

**BOWEN ISLAND MUNICIPALITY**

**Minutes** of the Advisory Planning Commission Meeting held on Wednesday October 22, 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**

Paul Tennant – Acting Chair  
Frits de Vries  
Jim Cox  
Gordon Ganong  
Roger McGillvray  
Nerys Poole

**STAFF IN ATTENDANCE**

Jason Smith – Community Planner  
Celene Fung\* - Planner  
Michael Rosen – Planning Consultant

**REGRETS**

James Tuer  
Mayor Turner

**OTHERS IN ATTENDANCE**

Cape Roger Curtis Planning Team  
Gayle Ferguson – Minute Taker  
Five Members of the Public

**CALL TO ORDER**

The Chair called the meeting to order at 7:24 p.m.

**ADOPTION OF THE AGENDA**

**It was Moved and Seconded**  
That the agenda for the October 22, 2008 Advisory Planning Commission be approved as amended. CARRIED

**ADOPTION OF THE MINUTES**

**It was Moved and Seconded**  
That the minutes of the September 25, 2008 Advisory Planning Commission meeting be adopted CARRIED

**BUSINESS ARISING FROM MINUTES**

## Council Liaison

**It was Moved and Seconded**  
Whereas there has been no Council Liaison present at the last two meetings of the Commission,  
The Advisory Planning Commission requests Council to appoint an alternate Council Liaison to be present at meetings, when the regular Council Liaison is unable to attend. CARRIED

**NEW BUSINESS**

## Greenways OCP Amendment

Celene Fung, Planner reviewed rationale for the Greenways Amendment to the *Official Community Plan*. She further noted that the amendment does not replace existing policy but serves to add to it.

The Commission commented on the following issue:

- Voluntary contributions - suggestion that the Municipality have criteria as to who would receive donations;
- Rationale for not including canines in Recreation and Eco-tourism No. 9 – Jason: *policy is discussing no motorized transportation. Current trail policy does not exclude dogs. Celene will be mapping out trails specifically for horses and will add something in the background regarding walking dogs;*
- Do existing maps in the Official Community Plan Frits need to be adjusted? *Jason has not been done yet but is on Greenways Advisory Committee work plan.*

### **It was Moved and Seconded**

That the Advisory Planning Commission is in support of the Official Community Plan Greenways Amendment as presented. CARRIED

## **OLD BUSINESS**

### Cape Roger Curtis Referral

Commission members generally expressed their support for the most recent Neighbourhood Plan for Cape Roger Curtis lands:

The following broad issues were raised:

- Support was expressed for the amount of parkland being dedicated;
- Exploration of opportunities relating to flexibility in zoning and the Official Community Plan - if the OCP could allow in the future different forms of development that would be affordable;
- South Terrace
  1. No development or less development and more access to the waterfront. Have incentives for less land to be used so as when land is being developed, the south terrace may not need to be developed;
  2. Lack of public access on south terrace breaks the contiguous waterfront experience;
  3. More incentives to develop certain areas and

phasing opportunities;

4. More parkland in the South Terrace area
  - Single Family homes – too many and with a changing world 20 years from now may not be same need/economics for single family;
  - What might the effect of the commercial zoning on west side and the Island as a whole be;
  - Council’s list of objectives has not been met i.e. clustering. Suggestion that the bylaw be written in such a way that Council objectives could be considered;
  - Maximizing value of waterfront developments - would the developer accept that through bonusing or other ways create smaller, more clustered along the waterfront for future values. Need to test a parcel to see what would be the financial gain;
  - Impacts on Island - issue of transportation. Need a clear policy for transportation by Council. Many people are leery of development due to increased car traffic;
  - One member believed that the Bylaw amendment being presented was clearly in conflict with OCP. At this time the impacts on the rest of the Island are unknown. The Transportation plan submitted by the Applicant was insufficient.

Three members noted their approval for the latest plan.

One commission member requested staff to provide information on how Dave Witty’s plan for Cape Roger Curtis development could be realized.

Discussion followed regarding a process for moving forward.

#### Meeting Dates

The Commission agreed on the following proposed dates:

1. Hold a special information and discussion meeting on November 19, 2008
2. Regular meeting on November 26, 2008
3. Additional meeting if required on December 10, 2008

#### Volunteer for Steering Committee

The Commission agreed that Paul Tenant would be the Commission’s representative on the Steering Committee tasked with the role of designing a public engagement process for the Cape Roger Curtis Lands

#### **ADJOURNMENT**

The meeting adjourned at 8:45 p.m.

