



Islands Trust

Bowen Island Municipality

An island municipality within the Islands Trust

Mission Statement

In carrying out its mandate, Bowen Island Municipality will work towards conducting operations in a way that:

- *Improves the economic, environmental and social well-being for present and future generations;*
- *Encourages and fosters community involvement;*
- *Enhances the small, friendly, caring character of the community;*
- *Maintains an open, accountable and effective operation; and*
- *Preserves and enhances the unique mix of natural ecosystems and green spaces that Bowen Island possesses.*

NOTICE: That a Committee of the Whole meeting of Bowen Island Municipal Council will be held at 981 Artisan Lane on Monday, March 2, 2009 at 6:15 p.m. for the transaction of business listed below.

To view an individual item
– click on its coloured link

Kathy Lalonde, Corporate Officer

AGENDA

Committee of the Whole Meeting

Monday, March 2, 2009

	Page	Timing
<u>OPENING OF MEETING</u>		6:15 pm
<u>1. APPROVAL OF AGENDA</u>		
1.1 Introduction of Late Items	--	
<i>Recommendation:</i>		
<i>That Council approve the agenda and late items agenda (if applicable) for the March 2, 2009 Committee of the Whole meeting.</i>		
<u>2. DELEGATIONS</u>		
2.1 Candy Ho, Project Coordinator and Don Ho, Executive Director, The Cape on Bowen Community Development Limited re: Cape Roger Curtis Going Forward, dated February 17, 2009	1	6:20 pm (30 min)
<u>3. PUBLIC COMMENTS</u>		
	--	6:50 pm (30 min)
<u>4. BUSINESS ARISING FROM MINUTES</u>		
4.1 Michael Rosen, Planning Consultant and Jason Smith, Community Planner re: Bowen Island Municipality Official Community Plan Bylaw No. 139, 1996, Amendment Bylaw No. 231, 2008 – Results of Referral Process, dated February 23, 2009	2-12	7:20 pm (60 min)

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	Page	Timing
a. Advisory Planning Commission re: Recommendations relating to The Cape Roger Curtis Neighbourhood Plan of September 2008, dated February 3, 2009	13-18	
b. Minutes of the Affordable Housing Working Group meeting held November 19, 2008	19-21	
c. Greenways Advisory Committee re: Report on the Cape Roger Curtis Neighbourhood Plan Referral, dated December 1, 2008	22-31	
i. Darcie Buzzelle re: Greenways Advisory Committee Report on CRC Neighbourhood Plan – A Dissenting Opinion, dated January 22, 2009	32	
d. Sustainability Framework Working Group re: Bowen Island 2020 Vision and Development Proposal Assessment – Draft Cape Roger Curtis Neighbourhood Plan Review, dated December 10, 2008	33-45	
i. Murray Skeels re: Minority Opinion of the Cape Roger Curtis Neighbourhood Plan Review as prepared by the Sustainability Framework Working Group	46-48	
e. Mitch Sokaski, West Area Manager, Metro Vancouver Regional Parks re: BIM Official Community Plan Bylaw No. 139, 1996, Amendment Bylaw No. 231, 2008, Neighbourhood Plan – Cape Roger Curtis, dated November 10, 2008	49	
f. E.L. Forsyth, Secretary Treasurer, West Vancouver School District re: Official Community Plan Bylaw No. 139, 1996, Amendment Bylaw No. 231, 2008, Neighbourhood Plan – Cape Roger Curtis, dated November 5, 2008	50	
g. Directors of the Cape Roger Curtis Trust Society re: Cape Roger Curtis Neighbourhood Plan – September 2008, dated February 11, 2009	51-55	
h. Directors of the Bowen Island Conservancy re: Cape Roger Curtis Neighbourhood Plan (September 2008), dated December 27, 2008	56-65	
i. Sunjeev Sodi, Fire Protection Specialist, Fire Underwriters Survey re: Development Proposal of Cape Roger Curtis (draft), dated February 10, 2009	66-81	

Recommendation:

*The Committee of the Whole recommends that the report entitled Bowen Island Municipality Official Community Plan Bylaw No. 139, 1996, Amendment Bylaw No. 231, 2008 – Results of Referral Process be received; and
That Council endorse the Municipal Planning Team to hold a wrap-up meeting with the on-Island referral groups to review the results of the referral process; and
That Council authorize the Community Planner to initiate the public consultation process as outlined in his reports dated 1 October 2008 and 18 February 2009.*

4.2	Jason Smith, Community Planner re: Cape Roger Curtis Public Engagement and Process, dated February 23, 2009	82-85	8:20 pm (60 min)
a.	Cape Roger Curtis Public Engagement Process	86	
	Recommendation:		
	<i>The Committee of Whole recommends that Council take the lead on overseeing the public engagement process; and That staff be directed to put out an Expression of Interest for consultants; and That Staff shortlist respondents and then return to Council with a recommendation on who should be hired.</i>		
<u>3. PUBLIC COMMENTS - continued</u>		--	9:20 pm (30 min)
<u>4. BUSINESS ARISING FROM MINUTES - continued</u>			
4.3	Michael Rosen, Planning Consultant re: Bowen Island Municipality Official Community Plan Bylaw No. 139, 1996, Amendment Bylaw No. 231, 2008 – Review of Comprehensive Transportation Impact Study (Opus Hamilton), dated February 23, 2009	87-90	9:50 pm (30 min)
a.	Michael Florendo, Project Manager and Jason Jardine, Traffic Engineer, Delcan Corporation re: Cape Roger Curtis Traffic Impact Study Technical Review, dated February 2, 2009	91-93	
	Recommendation:		
	<i>The Committee of the Whole recommends that the report entitled Bowen Island Municipality Official Community Plan Bylaw No. 139, 1996, Amendment Bylaw No. 231, 2008 – Review of Comprehensive Transportation Impact Study (Opus Hamilton) be received for information; and That Delcan Corporation be requested to identify specific measures that the Municipality could incorporate within the Neighbourhood Plan as a means of reducing the on-Island and ferry impacts generated by the proposed development of the Cape Roger Curtis land.</i>		

	Page	Timing
<u>5. ADOPTION OF MINUTES</u>		
5.1 Minutes of the regular Committee of the Whole meeting held on February 2, 2009 <i>Recommendation:</i> <i>That the minutes of the regular Committee of the Whole meeting held on February 2, 2009 be adopted.</i>	94-98	10:20 pm <i>(10 min)</i>
5.2 Minutes of the regular Committee of the Whole meeting held on February 16, 2009 <i>Recommendation:</i> <i>That the minutes of the regular Committee of the Whole meeting held on February 16, 2009 be adopted.</i>	99-104	
<u>6. INFORMATION ITEMS</u>		
6.1 Don Ho, Executive Director, The Cape on Bowen Community Development Limited re: Cape Roger Curtis going forward, dated February 17, 2009	105-108	10:30 pm <i>(10 min)</i>
a. Schedule A - Chronology of Events, dated February 20, 2009	109-116	
b. Amendment to Chronology of Events – Schedule A of Letter dated February 17, 2009, dated February 20, 2009	117	
6.2 Letters from the public regarding Cape Roger Curtis:		
a. Louise Loik, dated February 20, 2009	118	
b. Deb and Ian Thomson, dated February 23, 2009	119	
c. Louis Klein, dated February 23, 2009	120	
d. Jan Parker, dated February 23, 2009	121	
e. Jim Brown, dated February 23, 2009	122	
f. Maggie K. Rayner, dated February 23, 2009	123	
g. Jenny West, dated February 24, 2009	124	
h. Ellen Coburn on behalf of the Cape Roger Curtis Trust Society, dated February 24, 2009	125-126	
i. Owen Plowman and Doug Elliott, dated February 24, 2009	127-128	
<u>7. ADJOURNMENT</u>		10:40 pm