

BOWEN ISLAND MUNICIPALITY

Minutes of the Advisory Planning Commission Meeting held on Wednesday February 20, 2008 at 7:15 p.m. in the Council Chambers located at the Bowen Island Municipal Hall, 981 Artisan Lane, Bowen Island British Columbia

COMMISSION IN ATTENDANCE

James Tuer – Chair
Gordon Ganong
Roger McGilvray
Nerys Poole

OTHERS IN ATTENDANCE

Jason Smith - Community Planner
Michael Rosen*- Planning Consultant
Jonathan Brownlee*
Tim Rhodes*
Mark Sager*- Cape Roger Curtis Project Coordinator
Brett Liljefors*- Cape Roger Curtis Project Coordinator
Gayle Ferguson – Minute Taker
(*denotes partial attendance)

CALL TO ORDER

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

ADOPTION OF AGENDA

It was Moved and Seconded

That the agenda for the Advisory Planning Commission Meeting be approved as amended. **CARRIED**

ADOPTION OF MINUTES

It was Moved and Seconded

That the minutes of the February 6, 2008 Advisory Planning Commission meeting be adopted. **CARRIED**

NEW BUSINESS

RZ-05-2007 Rezoning
Application Referral – Inn
at Artisan Square

Johnathan Brownlee commented on the following issues related to the rezoning application to allow an Inn at Artisan Square:

- ❖ Design of the proposed inn is at the concept stage;
- ❖ Feasibility studies and the *Official Community Plan* indicate a maximum of 20 units;
- ❖ Requesting an increase in square footage, height adjustment and setback allowances on the back for a better visual corridor and allow for green space;
- ❖ Pathway on 3rd floor level to be constructed to join the proposed Inn building. Height of the Inn will not be higher than the existing Galley building
- ❖ Floor plan review
- ❖ Residential Space - 400 square meters of residential space.

Jason Smith Community Planner reviewed the following:

- Snug Cove Village Plan sees Artisan as mixed use;
- Artisan retail uses and Inn is consistent with primary commercial use and some residential
- Official Community Plan mentions Inn with a 20 room maximum and living facilities for staff;
- Land Use Bylaw - CD zone maximum floor space for all of Artisan Square is 6,020 square meters, 5296 square meters has been built, leaving 724 square meters as buildable floor space. Proposal is for a 1600 square meter building.
- Relaxation of height and setbacks. Council has some concern regarding the height. The *Official Community Plan* speaks to 2.5 as being maximum for residential buildings.
- Parking – shortfall of six spaces out of 146 total spaces for Artisan Square.

Commission members raised the following issues:

1. Other community benefits
2. Implications for fire fighting services - *Jonathan: Fire Chief has raised these concerns and Municipality is retaining a consultant to answer concerns;*
3. Design issue - would there be something in the design to make Artisan Square more attractive and work to draw people there? Even more square footage if more were needed to enhance the design to create a focal point
4. Effect of an Inn on other Bed and Breakfast businesses - *Jonathan: The Island is losing bed and breakfast accommodations to fill the need for year round rentals.*

It was Moved and Seconded

Whereas the Advisory Planning Commission understands that the impact on the firefighting services for the Island is being addressed by the Municipality, the Commission supports Rezoning Application RZ-05-2007 for an Inn at Artisan Square. CARRIED

Rezoning Application
Union Steamship Ltd.
RZ -04-2007

The Community Planner noted that Union Steamship Marina Company wishes to construct a two storey floating building to be located at the bottom of the aluminium gangway. Purpose of the building is to house primary sewage pump-out equipment for the marina on the first floor with office space shower house, and a suite for security personnel on the second level. The proposed building would exceed the existing zoning of 115 square meters. The

Applicant is requesting two storeys at 230 square meters. The other Land Use Bylaw amendment needed would be to change the required height of 4.6 for marina buildings to the proposed height of 5.5 meters.

It was noted that possibly there could be a view impact of the two storey building.

It was Moved and Seconded

That the Advisory Planning Commission support Rezoning Application RZ 04-2007 for the construction of a new building for the Union Steamship Marina Company as illustrated in the proposal package. CARRIED

Cape Roger Curtis Referral

Commission members raised the following issues related to the Cape Roger Curtis Referral:

- Calculating density –a suggestion to use square feet and number of inhabitants to create a variety of housing types;
- Inclusion of secondary suites in square footage calculations would mean houses would need to be moderately priced;
- Restrictive Covenant Lands – leave some with the existing ten acre zoning or zone these areas now for future uses?
- Park – general agreement to not reduce park area;
- Number of housing units – if you want the minimum number, developer should decide the size;
- Restrictive Covenant Zoning - could look at that as a potential donor area, as a park that the community wants.

Michael Rosen, Planning Consultant suggested the following:

1. The Commission could provide comments on each of the three options presented by the Cape Roger Curtis Planning Team;
2. Then a good approach might be that the Commission recognizes it cannot support any of the options;
3. The Commission then establishes some principles, that would be reflected in an alternative option, to be used by staff and the Cape Roger Curtis planning team.

Mark Sager, from the Cape Roger Curtis Planning Team provided a green conservation map drawn by Julian Dunster and other community members indicating dedication of a

large conservancy area, recreation pod, and protection of sensitive areas. He suggested that a deviation on waterfront/park option could be to allocate 44 five acre lots with a 5 year covenant to see if Province will buy it.

The Commission agreed another meeting would be necessary to finalize recommendations to Council.

The Community Planner agreed to arrange a meeting in approximately two weeks.

ADJOURNMENT

The meeting adjourned at 9:45 p.m.