

DATE OF MEETING: March 31, 2022
TO: Gambier Island Local Trust Committee
FROM: Gillian Nicol, A/Engagement Planner, Trust Area Services
Choose an item.
SUBJECT: Gambier Island OCP and LUB Targeted Review Project

RECOMMENDATION

1. That the Gambier Island Local Trust Committee endorse the Gambier Island Official Community Plan and Land Use Bylaw Targeted Review Project Engagement Framework and Graphic.

REPORT SUMMARY

This purpose of this report is provide the Gambier Local Trust Committee (LTC) to seek endorsement of the Engagement Framework.

BACKGROUND

The LTC passed the following resolution at their November 18, 2021 business meeting:

GM-2021-099

It was **MOVED** and **SECONDED**

that the Gambier Island Local Trust Committee request staff to consider convening with Gambier Island Official Community Plan and Land Use Bylaw Targeted Review Project Working Group members for an orientation workshop prior to February 3, 2022, the next Gambier Local Trust Committee meeting.

CARRIED

Previous staff reports and background information for this project are found on the LTC Projects [webpage](#).

ANALYSIS

Issues and Opportunities

Engagement Framework

The Engagement Framework is to help provide some background context for the upcoming stage two of the process. The context will also provide background information in order to hire and retain a consultant to support the project.

The Engagement Framework can be found in Attachment 2. Staff are recommending that the LTC endorse the Engagement Framework dated March 31, 2022.

Timeline

The following timeline outlines the process for the project and will be added to the project webpage. It can be found in Attachment 2.

Rationale for Recommendation

The recommendations are included on Page 1 of the report.

ALTERNATIVES

Amend the Engagement Framework

The LTC may wish to modify the Engagement Framework. In this case, staff recommend the following resolution wording:

That the Gambier Island Local Trust Committee request staff to amend the Engagement Framework by [insert addition/deletion/modification].

NEXT STEPS

Should the LTC endorse the revised Engagement Framework, staff will update the documents with the endorsement date and post to the LTC's Project webpage. Once the consultant is hired, staff will work with the consultant to schedule and organize future meetings for the Working Group and work on engagement implementation for the Gambier community. Staff continue to develop the discussion papers.

Submitted By:	Gillian Nicol, A/Engagement Planner	March 29, 2022
Concurrence:	Heather Kauer, RPP, MCIP, AICP Regional Planning Manager	March 29, 2022

ATTACHMENTS

1. Engagement Framework
2. Timeline Graphic



Gambier Island Official Community Plan & Land Use Bylaws Targeted Review – Public Engagement Framework

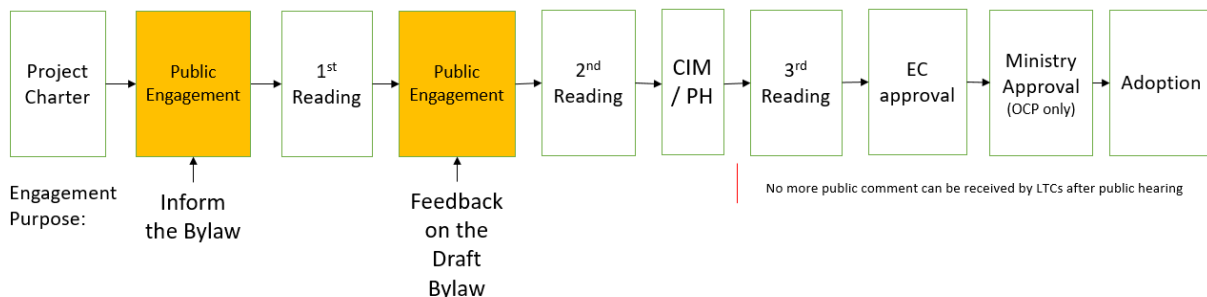
Gambier Island Official Community Plan (OCP) & Land Use Bylaws (LUB) Targeted Review – Public Engagement Framework incorporates the format and essential elements modeled after the International Association for Public Participation (IAP2) best practices for public engagement. In addition, the Gambier Island OCP & LUB Targeted Review – Public Engagement Framework intends to comply with statutory requirements set forth in the Local Government Act, and the Islands Trust Policy Statement on open, consultative and meaningful public participation process. In addition, this framework will support the development of an engagement plan.

Project Description

The Local Trust Committee identified updating the Gambier Island OCP and LUB targeted review as a Top Priority in February 2015. Over the years, the project started and stopped for a variety of reasons, but recommenced in 2021 after the local trust committee passed the resolution requesting staff to create a new project charter.

The targeted review for the Gambier Island Official Community Plan policies and Land Use regulations are pertaining to: archaeological and cultural heritage protection, shoreline protection and ensuring access to public docks and forest ecosystem protection. Along with reviewing internal and external resources, data and mapping for each of the targeted topic areas.

Islands Trust Official Community Plan / Land Use Bylaws Amendment Projects Timeline:



Key Activities:

The project has undergone the first phase of the project and will continue to implement the next two phases over the next two years:

Phase 1: Project Initiation
<ul style="list-style-type: none">• Local Trust Committee endorses project charter
<ul style="list-style-type: none">• Planning research & information gathering (early and meaningful engagement with First Nations, discussion paper prep, community outreach)
<ul style="list-style-type: none">• Formation of a project Working Group & development of Terms of Reference
<ul style="list-style-type: none">• Analysis of data/mapping for priority setting & develop criteria to identify target areas
<ul style="list-style-type: none">• Development of discussion paper templates
<ul style="list-style-type: none">• Development of a community mapping tool
<ul style="list-style-type: none">• Development of Engagement and Communications Framework
Phase 2: Consultation and Bylaw Development
<ul style="list-style-type: none">• Retain a consultant to provide limited support to help build the engagement plan and plan implementation
<ul style="list-style-type: none">• Development of discussion papers
<ul style="list-style-type: none">• Analysis of data/mapping for priority setting & develop criteria to identify target areas – cont.
<ul style="list-style-type: none">• First Nation, key interested and affected parties, and public engagement as per Plan
<ul style="list-style-type: none">• Develop draft bylaws
Phase 3: Legislative Process and Implementation
<ul style="list-style-type: none">• First Nation, key interested and affected parties and public engagement as per Plan – cont.
<ul style="list-style-type: none">• 1st, 2nd, 3rd and 4th Bylaw readings, public hearing, approvals, adoption

Priority Targeted Review Topics:

The priority targeted review topics in the OCP and LUB process that this project will focus on will be outlined in the following:

- Archaeological and Cultural Heritage Protection:
 - Replace any outdated perspectives regarding First Nations history and relationship with Gambier Island;
 - Consideration of Heritage Conservation Area(s);
 - Consideration of First Nation agreements with Provincial and Federal governments as they relate to land use on Gambier Island.
- Shoreline protection and ensuring access to public docks:
 - Consideration of policies and regulatory tools to encourage protection of shoreline ecosystems and public use of community docks.

- New Brighton Dock;
- Foreshore development;
- Gambier as a Candidate Spirit Site.

- Forest ecosystem protection:
 - Consideration of policies and regulatory tools to encourage tree and forest ecosystem protection on public and private land

Values and Principles for Engagement:

Values and principles are fundamental norms or rules that guide the perspective of an organized group of people, as well as their actions.

- The primary responsibility of the Islands Trust Council is to provide leadership for the preservation, protection and stewardship of the amenities, environment and resources of the Trust Area.
- When making decisions and exercising judgment, Trust Council will place priority on preserving and a protecting the integrity of the environment and amenities in the Trust Area.
- Trust Council will seek information from a broad range of sources in its decision-making processes, recognizing the importance of local and traditional knowledge in this regard.
- Trust Council believes that to achieve the Islands Trust objective, the rate and scale of growth and development in the Trust Area must be carefully managed and may require limitation.
- Trust Council believes that open, consultative public participation is vital to effective decision making for the Trust Area.

The Engagement Framework is also built on the following values of the Islands Trust:

Inclusion:

This Public Engagement process seeks to ensure that every voice can be heard in an authentic way, and to create opportunities for people to contribute when, where and how they feel most heard. The priority interest of First Nations is a key element of the inclusion strategy, and the First Nations Engagement Principles of the Islands Trust will apply.

Respect:

The strategy seeks to ensure that every voice is treated equitably, and the feelings, rights and traditions of others are honoured through the engagement process. Input from the engagement will be wholly and broadly considered.

Community Voice:

The Strategy will result in an engagement process that shares relevant and accurate information in order to increase the self-determination of the community so they can better express their diverse interests, needs, and perspectives in the planning process.

Transparent:

The public engagement process will be communicated clearly and openly, including the purpose, timing, roles and responsibilities, constraints and outcomes. Timely feedback will be provided for the participants including the range of views expressed and how public input will be considered by the decision makers.

Innovation:

The options and mechanisms for engagement will provide a range of ways for citizens and interested and affected parties to effectively participate in this project. Likewise, the strategy encourages innovation from participants as it seeks input around the targeted reviews areas, and encourages new approaches.

Wholly and Equitably Involved:

The public engagement process seeks to ensure that anyone and everyone has access to relevant information on the issues related to this project and around the engagement process itself. Importantly, the public engagement program will ensure relevant information is available in a variety of ways and through multiple sources.

On-going Evaluation:

This public engagement process will be evaluated on a regular basis to foster ongoing learning and improvement.

Purpose of Engagement

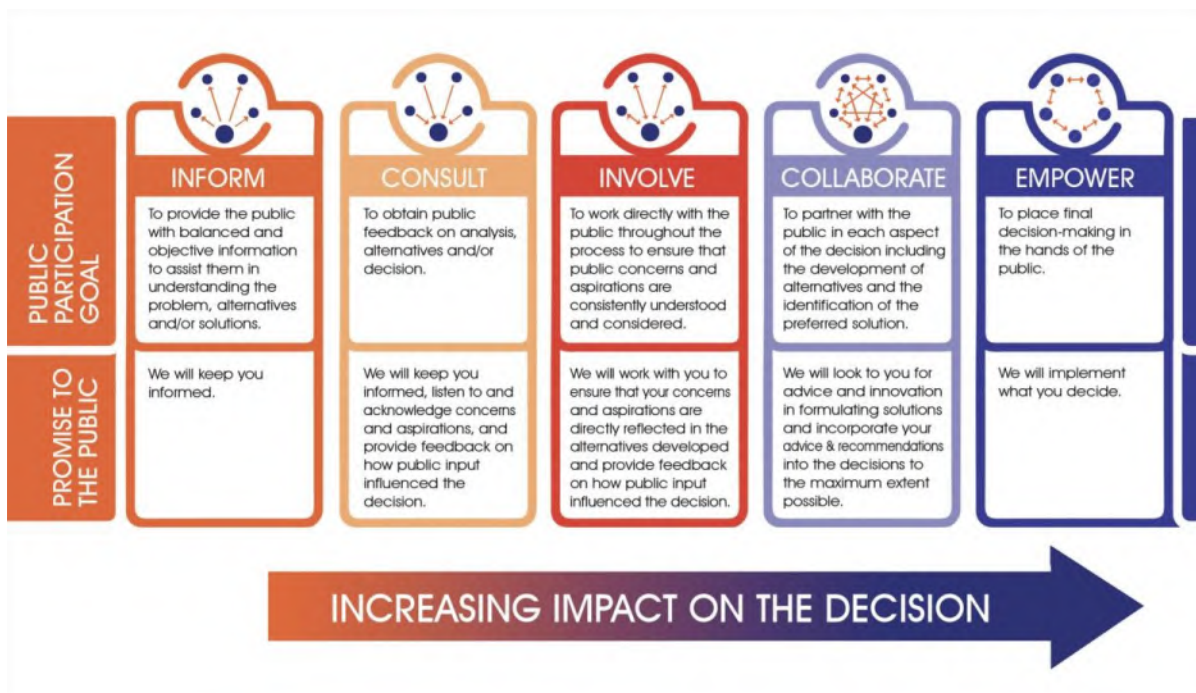
The primary reason for public engagement is to **inform** the Gambier Island Local Trust Committee (LTC) decisions in the planning process. In order to make an informed decision, the LTC is committed to **consulting** with the community, to **building** relationships in the community, to **involving** the key interested and affected parties, and to **collaborate** with First Nations.

Note: Early and meaningful engagement with Sk̓wx̓wú7mesh (Squamish) Nation, sə́ilwətaʔt (Tseil-waututh) Nation, xʷməθkʷəy̓əm (Musqueam) Indian Band is separate from the public engagement process. However, Islands Trust staff felt it was important to reference how we will collaborate with First Nations under the purpose of engagement.

Level of Consultation with the Public

Islands Trust staff incorporate the knowledge and frameworks of the International Association for Public Participation's (IAP2) organization. The current public engagement levels for this project under IAP2 will be a combination of the following, but will be dependent on resources:

- Inform
- Consult
- Involve



Gambier Island’s Working Committee

The Working Group (WG) is a volunteer group encompassing part-time and full-time residents of Gambier Island. The Working Group will have a hand-on role in creating and supporting the implementation of engagement activities in the community under the direction of Islands Trust staff and the Local Trust Committee. These meetings are currently not open to the public and completed over zoom. There are four active members with room for three more members and three additional seats on shall be for representatives from Skwxwú7mesh (Squamish) Nation, sə̓lilwətaʔt (Tsleil-waututh) Nation, xʷməθkʷəy̓əm (Musqueam) Indian Band (or their alternates). Islands Trust planning staff shall assist with meeting scheduling, agenda preparation, meeting summaries to the LTC and technical support as necessary.

Engagement tools and techniques

The working committee along with Islands Trust staff and Local Trustee worked together to compile a list of tools and techniques along with interested and affected parties list for the project.

Some public engagement tools and techniques that might be helpful for the Gambier OCP & LUB targeted review process:

- Virtual/in-person open houses (e.g. boards, group discussions, presentations, and/or other interactive activities)
- Virtual/telephonic conversations with Islands Trust planners, volunteer working committee members, and/or consultant
- Postering the dock and community physical information boards
- Post on private facebook groups, such as, Gambier Islanders and Fircom area neighbours
- Online survey

- Email to Gambier Islands six hundred plus email list
- Email subscribers on the Islands Trust Gambier Island Local Trust Area list
- Mail directly to property owners
- Email out a news release
- Paid ads
- Letter to the editor/editorial
- Create a project webpage
- Connect with residential areas and meet when they meet (e.g. Sea Ranch AGM)
- Use Sunshine Coast Regional District’s “Let’s talk for surveys” program

Interested and Affected Parties List

The following is a primarily list:

Community

- Gambier Fire Equipment Group (Contact: Bob Ostiguy)
- Sunset Estates Community Group
- Gambier Island Conservancy (Contact: Peter Scofield)
- Sunset Estates Long Bay (Contact: Tianna Maehara)
- West Bay Landing community group (Contact: Jeff Giesbrecht)
- Scotch Club (Contact: Bob Ostiguy)
- Gambier Community Centre Society (GCCS)
- Sea Ranch Board
- Centre Bay Board
- Fircom Community Group
- Camps Artaban
- Camp Fircom
- Camp Latona
- Royal Vancouver Yacht Club
- Burrard Yacht Club
- Gambier Estates (Peter Scofield)
- Douglas Bay Rate Payers
- Brigade Bay Rate Payers

Government

- Sunshine Coast Regional District
- Islands Trust Council

Note: Islands Trust is within the treaty lands and territories of First Nations governments, which are, not included in this section. The characterization of First Nations as interested and affected parties or stakeholders should never occur.

Meeting Spaces

There is no one location that serves the whole island. The following is a primarily list:

- Sea Ranch Pavilion
- Gambier Island Community Centre
- Fire Hall (outdoor meeting space)
- Camp Fircom Dining Hall (not in summer)
- North Vancouver Locations:
 - John Braithwaite Community Centre
 - Delbrook Recreation Centre
 - Parkgate Community Centre
 - Karen Magnusen Rec Centre
 - Lonsdale Rec Centre
- West Vancouver Locations:
 - Gleneagles Community Centre
 - Sewells Marina
 - West Vancouver Community Centre
 - West Vancouver Memorial Library

Note: Gambier Island Local Trust Committee does not host any events on the Sunshine Coast or the Town of of Gibson's, as many community members of nearby islands won't travel to Gibsons for an in-person meeting. Many people who own property on Gibsons can be found in the lower mainland, which is why the Gambier Island Local Trust Committee often uses North Vancouver's John Braithwaite Community Centre, as it's close to downtown Vancouver, close to Highway 1 and accessible through public transportation.

Evaluation of the Engagement Program

An on-going evaluation will be performed on the public engagement process, and the evaluation framework will include:

1. Evaluation sessions to examine, diagnose, discuss, and dialogue the cause-and-effect links and assumptions regarding the engagement process, outcomes, and intended and unintended consequences and impacts;
2. A plan to organize and allocate resources for total evidence-based evaluation of the engagement process (who was engaged, how many, number of responses, depth and quality of responses);
3. Incorporation of lessons learned to be included in future engagements;
4. Development of an ongoing engagement plan to support current and future LTC processes and projects.



Phase 1:

- Local Trust Committee endorses project charter
- Planning research & information gathering (early and meaningful engagement with First Nations, discussion paper prep, community outreach)
- Formation of a project Working Group & development of Terms of Reference
- Analysis of data/mapping for priority setting & develop criteria to identify target areas
- Development of discussion paper templates
- Development of a community mapping tool
- Development of Engagement and Communications Framework



**We
are
here**

Phase 2:

- Retain a consultant to provide limited support to help build the engagement plan and plan implementation
- Development of discussion papers
- Analysis of data/mapping for priority setting & develop criteria to identify target areas – cont.
- First Nation, key interested and affected parties, and public engagement as per Plan
- Develop draft bylaws



Phase 3:

- First Nation, key interested and affected parties and public engagement as per Plan – cont.
- 1st, 2nd, 3rd and 4th Bylaw readings, public hearing, approvals, adoption

