

BOWEN ISLAND MUNICIPALITY

Minutes of the Advisory Planning Commission Meeting held on Wednesday March 26, 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
Jim Cox
Frits de Vries
Roger McGillvray
Nerys Poole
Gordon Ganong
Paul Tennant

COUNCIL IN ATTENDANCE

Mayor Bob Turner

STAFF IN ATTENDANCE

Jason Smith – Planner

OTHERS IN ATTENDANCE

Councillor David Hocking
Gayle Ferguson – Minute Taker

CALL TO ORDER

The Chair called the meeting to order at 7:15 p.m.

ADOPTION OF THE AGENDA**It was Moved and Seconded**

That the agenda for the March 26, 2008 Advisory Planning Commission be approved as amended. CARRIED

ADOPTION OF THE MINUTES**It was Moved and Seconded**

That the minutes of the March 6, 2008 meeting be adopted as amended:
Page 1 add list of members present CARRIED

NEW BUSINESS

Rezoning Application RZ
-1-2008 Davies Orchard

Jason Smith, Planner presented Metro Vancouver Regional Parks, Rezoning Application for a change of land use. He commented on the following:

- Currently a park zone that allows for 15 dwellings (cottages on the property);
- Reviewed present zoning allowed by the *Official Community Plan*;
- Request is to add commercial guest accommodation as a secondary use to the primary park use to assist in funding further renovations of the cottages

- Council raised some concerns around affordable housing;
- Bowen Island Heritage Preservation Association is in support of Metro Vancouver's application.

The Commission raised the following issues/questions:

- How does the change of use relate to the Snug Cove Master Plan? *Jason does not speak directly to the Davies Orchard cottages;*
- Would the cottages be fixed now in location? *Jason zoning does not speak to the location s long as the cottages remain in P1 zone*
- Potential future developments?
- Affordable housing was once considered for the cottages but does not seem as appropriate now;
- Should there be a zone created for a specific historic area of the park? *Jason was discussed in the OCP to create such a zone.*

It was Moved and Seconded

That the Advisory Planning Commission support Rezoning Application RZ -1-2008, Davies Orchard as presented
CARRIED

Discussion of current status of the Snug Cove Master Plan

Mayor Turner provided the following information regarding the status of the Snug Cove Master Plan:

- Council has not endorsed the document but it is respected as an historical document;
- Rationale for creation of a Master Plan
 1. Surplus Lands Working Group came upon the reality that, with no larger vision for the Cove, it was difficult to plan development;
 2. Civic Facilities Working group also needed a siting feasibility for a recreation/arts community centre;
 3. Council saw value in a Master Plan to solve the above issues in addition to the ferry marshalling issue.
- Council needs to clarify to the community the future of the Master Plan;
- One option would be to refer the Master Plan to the Commission to provide advice on adding it to the *Official Community Plan*;
- A second option would be to reexamine the Master Plan
- Council priorities - looking to sell land to recover debt, beginning public works in the Ferry Terminal area, moving forward on Fire Hall and concept plan for a

civic facility. Could look at the Master Plan to see what could be started in the remainder of this Council's term.

OTHER BUSINESS

Discussion of Official Community Plan (OCP)

In discussion of the need for an Official Community Plan review the following issues were raised:

1. Unit equivalencies;
2. Rreallocating density:
 - cannot separate Cape Roger Curtis and Snug Cove Master Plan looking at increased density in both cases
 - to be sustainable have to concentrate development in the Cove. Council needs to do some taking away in this instance and in this time of carbon neutral;
 - most people don't utilize maximum allowable densities. Maybe should be less;
 - fostering different housing types, changing the density. Could be a hamlet model to house whatever the population numbers are. Current Single family will not work;
 - zoning bylaw - square footage costs are high and needs of developers are better met now with smaller units but neither the zoning bylaw nor the *Official Community Plan* encourage that
3. Climate action charter and is our *Official Community Plan* getting us there. How could it be improved? :
 - carbon neutral in Municipal operations by 2012
 - measuring and reporting on greenhouse gas emissions
 - creating complete compact more energy efficient rural and urban communities
4. How does the OCP support or hinder us in moving forward in reducing emissions? - the Province is committed to reduce by one third emissions by 2020. Metro Vancouver agreed to the same role for the region in its own operations, which includes Bowen Island. Bowen Island emissions are increasing and to turn it down by a third is a huge challenge.
5. Villages and hamlets or one Cove densified. There is a larger picture of overall sustainability but not everything needs to be designed relative to transportation. A more holistic approach would be preferable;
6. A strategic approach - lessons from the past review of

OCP and look at other Islands experiences related to the approach used.

7. Resources
 - asking those involved in past for suggestions on how to make it work better ;
 - constraints with staff but capacity with the Commission
8. What population does the Island need to be sustainable?
- need agreement of numbers of people who will live here over a period of time as drives planning. Also how they live on the Island.. Talk about the number of people not the number of lots. Then can then look at types of housing with equivalencies like we did with Cape Roger Curtis
9. Affordability:
 - measuring things by units was looking at an assumption related to managing and service needs. Instead if you measure by outputs rather than units would be more effective
 - moving forward need to deal with affordability in a creative manner and need to work with the Affordable Housing Working Group on that issue and perhaps have a question from Council to direct the Commission
10. How to implement sustainable ideas with subdivision and road standards bylaws, setbacks

Next Steps

1. The Chair will contact Island Planners on Saltspring, Pender and Quadra Islands regarding process followed for review of Official Community Plans
2. Nerys will contact Brian Hodgins regarding past experience with OCP review and invite him to discuss his experience with the Commission.

ADJOURNMENT

The meeting adjourned at 8:56 p.m.