

**BOWEN ISLAND MUNICIPALITY**

Minutes of the **regular meeting of the Surplus Lands Working Group of the Bowen Island Municipality** held on Tuesday January 30, 2007 at 7:15 p.m. in the Council Chambers of the Bowen Island Municipal Hall.

**COMMITTEE IN ATTENDANCE**

Neil Boyd Chair r  
Jim Cox  
Frits de Vries  
Michael Rosen – Planning Consultant

**REGRETS**

Sara Baker  
Ross Carter  
Ross McDonald  
Tom Rafael

**OTHERS IN ATTENDANCE**

Jason Smith – Community Planner  
Andrew Beard  
Paul Rollo, Rollo & Associates  
Councillor Wrinch  
Gayle Ferguson – Minute Taker

**CALL TO ORDER**

The Chair called the meeting to order at 7:23 p.m.

**APPROVAL OF THE AGENDA**

**By unanimous consent** the agenda was approved

**APPROVAL OF MINUTES****It was Moved and Seconded**

That the minutes of the December 6, 2006 Surplus Lands Working Group meeting be approved. **CARRIED**

Discussion Surplus Lands Working Group meeting held December 6, 2006

The Group provided background information to Paul Rollo related to uses and densities for four parcels of lands as follows:

- Currently looking at this stage for what a developer would pay where zoning would allow for different options: one acre single family, half acre and townhouses? Attaching value to certain types of uses and certain densities. In the first run at generic uses the group could decide uses and then rank the uses with criteria/objectives;
- Phase Two Implementation - the Group would identify two or three plan options from Paul's calculations. With this information the Group could frame a recommendation, or options, to Council for the various

parcels based on a specific yield., or yields. The Municipality should zone the land ;

- Research needed in the area of valuing townhouses

Paul Rollo commented on the following issues:

- Servicing costs presents some difficulty;
- Part of my work would involve my interpretation of the market;
- Important to acquire an understanding of small lots related to number of uses and then an evaluation on those uses, defining a range of residual land values for the Group;
- Affordable Housing requirement can be modelled. The Group agreed further discussion was required on affordable housing options;
- Suggestion to maximize the prices on parcels and have affordable housing on parcels not so valuable. Any scenario with variation of uses and densities is easy The difficulty will lie in refining the scenarios;
- The model will show values of land , what a developer can pay and his profit, and lastly the incomes required for individual or family purchase;
- Suggestion that the Group consider how the demand for land uses could change over time, what might not be plausible today could be tomorrow.

Frits briefly described his drawings of the various scenarios for Parcels one, two and three and provided Mr. Rollo with a copy of the drawings.

Jason Smith agreed to discuss with the Public Works Superintendent a suitable time over the next three weeks to meet with Mr. Rollo to assist him in defining servicing costs.

Mr. Rollo agreed to email a draft report on or before March 5, 2007.

Next Meeting

Next Meeting to take place March 8, 2007 at 7:15 p.m...

**ADJOURNMENT**

The meeting adjourned at 8:45 p.m.