

BOWEN ISLAND MUNICIPALITY

Minutes of the Advisory Planning Commission Meeting held on Wednesday January 12, 2010 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 – Chair
Jim Cox
Frits deVries
Roger McGillivray
Karen Wristen

REGRETS

Gordon Ganong

COUNCIL IN ATTENDANCE

Mayor Bob Turner

OTHERS IN ATTENDANCE

Darcie Buzzelle, BITE
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 January 12, 2010 Advisory Planning Commission be approved. CARRIED

ADOPTION OF THE MINUTES

Minutes of the December 16, 2009 Advisory Planning Commission

It was Moved and Seconded

That the minutes of the December 16, 2009 Advisory Planning Commission meeting be adopted CARRIED

CONTINUING MATTERS**Bounds of the Surrounds**

The Chair reviewed results of his 15 minute walking distance from the crossroads

The following issues related to the village periphery were discussed:

Boundary lines – agreed on putting in the boundary line, noting that Deep Bay is within walking distance;

Neighbourhoods:

- Planning concept of the walkable village
- Cove as the village centre;
- Existing neighbourhoods - could say we are inviting a reconsideration of these neighbourhoods to the centre during

a complete OCP review in five – ten years;

- Identify areas that are suitable for change and growth such as the Municipal Lands

Walkable distance areas

- Suggestion to have an attachment to contain a description of the area;
- The idea of different neighbourhoods working on their own land use planning as the areas are very distinct from each other and in a complete OCP review could be made more accurate;

Form and Character

- Commission agreed issues relating to form and character should be described in general terms;
- Replace existing 2nd paragraph with Frits's paragraph
- Height restriction - needs to be kept general but consideration of something beyond what is in present OCP
- Existing Snug Cove village guidelines are okay but if one can achieve those with a different style, then should be acceptable;
- "Village Feel" what is it? The word "rural" should not appear in this boundary. Words such as "pedestrian focused, neighbourly, organic innovative, always a connection to green space, always can experience park and nature, small scale", should be used.

Density

- Measurement of density – to be addressed in a different document (Frits, Roger and Dave to work on measurement);
- Total acreage and square footage per acre - stay descriptive and general with no numbers
- Density Transfer - needs clarification. Do you need to transfer density from elsewhere? Can argue that you don't have to transfer density to these areas to increase density;
- Cape Roger Curtis lands - OCP density was for 224 and are building 54 so that would free up 170. Could transfer those 170.
- In an update we would not change the number but could you change the location? I think we need to allocate density to the Surrounds if we want to see development. Suggested wording "*density transfer should only be used in reference to the Land Use Bylaw and not the Official Community Plan*";
- Minimum density area at least 3-4 units per acre;
- Commission supports the allocation of increased density, where needed
- Next step recommendation - work on density

Setbacks - do we need to state 15 meters? Wording suggestion - "riparian setbacks are required by law"

Open space linkages

- viewscape and corridors -needs more work;
- Open Space linkages - establishing footpaths as being the primary concerns;
- There are two types of pedestrian pathways - utility and pleasure ;
- In the village and "Surrounds" - an opportunity to walk adjacent to roads should be provided

Transportation and Access

- Need a solution to parking in the Cove;
- Need to plan for development and public transportation simultaneously;
- Suggestion to revise the draft to include a recommendation to develop a traffic demand strategy;
- A network of pathways could be designed for electric vehicles, golf carts and bicycles. Cost of creating a separate paved network. *Mayor Turner: roads are compatible with other uses when cars move more slowly;*
- Sustainable Framework Working Group Report - *Mayor Turner: should be referenced in your work related to the principle outlined in the report that growth is focused in Snug Cove and density is diminished in other areas to accomplish such.*

NEW BUSINESS

Council January 18 Meeting
re Crown Lands Report

The Chair requested as many members as possible attend the January 18, 2010 Council meeting for the agenda item regarding the Crown Lands report.

Agenda Items for January
27, 2010 Meeting

- Election of Chair and Vice Chair
- James Tuer re: Form and function

ADJOURNMENT

The meeting adjourned at 9:00 p.m.