

**BOWEN ISLAND MUNICIPALITY**

Minutes of the **regular meeting of the Surplus Lands Working Group of the Bowen Island Municipality** held on Thursday April 5, 2007 at 715 p.m. in the Council Chambers of the Bowen Island Municipal Hall.

**COMMITTEE IN ATTENDANCE**

Neil Boyd - Chair  
Sara Baker  
Jim Cox  
Frits de Vries  
Ross Carter  
Ross McDonald  
Michael Rosen – Planning Consultant  
Isabell Hadford – Chief Administrative Officer

**REGRETS**

Tom Rafael

**OTHERS IN ATTENDANCE**

Jason Smith – Community Planner  
Andrew Beaird – Contract Planner  
Gayle Ferguson – Minute Taker

**CALL TO ORDER**

The Chair called the meeting to order at 7:30 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 March 29, 2007 Surplus Lands Working Group meeting be approved. **CARRIED**

## Review of Rollo Presentation

Michael Rosen, Planning Consultant reviewed revisions made by Paul Rollo to the Surplus Lands Valuation. He noted the following:

- Two items needed are -pricing fro townhouses and more focus on the half acre of Parcel Three on Government Road
- Some scenarios for the Group to review had been highlighted as:
  1. Parcel One scenario with 40 and 68 lots
  2. Parcel Two- priority is Civic Facility
  3. Parcel Two - 40 unit townhouse project price revised from \$326 a square foot. Three alternatives on selling side - \$350, 000 \$400,000 and \$450,000 making the scenario more attractive;
- Small site (Parcel Three) on Government Road - 10 residential units on top of commercial. Now Paul has

doubled it to twenty, 900 square foot units and 14,000 square feet of commercial space. The point is if you do something larger and is next to another vacant site becomes a very strategic opportunity Create a zoning package and put it on the market.

Discussion followed regarding the importance of the small site.

One member expressed his concern that there was not enough thought being given to this site. He believed that the Municipality should plan and control the corner lot on Government Road as a key component of a village. Council has to have the vision of the whole village and the corner property is key, providing an opportunity to do a civic square right on the corner

It was also noted that, in the development of the Snug Cove Plan, the focus on the crossroads area was seen as centre of the village.

The Group discussed the following issues:

#### Zoning

1. The Bowen Island Housing Association would like to see mixed use on all parcels,
2. Doubling the density - obstacle is topography can get a higher number but not likely double;
3. Pre-zoning the land – would there be a stipulation such as 20% requirement for affordable housing;
4. There is speculation for all the houses on Miller Road for rezoning - a windfall profit is a real way to create value. Community should be a player so in

#### Recommendations to Council

- Parcel One - division of this parcel into smaller packages to attract more than one developer;
- Mixed housing - identify what we would like to see. The goal is to generate as much revenue as possible from this parcel. Then give developers the opportunity to come back with a mix;
- Suggestion to do three variations on Parcel One what would the mix be?
- Need to identify potential values on Parcel Two,
- Recommend Parcel One and part of Parcel Three
- Consensus that options for affordable housing should be part of the recommendation.

Creation of three Scenarios for  
Presentation to Council

The Group discussed the following possible scenarios - all single family, mixed houses with certain percentage for affordable housing, sections on Parcel One where we could review mixed use, and the site on Parcel Three.

Parcel One Scenarios

1. 40 single family, 20 townhouses, 20 apartment units
2. 40 single family and 30 apartment units
3. 40 all Single Family
4. 30 clustered single family with secondary suites

The Group agreed to circulate a draft of scenarios prior to the next meeting and review the written text from Paul Rollo.

Next Meeting

7:15 p.n. April 26, 2007

**ADJOURNMENT**

The meeting adjourned at 9:35 p.m.