

BOWEN ISLAND MUNICIPALITY

Minutes of the **regular meeting of the Surplus Lands Working Group of the Bowen Island Municipality** held on Thursday November 23, 2006 at 7:15 p.m. in the Council Chambers of the Bowen Island Municipal Hall.

COMMITTEE IN ATTENDANCE

Neil Boyd –Chair
Sara Baker
Ross Carter
Jim Cox
Frits de Vries
Tom Rafael
Michael Rosen – Planning Consultant

REGRETS

Ross McDonald
Isabell Hadford – Chief Administrative Officer
Councillor Barrett
Councillor Wrinch

OTHERS IN ATTENDANCE

Brad Hawthorn – Public Works Superintendent
Jason Smith – Planner
Andrew Beaird
Stephanie Legg
Gayle Ferguson – Minute Taker

CALL TO ORDER

The Chair called the meeting to order at 7:20 p.m.

Discussion re: Parcel One Lands

Michael Rosen, Planning Consultant commented on the following:

- One of the opportunities of this group is to provide suggestions. This group could be creative within the framework of the Snug Cove Plan, particularly related to the peripheral lands, These lands are to have a gradual decline in densities between the Cove and rural areas. No numbers are specified, but it is clear that
- Cove density, under the OCP ranges from 3-4 units per acre to 12 to 17 units per acre;
- Terms of Reference ask this group to look at all surplus parcels;
- There are many variations: 100% market housing, 50-50 market affordable or, all affordable housing;
- Could add a type of light industrial such as Whistler's "Function Junction";
- Different Scenarios - the Group could retain the services of someone to approximate the residual values for the different scenarios identified by the Group;

- Consider future as well as present community needs for the lands.

The Group discussed and agreed on the following three scenarios as the most lucrative use of the approximately five acres of developable land in Parcel One to achieve the short term goal of paying back the \$2.5 million loan:

1. Scenario One – 20 one acre lots on the 21 acre parcel -- as a baseline worth \$250,000, would net \$200,000 after servicing, resulting in \$4 million revenue;
2. Scenario Two - Single Family half acre lots. 30 lots are worth close to the \$200k of the one acre lots -- after 1 million development costs, would likely net \$5 million;
3. Scenario Three - clustered single family lots of 35-40 is more realistic for the topography of the land. . After servicing costs (roads, water and septic or sewer) netting \$6 million;
4. Mixed Housing Scenario Option with some affordable housing, as it would be preferable to integrate resident housing with free market housing.

The above scenarios were based on anecdotal information, subject to verification and further exploration.

The Group also discussed the following issues :

- Attractiveness of Parcel One – land faces north and adjacent to Works Yard; this could affect the price. Need to be more conservative and estimate retrieving \$4 - \$5 million or perhaps less;
- Affordable Housing Option – suggestion to use funds generated from the sale of clustered lots to rezone and build affordable housing where needed. For example, Parcel One would not be suitable for one of the major needs – seniors affordable housing;
- Civic Facilities – possibly Parcel Two /Three are too valuable and consideration should be given to locating a Civic Facility on Parcel One;
- Commercial use for Parcel One was not viewed as a viable option -- there is not a clearly identified need;
- Need someone to look at topography and confirm the scenarios. It was noted that plans by Don Nicolson had been drawn for these lands, showing clustered housing. Jason agreed to contact Don Nicolson regarding the status of a survey of Parcel One;
- Sewer costs versus septic – Costs were similar. One million for extension of the sewer system or \$25,000 per lot for septic fields. The Group indicated its preference

for sewer expansion, though this could also have implications for the timing of sale of the property.

The Public Works Superintendent was asked to speak with CAO Hadford regarding the status of discussions with the owners of the former gas station site.

Agenda Items for the December 6, 2006 Meeting

The Group agreed to meet at 7:45 a.m. on December 6, 2006 to discuss the following items:

1. Specifics of Parcel One lands, If a Survey Plan is available;
2. Discuss uses for other parcels

ADJOURNMENT

The meeting adjourned at 9:35 p.m.