

OCP Redraft—Public Hearing  
Re: Density in Land Use Designations (FSRs)

The email sent to GABC members and friends informed readers:

“Yet our OCP has since been edited by the Director of Planning. One change to the document, for example, is *increased density ranges* for certain land uses in the land use designation table.”

Density is best defined by Floor Space Ratios (FSR). FSRs prescribe the housing density desired in a particular part of town.

Regarding areas designated Low density residential 1, the Planner has arbitrarily applied a maximum FSR of 0.6–0.75. Yet the OCP Steering Committee unanimously recommended 0.6–0.65.

Regarding areas designated Low density residential 2, the Planner has arbitrarily applied a maximum FSR of 0.75–0.95. Yet the OCP Steering Committee unanimously recommended 0.6–0.75.

Regarding Medium density residential areas, the Planner changed the FSR to 0.7–1.2 from what it originally was—0.7–1.0. No change was recommended and the Planner gives no rationale for his change.

Regarding Residential/Tourist Accommodation (the designation change envisioned for the proposed George hotel and condominium project, for instance), no FSRs are specified. Professional planners confirm that in an area like Gibson’s Landing, where village scale and character are important to preserve, a maximum FSR of 1.2–1.4 would be appropriate. The Planner has ignored repeated requests to address this issue. Obviously the absence of specific FSRs leads to ambiguity and confusion at the very least and a travesty in our Harbour area at worst.

**If this issue concerns you, please consider submitting your comments to the formal hearing process.** Submissions must be written and delivered between February 17 and March 10 by the end of the public hearing.

Example:

To: [mayorandcouncil@gibsons.ca](mailto:mayorandcouncil@gibsons.ca)

Re: Land Use Designations in OCP Draft

I am not convinced that land use designations as defined by Floor Space Ratios in the redrafted OCP represent what the public and the OCP Steering Committee intended. In Low-density residential 1 and 2 areas, in Medium density residential

areas, and in Residential/Tourist accommodation areas, the FSRs are inconsistent with the input from citizens and with the duly considered recommendations of the OCP Steering Committee.

I note with particular concern the complete absence of a FSR guideline regarding Residential/Tourist Accommodation. This absence weakens our OCP and will lead to open season on development in Gibsons.

We need to be able to provide meaningful guidelines to potential developers, especially in the Harbour area, where a maximum FSR of 1.2–1.4 would be appropriate.

Please make the following changes to the draft OCP:

For Low density residential 1, specify the maximum FSR as 0.6–0.65.

For Low density residential 2, specify the maximum FSR as 0.6–0.75.

For Medium density residential, specify the maximum FSR as 0.7–1.0.

**For Residential/Tourist Accommodation, specify the maximum FSR as 1.2–1.4.**

Yours sincerely,  
I. B. Citizen  
Gibsons