitted accessory uses in conjunction with a principal dwelling include one secondary suite and one garden suite. Additional accessory uses include accessory off-street parking, community care use licensed as a daycare, home occupation use, and other accessory uses customarily incidental and subordinate to a permitted principal use.

21. **Small Lot Cottage Residential:** The intent of the RC zone is to provide for small-scale, primarily single-family development at a density of approximately twenty-five units per hectare (ten units per acre) with unit sizes in the 93.0 to 130.0 m2 (1000.0 to 1400.0 ft2) range, to produce a small-town feel. Permitted principal uses include single-family dwelling and home occupation use. Permitted accessory uses in conjunction with a principal dwelling are one secondary suite. Additional permitted accessory uses included accessory off-street parking, community care use licensed as a daycare, and other accessory uses customarily incidental and subordinate to a permitted principal use.

Additional Definitions:

22. **View Protection Area :** View areas refer to protected sightlines that are selected dependent on their specific locations and views of the environment, primarily the mountains and sea.

23. **View Protection Subareas:** In the Town of Gibsons Zoning bylaw, there are ten View Protection Subareas (Subareas A, B, C, D, E, F, G, H, H1, I). Subarea E is referenced here as one participant in the Assembly resided in this Subarea.

24. **Garden Suite:** A detached dwelling unit located on the same lot as a principal building. A Garden Suite is often referred to as laneway housing, coach housing or a granny flat. In the Town of Gibsons, garden suites are only permitted in the Garden Suite Areas.

ASSEMBLY FUNDERS AND PARTNERS

CANADIAN MORTGAGE & HOUSING CORPORATION (CMHC)

CMHC exists to make housing affordable for everyone in Canada and ensure the health and stability of Canada's housing system. The CMHC Housing Supply Challenge targets housing experts and professionals, aiming to remove or reduce barriers that hinder housing supply and awarding $300 million in funding over five years.

The Renovate the Public Hearing Initiative received CMHC Housing Supply Challenge incubation funding for project development, to allow for collaboration building and to develop ways to identify evidence-based solutions.

>> CMHC Housing Supply Challenge

SORTITION FOUNDATION

The Sortition Foundation is a not-for-profit organization that specializes in recruiting and selecting people by lottery for citizens' assemblies.

Renovate the Public Hearing partnered with the Sortition Foundation throughout the Assembly outreach and civic lottery process to anonymize and select participants who met the established demographic criteria.

>> Sortition Democratic Lottery Services

TOWN OF GIBSONS

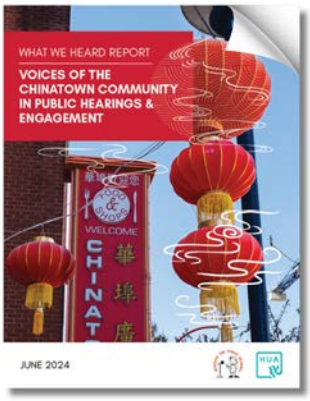
The Assembly was created in partnership with and hosted by the Town of Gibsons. Renovate the Public Hearing partnered with Mayor, Council, planners, staff and residents from the Town of Gibsons to make this Assembly a reality.

>> Town of Gibsons

MORE RPHI REPORTS

Further reading and updates on Renovate the Public Hearing's various projects can be found here:

www.renovatethepublichearing.ca/reports



What We Heard Report:
Voices of the Chinatown Community in Public Hearings and Engagement

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Innovator's Forum Report

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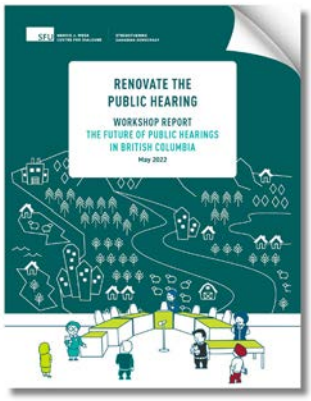

Workshop Report:
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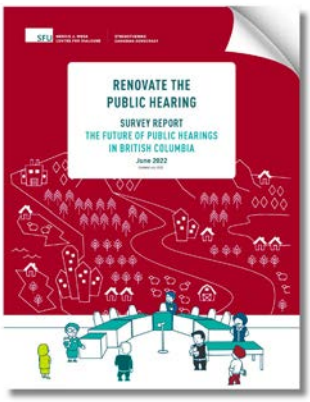

Survey Report:
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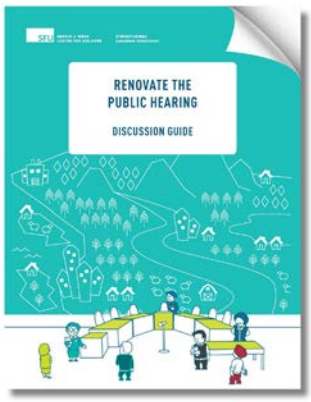

Public Hearings Workshop Discussion Guide

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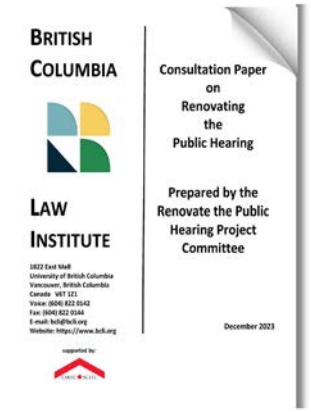

Consultation Paper on Renovating the Public Hearing

>> Read the Report

GIBSONS RESIDENTS ASSEMBLY:

RECOMMENDATIONS FOR THE TOWN OF GIBSONS' OFFICIAL COMMUNITY PLAN

JUNE 2024

PRODUCED BY THE SFU MORRIS J. WOSK CENTRE FOR DIALOGUE'S RENOVATE THE PUBLIC HEARING INITIATIVE IN COLLABORATION WITH THE TOWN OF GIBSONS

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