

OCP Redraft—Public Hearing
Re: OCPHAP Economic Modelling Study

One of the purposes for “tweaking” the OCP was to incorporate the Harbour Area Plan (HAP) into it. Appended to the HAP is an important study: Harbour Area Plan Phase 2 Economic Modelling Study (2011). This study has inexplicably disappeared from the redraft of the OCP.

The study’s findings remain relevant. Among its features, it:

- Analyzes residual land values
- Provides the basis for predicting build-out capacities, with full rationale
- Analyzes the economic viability of Gibson’s Landing in the context of maintaining village scale and character (and found there is no conflict), and
- Provides an analysis of the interdependence of the economics of upper and lower Gibsons.

But now the study is no longer referenced in the OCP, beyond a glancing mention of one of its subsections in section 1.2 of the redraft. The full title is not given, so a citizen cannot search for it.

It should be listed, with full title, as a *key study* on page 7 of the redrafted OCP. Also, where its subsection is mentioned (s. 1.2 of the redraft), a footnote should reference it with full title and tell where it can be accessed.

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

Re: Omission of HAP Economic Modelling Study in OCP Draft

I am concerned that an omission in the redrafted OCP is weakening the document.

The Harbour Area Plan being merged into the OCP contained an important study—the Harbour Area Plan Phase 2 Economic Modelling Study (2011)—that is no longer referenced in full in the redrafted OCP. (One of its subsections is mentioned in s. 1.2 without any indication of the study’s title or location.)

The findings of this report are critical and remain relevant today. The public needs to be able to access, indeed has a right to access, this study, to read it, and to assess the implications of its findings.

Please list this study as a key study in Section 1.5 of the redrafted OCP. As well, reference it in a footnote by full title where its subsection is mentioned on page HAP-4. It should be attached as an official appendix to the OCP or, failing that, be available for reference by citizens and developers on the town's website.

Yours sincerely,
I. B. Citizen
Gibsons