

OCP Redraft—Public Hearing  
Re: Unnecessary Deletions

In the redrafted OCP, text that was in the current OCP has been removed. No rationale is given for their removal—the community consultation process did not raise them as problems—and they contain significant protections and conditions. Repeated requests to have them re-instated have been ignored.

One, the “accidental” removal of view protection, etc. along with the welcome removal of the offending “notwithstanding clause,” is dealt with at another link:

A second removal is text that refers to form, scale and character. In the current OCP on page 210 under the header Area, the text reads:

Development permits are required for all commercial and multi-unit developments within the Harbour Area as shown in Schedule E to **ensure that future uses are developed to a form, scale and character that enhances the intimate feeling of a small seaside village.**

Why has the bolded text been removed in the redrafted **OCP**?

A third removal is text that refers to human scale. In the current OCP on page 210 under the header Building Scale and Character, the text reads:

The character of the Harbour Area is largely dependent on its scale. The term scale refers to a proportional relationship. In urban design, the scale of built form is its relationship in terms of size (height and bulk), and intensity to its surroundings. A building’s scale is contextual in nature and is a key factor in determining how well it blends with its context.

**Human scale can be defined as the proportional relationship to the physical environment (buildings, landscape, open space) to human dimensions. Pedestrian-scale design focuses on making environments that are comfortable and pleasant for, and give precedence to, the pedestrian.**

Again the bolded part has been deleted.

If these deletions concern 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: Unnecessary Removals

I note with concern that vital text in the OCP has been omitted, and I would like it reinstated.

On page 210 of the current OCP, the text read “Development permits are required for all commercial and multi-unit developments within the Harbour Area as shown in Schedule E to ensure that future uses are developed to a form, scale and character that enhances the intimate feeling of a small seaside village.”

Now, in the redrafted OCP, the text omits “to ensure that future uses are developed to a form, scale and character that enhances the intimate feeling of a small seaside village.” This phrase needs to be re-inserted.

Also on page 210 of the current OCP, the paragraph defining human scale has been deleted. Please replace “Human scale can be defined as the proportional relationship to the physical environment (buildings, landscape, open space) to human dimensions. Pedestrian-scale design focuses on making environments that are comfortable and pleasant for, and give precedence to, the pedestrian.”

Yours sincerely,

I. B. Citizen

Gibsons