

**BOWEN ISLAND MUNICIPALITY**

**Minutes** of the Advisory Planning Commission Meeting held on Wednesday December 10, 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  
Gordon Ganong  
Roger McGillvray

**COUNCIL IN ATTENDANCE**

Councillor Peter Frinton

**STAFF IN ATTENDANCE**

Jason Smith – Community Planner

**REGRETS**

Jim Cox

**OTHERS IN ATTENDANCE**

3 members of the Public  
Gayle Ferguson – Minute Taker

**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 December 10, 2008 Advisory Planning Commission be approved. **CARRIED**

**OLD BUSINESS****Cape Roger Curtis Referral**

Councillor Frinton read the notice of motion to be presented to Council on December 18, 2008 from Nerys Poole regarding drafting a letter inviting the developers to provide views on their interest in continued negotiations, which would substantively conform to the current OCP and their views relating to further negotiations within the context of the planned review of the Official Community Plan (OCP).

The Acting Chair noted that the Advisory Planning Commission would like to be able to continue their deliberations on the Cape Roger Curtis referral. He summarized recent email discussions and noted that Frits and Jim were keeping the process moving forward. However, the Commission should not make important decisions without full membership present.

Frits noted that he had specifically been asked by Mayor Turner to pursue the issue. He further noted that at the previous meeting of the Commission there had been no one from Cape Roger Curtis to hear the discussion of a proposed new approach and whether these ideas might be suitable.

Frits reviewed his email of the four options for the development of Cape Roger Curtis, which the Commission was considering.

The following issues were discussed:

- OCP Review – can run parallel with the CRC development;
- Affordable housing and other amenities need to be sorted out in an OCP review – *Jason: the affordable housing policy is looking for 15% of a development for onsite affordable housing.* Frits if the net effect of a policy is the Municipality would lose the Cape, then it is advisable to identify what is in the way of a resolution. Option Three and four can arrive at the present Ekistics Plan, if the community agrees;
- APC recommendation – purpose is to provide options to keep the process moving forward;
- Phased Development Approach is agreeable - a basic plan that secures the park and waterfront and then an OCP review on what other amenities and how many units does the community have to give to have additional amenities;
- Frit's Options – Option Three is safer for the developer. The Commission could say they prefer Option Four and the developer could come back and agree to Option Four with a number.

Next Meeting

The Commission agreed to meet on December 15, 2008 to finalize a recommendation to Council.

**ADJOURNMENT**

The meeting adjourned at 8:41 p.m.