

LGLA Leadership Forum

Official Community Planning - A new era of engagement?

Context: Housing, housing, housing

- Less public engagement on zoning
 - Delays or blocks approvals for needed housing
- More “pre-zoning” / “pro-active planning” (Bill 44, 47)
- More engagement on planning aka OCPs
- New content requirements for OCPs, and keeping OCPs current
 - Housing needs, 20 year supply, and zoning updates
- Longstanding OCP consultation requirement (“consider”)
- No new requirements or guidelines for how to do consultation

although Housing First might very well be the best solution, it likely will not survive the political and economic realities of [_____]. Building anything is hard enough thanks to restrictive zoning and an almost comically intense nimby culture. Homeless encampments have not gone away, and their continued presence leads the public to believe that the governing solution is not working.



Gardiner v Williams Lake

“the applicant will be hosting a public open house on Tuesday, June 3, 2003 from 2 p.m. to 7 p.m. at the Williams Lake Golf and Tennis Club. The open house, in conjunction with the Public Hearing, provides the consultative opportunity for those who will be affected by the amendment to the OCP, pursuant to Section 879 of the *Local Government Act*.”

- Adequate consultation?

“The legislature has granted a wide discretion to Council to decide what consultation is appropriate in the particular situation.”

Gardiner v Williams Lake (Haida Nation)

Consultation is not just a process of exchanging information. It also entails testing and being prepared to amend policy proposals in the light of information received, and providing feedback. Consultation therefore becomes a process which should ensure both parties are better informed . . . genuine consultation means a process that involves:

- gathering information to test policy proposals
- putting forward proposals that are not yet finalised
- seeking opinion on those proposals
- informing participant of all relevant information upon which proposals are based
- not promoting but listening with an open mind to what people have to say
- being prepared to alter the original proposal
- providing feedback during the consultation process and after the decision

“Renovate
the public
hearing”?



464 (3) A local government must not hold a public hearing on a proposed zoning bylaw if:

- (a) an official community plan is in effect for the area that is the subject of the zoning bylaw;
- (b) the bylaw is consistent with the official community plan...