

BOWEN ISLAND MUNICIPALITY

Minutes of the Advisory Planning Commission Meeting held on Wednesday April 23, 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 Nerys Poole Gordon Ganong Paul Tennant
COUNCIL IN ATTENDANCE	Councillor David Hocking
STAFF IN ATTENDANCE	Jason Smith – Planner
OTHERS IN ATTENDANCE	Gayle Ferguson – Minute Taker
CALL TO ORDER	The Chair called the meeting to order at 7:25 p.m.
ADOPTION OF THE AGENDA	<u>It was Moved and Seconded</u> That the agenda for the April 23, 2008 Advisory Planning Commission be approved as amended. CARRIED
ADOPTION OF THE MINUTES	<u>It was Moved and Seconded</u> That the minutes of the Advisory Planning Commission March 26, 2008 meeting be adopted. CARRIED
OLD BUSINESS	
Updates from Planner	Jason Smith Planner provided the Commission with an update on the following projects: <ol style="list-style-type: none">1. Cape Roger Curtis :<ul style="list-style-type: none">▪ a report has been drafted on the recommendations from the referral bodies and includes two over arching themes and specific planning objectives. There are also comments from Trust Society and Conservancy;▪ The Applicants are making plans and have negotiated a release of the performas which

will be reviewed for the Municipality by a consultant.;

- When what can be achieved financially on the land is known, then will meet with the Cape Roger Curtis Planning Team.
 - The community would like to see the largest park and most compact development possible. Specifically looking at density and counting units differently was put into the report
2. A rezoning application for Abbeyfield/Bowen Court has been received. Dave Witty has put forth a report related to Snug Cove Plan and this application will be referred to the Commission in May or June ;
 3. Matrix developed by the Planning Consultant to assist in assessing various options for the Community Lands will come to the Commission in May/June

The Commission raised the following issues related to Cape Roger Curtis:

- *Density – Councillor Hocking: alternative way of counting units will they be coming to Council. Jason: was in the report but have taken out the examples. If Council has comfort level with that objective then can prepare a report outlining examples. The applicant is not interested in that;*
- *Studying the topography of the land related to estimating values to separate locations? Jason haven't seen that. Councillor Hocking: Julian Dunster pointed out some errors related to the value of the land.*

NEW BUSINESS

Update from Council Liaison

Councillor Hocking provided the following update related to The motion on Greenhouse Gas Reduction Target and Strategy:

- ❖ The Municipality signed the climate change charter agreeing that Municipal operations become carbon neutral by 2012;
- ❖ Rationale was that Bowen Island take advantage of funding from other government levels;
- ❖ Action is to work with the Sustainability Framework Working Group and the Advisory Planning Commission to develop a strategy. Council is requesting staff and these groups to look at some short term actions to move

- the Municipality in this direction;
- ❖ The Advisory Planning Commission is being requested to look at land use regulations and policy to lead towards a more complete energy efficient rural community;
 - ❖ Value of land use – had an emissions inventory done five years ago by Pembina Institute. The largest contributor to greenhouse gas emissions is cars to Vancouver. Followed by the Ferry itself, driving on the Island and then homes on Bowen;
 - ❖ Transportation patterns and where you live dictate how you get around. Impact of land use patterns and transit are enormous as Islanders are huge users of transportation;
 - ❖ Reduction sources
 - a. Census data shows less commuting than in the past;
 - b. Also are fewer overloads on the Ferry. So more people working at home?
 - c. Also having a TransLink plan with density built along transit routes and at stations;
 - d. Could be migrating density from somewhere else on the Island to the Cove;
 - e. Suggestion to have a freeze on rezoning and have requirement that subdivisions be more clustered.

Discussion followed regarding how to achieve the target for the Island of stabilizing the community's emissions at 2000 levels by the year 2010:

- No increase in population and driving cars that are 80% more efficient;
- Challenge – we live in an economy built on growth;
- Densification – what is the carrying capacity of the Island?
- “A “complete” community? *Councillor Hocking: the idea was to migrate density towards the Cove and make Snug Cove a more complete community which would reduce gas emissions. Clustering in further out areas to assist with transit;*
- Starting Point - in order to reach goals need to track information such as number of cars on Ferry, number of building permits, monthly electricity use. Then create a data base with this type of pertinent information;
- Variable rates for vehicles on the Ferry – suggestion could give small cars priority or vehicles carrying more passengers;
- Educating the community regarding savings from one

less car trip per week to town.

Continuation of the OCP
Review Discussion

In the continuing discussion of the need for a review of the *Official Community Plan (OCP)*, the following issues were raised:

- Present concerns - in light of affordability, densification and globule warming the OCP needs to be looked at but would be more like revisiting;
- First Steps
 - a. identify areas that need revisiting - general agreement that an inventory analyses would be the first step;
 - b. Mayor's suggestion - look not only at policies but also regulations – Suggestion to look at regulations first;
 - c. Jason noted that Celina had been requested to look at large parcels in relation to the Land Use Bylaw and the *Official Community Plan*;
- Land Use Bylaw regulations – looking at regulations that are not sustainable or are in the way of Municipality's recent commitments to reduction of greenhouse gas emissions;
- The Planner suggested that the Commission could focus on whether the Official Community Plan delivers on the Council recommendation that includes "*that future development lead to a compact more energy efficient rural community*" What does a compact, more energy efficient community need? ;
- Information required for inventory analyses;

Next Steps

1. Planning department will begin the inventory assisted by email comments from Commission members;
2. Frits to look for Land Use Bylaw/Official Community Plan transparencies that show examples of existing densities;
3. Members to discuss via email list of baseline data they wood like as well as reading OCP general principles and objectives

ADJOURNMENT

The meeting adjourned at 9:15 p.m.