

BOWEN ISLAND MUNICIPALITY

Minutes of the **Joint meeting of the Civic Facilities, Surplus Lands and Transportation Working Groups of the Bowen Island Municipality** held on Thursday November 9, 2006 at 7:15 p.m. in the Council Chambers of the Bowen Island Municipal Hall.

IN ATTENDANCE

Mayor Bob Turner, Chair

- **Civic Facilities Working Group**

John Reid, Chair
Jane Kellett

- **Surplus Lands Working Group**

Neil Boyd, Chair
Sara Baker
Ross Carter
Jim Cox
Frits de Vries
Ross McDonald
Tom Rafael

- **Transportation Working Group**

Elizabeth Ballantyne, Chair
Eric Sherlock

- **Council members**

Lisa Barrett*
Alison Morse

- **Staff**

Isabell Hadford – Chief Administrative Officer
Brad Hawthorn – Public Works Superintendent
Michael Rosen – Planning Consultant

OTHERS IN ATTENDANCE

Robin Burger*
Gayle Ferguson – Minute Taker
(* *Denotes partial attendance*)

CALL TO ORDER

Mayor Turner called the meeting to order at 7:27 p.m.

Approval of Agenda

By unanimous consent the agenda for the November 9, 2006 Joint Meeting of the Civic Facilities, Surplus Lands and Transportation Working Groups was approved.

Michael Rosen, Planning Consultant re: Evolution and current status of Official Community Plan in Snug Cove

Michael Rosen, Planning Consultant commented on the following:

- July 31, 2006 - the Snug Cove Action Plan was created to assist Council to formulate decisions on Surplus Lands, a Civic Facility and a Ferry Marshalling option;

- The Snug Cove Plan was the strategic document providing direction on use of lands and assignment of functions. All groups need to operate within that context;
- Connectivity among the Groups is provided by staff, the Chairs of the three groups, and Council.
- Task in Phase One for the Transportation Group was to evaluate all existing documents related to Ferry Marshalling;
- Terms of Reference for each group could be updated as needed to provide desired results.

Members raised the following issues:

- Present structure of separation of working groups is non-functional and will not make the best use of the skills of members. A Master Plan is required before determining what lands are surplus;
- Concentration of people on specific assignments will work if there are enough meetings like this one and the minutes of working groups are being shared among the Groups. Also all Groups should receive reports on the walkabout – a joint session between Civic Facilities and Surplus Lands groups.

The Planning Consultant provided a review of the Snug Cove Plan as follows:

- Snug Cove Plan - is a land use strategy not a master plan;
- Purpose of Plan is to manage change effectively and guide Council decisions related to development and infrastructure;
- Some of the major influencing factors - biophysical features, existing land uses and lot pattern and ownership of the lots, GVRD Surplus lands, ferry marshalling options;
- Goals – to create a village atmosphere, aesthetically pleasing environment with artistic and cultural elements;
- Ferry Marshalling Options;
- Crippen Park to remain a significant feature;
- Commercial development divided into lower Cove, middle Cove and Artisan Square areas;
- Higher density housing - stand alone or mix used format;
- Community facilities to be accommodated;
- Development to be incremental;
- Description of basic land use framework for Parcels Two and Three.

Working Group Members commented on the following:

- Actions the Municipality can take – civic facilities and transportation
- General use of surplus lands – the Municipality can develop a framework through zoning but the action has to take place out of future landowners' pockets;
- Avoiding a piecemeal approach - issues of merchant parking and waste management approach need to be examined in a more integrated approach;
- Zoning
 1. Process - have to identify the need and have the zoning follow. Think we need to do sophisticated analysis first before deciding on land for sale. Does the zoning fit with what are desirable uses?
 2. Planning Consultant - this is not about land development, this is a policy document. What needs to be done is to take a look at policy directions regarding the lands and provide direction on whether the policy framework works for the lands. Look at the present allowable density and then be creative in looking at ways density could be increased;
 3. Changes can be made to accomplish the goal. *The Official Community Plan* is sufficiently vague that corrections needed can be made. Present designations were reviewed in public meetings. There is enough flexibility to allow density to increase;
 4. Residential designations and the need to have a diversified housing stock;
- Assignment of Lands:
 1. Civic Facilities and Transportation Groups need to identify lands they see for their interests and that would provide a baseline.
 2. Council needs to know best uses for all lands in deciding where facilities should go;
 3. Surplus Lands Group could focus now on Parcel One;
- Surplus Lands Process:
 1. Accept the plan and calculate the values as is now
 2. Then demonstrate for example that there is far too much civic institutional zoning
 3. Then determine the priorities which include paying off the debt, land banks, affordable housing, etc.
- Internal Boundaries – suggestion from Public Works to redraw the internal boundaries of the parcels to match how the properties would be developed;

- Missing from Surplus Lands Terms of Reference
 1. Solving short term needs – politicians promise to repay the debt
 2. Politicians promise to deliver civic facilities and affordable housing
 3. Hopefully Council will give more guidance related to how much money they want to raise.
- Lack of communication between groups – Civic Facilities Group are seeing that a recreation centre is best suited near the school and are planning for school lands and Municipal lands related to the best long term plan. Lands around police station are likely to fall out as well as land on Mount Gardener Road. The Group is also looking at reserving land around the school for future needs;
- Parcel One
 1. With different zonings, value would increase. We should rezone parcel one for four million dollars
 2. If value of land could be increased, present zoning could be changed
 3. Snug Cove Plan designation as village periphery area.

Mayor Turner noted that the direction for the Surplus Lands Working Group would be to look at the shifting of internal boundary lines, reviewing the present land use designations and providing alternate options to those designations.

Councillor Morse noted that Council would be looking to recover approximately three million dollars to pay off the debt and have some funds available for a civic facility.

Civic Facilities Working Group re Recommendation to Council

John Reid, Chair of the Civic Facilities Working Group reviewed recommendations approved by the Group at their November 8, 2006 related to requesting Council to

1. Have the Surplus Lands Working Group identify lands that can be disposed of within a 12 month timeframe in order to recover costs and eliminate the debt incurred in the purchase of the surplus lands;
2. Plan for Sewer capacity expansion;
3. Officially allocate Cove Bay water connection for use by the civic facility.

In response to the need for sewage expansion for the surplus lands in order to maximize the value of the land, the Public Works Superintendent noted that there may be a way to

carve off a parcel and sell it by borrowing a reserved capacity that is committed, including the library parcel, so as to avoid not being able to sell the land. Present capacity serves approximately 100 homes. With expansion it could double or triple that amount. Cost of the plant itself is approximately \$200,000.

ADJOURNMENT

The meeting adjourned at 9:30 p.m.

DRAFT