

## BOWEN ISLAND MUNICIPALITY

**Minutes** of the Advisory Planning Commission Meeting held on Wednesday May 28, 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

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

### STAFF IN ATTENDANCE

Jason Smith – Community Planner  
 Celene Fung - Planner

### REGRETS

Nerys Poole

### OTHERS IN ATTENDANCE

Mayor Turner  
 Murray Journeyay  
 Graham Ritchie, Chair AbbeyField House of Bowen Island  
 Gayle Ferguson – Minute Taker

### CALL TO ORDER

The Chair called the meeting to order at 7:25 p.m.

### ADOPTION OF THE AGENDA

**It was Moved and Seconded**  
 That the agenda for the May 28, 2008 Advisory Planning Commission be approved.

### ADOPTION OF THE MINUTES

**It was Moved and Seconded**  
 That the minutes of the April 23, 2008 Advisory Planning Commission be adopted. CARRIED

### NEW BUSINESS

Rezoning Application RZ-02-2008 Abbey field House

Jason Smith, Community Planner provided the following information regarding the AbbeyField House rezoning application:

- Application is for development of a 3 acre site with 22 units of Senior Housing and 12 units apartment style rental housing, 1 coordinator suite and 15 units of market housing;
- Density per acre at 17.5 units. Criteria to go from 12.5 to 17.5 is the provision of alternate housing. Total number of units is 56;

- Unit equivalency being used and is worthy of discussion for other community lands and Cape Roger Curtis zoning;
- Servicing issues – need to provide community water and access to a community sewer system ;

The following issues were discussed:

- Unit equivalency
  - concern for setting a precedent
  - could be seen as an amenity and not count against OCP cap for dwelling units;
- Market Housing – market them to seniors who could use/share facilities of the larger building. One could possibly sell the market units for more if there was access to the facility;
- Site constraints – could move buildings closer to the road. Don Nicholson has designs that would fit here
- Number of Market Housing Units – could possibly fit 24 along Miller Road;
- Density:
  - would like to see some cottage lots, duplexes. Location provides an opportunity to see what higher density would look like;
  - Could the extra units above 15 be affordable units?
- Zoning suggestion could take the two properties and create three. Then zoning would assign a certain number of units with a minimum lot size with AbbeyField retaining ownership or could put feelers out to see if there would be takers for a single lot;
- Vision for Miller Road – this site is an important first area for higher density and would encourage the applicant to put vision into Miller Road and not leave it to a developer as a blank slate.

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

The Advisory Planning Commission recommend that for Rezoning Application RZ-02-2008 (AbbeyField House) the unit equivalency is not necessary for seniors housing and the Commission is supportive of senior housing not counting against the *Official Community Plan* allocation of units.

CARRIED

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

That the Advisory Planning Commission support the market housing component at 15 units and up to a maximum of 24 units subject to seeing some further design and bylaw

development

**It was Moved and Seconded**

That the Advisory Planning Commission would look favorably on a further reduction of the front setbacks along Miller Road in order to be consistent with creating a village ambiance. CARRIED

**It was Moved and Seconded**

The Advisory Planning Commission encourages the applicant to further investigate tying the market housing component into the notion of a senior's precinct with shared amenities. CARRIED

The Community Planner noted he would present a draft bylaw for review and discussion by the Commission prior to going to Council. Before the bylaw he would discuss with Dave Witty and Don Nicolson regarding the potential of the site.

Community Viz – Murray  
Journey

Murray Journey provided a visual presentation on Integrated Landscape Modeling for Growth Management and Sustainable Land Use. He noted the following:

- The intent is to provide information and discussion related to landscape modeling, managing growth and growth management options. Looking at results of an *Official Community Plan* build out.
- Integrated model combining facts, and values with expert local knowledge and land use decision making;
- Looking at a sustainability framework through this lens;
- Linking choices to consequences is what the indicators do. *Community Viz* serves in a facilitator role.

Murray agreed to make a CD for the Planner who would provide copies to Commission members.

Mayor Turner suggested having a workshop with Murray and the Commission to do potentials and applications.

Celene Fung re: Initial  
Build Out Analysis  
Presentation

Celene Fung, Planner provided the following comments regarding the beginnings of a build out analyses:

- The analysis is based on the current zoning ;
- Have tried to layer different criteria to look at current build out, basically residential zones outside the Snug Cove area;
- Methodology - overlaid water systems on lots and

looked at subdivision based on community water availability or not;

- CD zones have allocated units but not all subdivided out yet. It is useful to see what subdivision potential lies in peripheral areas. Currently 2,000 existing lot outside the Cove approximately 700-800 potential lots.

Jason noted the analysis requires some editing and then could be emailed to members as a coloured PDF file

The Chair suggested as a next step that *Official Community Plan* densities be shown on each area.

## **ADJOURNMENT**

The meeting adjourned at 9:40 p.m.