

BOWEN ISLAND MUNICIPALITY

Minutes of the **regular meeting of the Surplus Lands Working Group of the Bowen Island Municipality** held on Thursday October 5, 2006 at 7:00 p.m. in the Council Chambers of the Bowen Island Municipal Hall.

WORKING GROUP IN ATTENDANCE

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

Isabell Hadford – Chief Administrative Officer
Councillor Barrett*
Councillor Wrinch

REGRETS

Michael Rosen – Planning Consultant

OTHERS IN ATTENDANCE

Brad Hawthorn – Public Works Superintendent
Deborah Kirby
Robin Burger*
Gayle Ferguson – Minute Taker
(* Denotes partial attendance)

CALL TO ORDER

The Chair called the meeting to order at 7: 26 p.m.

APPROVAL OF THE AGENDA

By unanimous consent the agenda was approved.

Introductions

The Working Group members introduced themselves and gave a brief description of their background.

Description of Surplus Lands

The Chair identified the parcels of land to be considered by the Sustainable Lands Working Group as:

- Parcel 1 – 21.6 acres, Mount Gardner Road;
- Parcel 2 – 4.6 acres behind Bowen Court;
- Parcel 3 – 2.47 acres, Miller Road behind the RCMP Station;
- The former Library Lot at the corner of Carter Road and Government Road.

Terms of Reference

The Group reviewed the Specific deliverables and the Working Group Resources sections from the Terms of Reference documented created by Council.

Distribution of 2004 Appraisal Documents

The Chair circulated to members the 2004 Appraisal documents of the GVRD Surplus Lands acquired in 2005, noting that the financial figures had been removed.

Preliminary Discussion of Issues

The Group discussed the following issues:

Existing Reference Materials

It was agreed that the following documents would be reviewed by the group:

1. The Snug Cove Plan Amendment to the *Official Community Plan (OCP)* with attachments - the most important document;
2. Public Works Superintendent's Report on Infrastructure with an update;
3. *Official Community Plan* - general policies and objectives 1995;
4. 2004 Appraisal Documents;
5. Civic Facilities Task Force Report;
6. Commercial Projections by Terry Cotter;
7. Background Documentation on Surplus Lands.

Specific Deliverables

- List of Deliverables is large and timeline short- suggestion to create a list of what the community wants and sees what fits where and then that would leave surplus that could be sold;
- Possible Future Uses as outlined in the Municipal Owned Lands in Snug Cove document, would be a beginning list of community wants;
- List of Uses - what they cost and how to pay for them.
 1. Performing Arts Centre
 2. RCMP, Municipal offices, Recreation and Arts could be under one roof is one possibility
 3. Parkland
 4. Residential Use
 5. Commuter Parking
 6. Increase size of Public Works Yard
 7. Relocation of Cove Bay Water Treatment Site
 8. Some light Industrial zoning
- General agreement that the Group make recommendations on types of zoning;
- Parcel 1 zoning will have implications as the first of the village periphery lands to be examined;
- Importance of common values on which to base decisions – sustainable framework has been identified in Municipality's Mission Statement.

Density

- Information on capacity of the lands related to density that these lands could hold i.e. mixed use? If there were density ranges for square footages land would be easier to cost;
- Suggestion to take some of the densities in the current Snug Cove Plan and figure out revenue for the land units. Could develop two or three different models

Visuals/Modelling

- General agreement expressed to have the Planning Consultant prepare a master plan in draft form which would consist of sketches indication such items as ferry marshalling location, affordable housing units, civic facilities, playing fields etc;
- Models - provide for Council different models such as one that would be consistent with the Snug Cove Plan and then another with more densities, freeing up more land. Models of options would have different focuses such as revenue oriented, or higher density model types of housing and revenue;
- Variables for different models to be created by the Group –for example, maximum protection of parkland, maximum units of affordable housing, maximum financial return.

Walkabout of lands/Next Steps

General agreement was expressed for the following next steps:

- First step - the Group to familiarize themselves with the policy documents and objectives as outlined above;
- Walkabout of the lands on October 22, 2006 with the Public Works Superintendent in attendance;
- Michael Rosen, Planning Consultant to be requested to provide conceptual sketches of the three parcels with the various facilities and the variation of locations to be circulated to members prior to the next meeting of the Surplus Lands Working Group
- Meetings to be on as needed basis.

Sara Baker re: Affordable Housing Update

Sara Baker, Chair of the Bowen Community Housing Association provided the Group with an update of the activities of the Association. She noted the following:

- The issue of affordable housing began as a concern regarding the loss of the Island's diversity as a direct result of the lack of affordable housing;

- Housing for Diversity Symposium was held in June 2006 resulting in a plan of action comprised of four groups focused on:
 1. A Housing Needs Assessment
 2. Secondary Suites
 3. OCP Review
 4. Surplus Lands
- Almost \$20,000 has been raised for Needs Assessment and a consultant has been hired to help determine what types of housing needs and provide data on seniors, disabled etc;
- Terms of reference for the consultant are being created by the Needs Assessment Group and will be presented to Council for endorsement;
- Definition of Affordable – 32% of gross income
- The Bowen Community Housing Association is an advocacy group and an umbrella group trying to pull all housing interests under one umbrella.

Next Meeting

November 9, 2006 at 7:15 p.m.

ADJOURNMENT

The meeting adjourned at 9:35 p.m.