

BOWEN ISLAND MUNICIPALITY

Minutes of the **regular meeting of the Surplus Lands Working Group of the Bowen Island Municipality** held on Thursday August 7, 2008 at 7:15 p.m. in the Council Chambers of the Bowen Island Municipal Hall.

WORKING GROUP IN ATTENDANCE

Neil Boyd - Chair
Sara Baker
Jim Cox
Frits de Vries
Ross McDonald
Tom Rafael
Michael Rosen, Planning Consultant

COUNCIL IN ATTENDANCE

Councillor Lisa Barrett

OTHERS IN ATTENDANCE

Gayle Ferguson - Minute Taker

CALL TO ORDER

The Chair called the meeting to order at 7:34 p.m.

ITEMS FOR DISCUSSION

Report from Michael Rosen dated June 13, 2008 re: Community Lands and Land Use Bylaw Amendment Bylaw No. 223, 2008

Michael Rosen, Planning Consultant provided the Group with the following update:

- This Group met last for zoning frameworks, which I had done for portions of Site 1 and portions of Site 3. Around the same time as development of the Snug Cove Master Plan, Council direction was to prepare bylaws;
- In January 2008 brought the framework and then Council requested me do a matrix. Results of the matrix and assessing the sites using various criteria, resulted in the top sites being the ones in the Cove;
- At this point Council decided to proceed with a portion of Site 3 and a portion of Site 2;
- Engaged Frits de Vries to do conceptual layouts for these parcels. Site 2a, north of the proposed Civic Facility, due to difficult access, was withdrawn, which then left only Site 3;
- In June 2008 the draft amendment bylaw was brought forward to Council and Frits had determined the issue of the proposed ferry marshalling road should be looked at;
- On July 28, 2008 Council decided to take the ferry marshalling road, as reflected in the Snug Cove Master Plan, off the table. Now there is additional land to throw back into the zoned area or this group could discuss

leaving it to be considered with the corner lot.

The Working Group discussed the following issues:

- Rationale for change from Site 1 to Site 3. *Frits noted that no decision had yet been made for the siting of a civic facility when the Surplus Lands Working Group were considering their recommendations. At that time could not recommend site two and three. Also there needed to be a comprehensive pla. Also Site 1 would require an OCP amendment whereas Site 2 and 3 did not;*
- Matrix was not presented to the Group. Also no review or comment by the Surplus Lands Working Group on whether to keep land on Site 3 for a Ferry Marshalling road. *Michael Council gave first reading to a bylaw that did not include the road but before proceeding wanted to get perspective from the Groups but then decided they wanted to make a decision immediately;*
- General consensus that the original recommendation for sale of Site 1 lands is still the best option financially, socially and for long term planning;
- Suggestion to sell both Site 1 and part of Site 3 for the \$3.8 million;
- Design of buildings – suggestion could attach design types that meet building envelopes as in the bylaw;
- Parking – When there are minimum parking requirements, the area become overrun with cars Perhaps regulate it a bit. How to accomplish no cars? Bus passes, extra bike parking, create a zone that is served by transit;
- Site 3 - access issue for south corner area? Suggestion not to draw a property line until RCMP property belongs to the Municipality.

Recommendation to Council

The Group reviewed and discussed the Planning Consultant's options regarding the potential land value in his report dated June 13, 2008 regarding Community Lands – Amendment to the Land Use Bylaw and Bylaw No. 223, 2008, resulting in the following recommendations

It was Moved and Seconded

The Surplus Lands Working Group recommend to Council the following:

1. That Council not pursue the potential development of Site 2 or alternative areas within Site 2;
2. the Surplus Lands Working Group endorse Amendment Bylaw No. 223, 2008 relating to the

density proposal based on a floor space ratio, not withstanding that the density exceeds the OCP density policy;

3. That Council should not consider rezoning and disposing of the small site fronting Government Road, adjacent to the "old gas station"; nor the property behind the RCMP residence and RCMP detachment; and
4. That Council consider rezoning and disposing of all, or a portion of Site 1. CARRIED

It was Moved and Seconded

The Surplus Lands Working Group recommend the following amendments to Bylaw No. 223, 2008:

- i. Units and Density.
 - o that the 15% of the floor area for affordable housing should apply to all square footage areas; and
 - o that the average floor area per unit is too large and should be reduced;
- ii. Lot Coverage for all buildings and structures be 30% and maintain the 50% for buildings structures parking and landscaping areas;
- iii. Height – maximum height of a townhouse change to 9 metres. CARRIED

ADJOURNMENT

The meeting adjourned at 9:35 p.m.