

## BOWEN ISLAND MUNICIPALITY

**Minutes** of the Advisory Planning Commission Meeting held on Wednesday June 25, 2008 at 7:15 p.m. in the Council Chambers located at the Bowen Island Municipal Hall, 981 Artisan Lane, Bowen Island British Columbia

<b>COMMISSION IN ATTENDANCE</b>	Nerys Poole – Acting Chair Frits de Vries Jim Cox Roger McGillvray Paul Tennant
<b>STAFF IN ATTENDANCE</b>	Jason Smith – Community Planner Celene Fung - Planner
<b>REGRETS</b>	Gordon Ganong James Tuer
<b>OTHERS IN ATTENDANCE</b>	Councillor Frinton Councillor Hocking Don Nicholson Graham Ritchie Dave Witty Gayle Ferguson – Minute Taker
<b>CALL TO ORDER</b>	Acting Chair, Nerys Poole called the meeting to order at 7:27 p.m.
<b>ADOPTION OF THE AGENDA</b>	<b><u>It was Moved and Seconded</u></b> That the agenda for the June 25, 2008 Advisory Planning Commission be approved . <span style="float: right;">CARRIED</span>
<b>ADOPTION OF THE MINUTES</b>	<b><u>It was Moved and Seconded</u></b> That the minutes of the May 28, 2008 Advisory Planning Commission meeting be adopted as amended: Page 2, Recommendation No. 1 change “.. <i>is supportive of senior housing...</i> ” to “... <i>is supportive of Abbeyfield senior housing...</i> ” Page 2, Recommendation No. 2 change “... <i>at 15 units and up to a maximum of 24 units...</i> ” to “... <i>not less than 15 units and up to a maximum of 21 units...</i> ” <span style="float: right;">CARRIED</span>
<b>OLD BUSINESS</b>	
Rezoning Application RZ-02-2008 Abbey field	Jason Smith, Community Planner noted that the draft zoning bylaw was not quite ready for the Commission’s review.

## House

Dave Witty noted that there is a financial reality to whether Abbeyfield happens, which is the sale of the land to assist in financing of Abbeyfield House. HE suggested the Commission consider a range of housing, including single family with common form and character.

Don Nicholson provided sketches addressing the design issue of 7 lots along Miller. He noted that the design of housing could be a mix of three-unit houses and duplexes.

The Commission discussed the following:

- 7 lots on Miller Road – one of the Commission’s concerns was there were 7 lots fixed in dimensions;
- Value of the market housing if it was aligned more directly to senior housing. *Don: we are trying to get maximum amount to put in to building fund. The Board wants to assist the Cove but not so far as to jeopardize Abbeyfield;*
- Snug Cove vision – as a first project for Snug Cove Village this development is a critical piece and could set the tone for future development. The Snug Cove Plan is to see increased density in the Cove on a limited land base;
- Zoning
  1. if the zoning would not be too restrictive. *Jason: there are presently no provisions for single family in the draft bylaw. Proposed zoning is for a CD zone with Bowen Court, AbbeyField and Miller Road lots. Zoning starts with duplexes as a minimum;*
  2. It is a unit type we are trying to get here. Suggestion: say you have to provide 21 units and leave it up to developer regarding the mix of housing.

**It was Moved and Seconded**

That the Advisory Planning Commission support the Miler Road market housing component at not less than 15 units and up to a maximum of 21 units. CARRIED

**NEW BUSINESS**

Community Lands  
Rezoning

Jason Smith Community Planner reviewed the Planning Consultants report on Community Lands and provided the Commission with copies. He noted the following:

- The report focuses on sites 3a, 3b, excluding 2a;

- Density - measuring density by maximum floor area
- Conceptual layout has two options.

Frits described the conceptual design for Site 3: He commented on the following:

- 25% lot coverage;
- Topography restrictions of the land - height of apartment buildings need to be higher. So then what type of building should they be? If apartments are at four units per floor it fits on top of parking stalls, which gives ten units per building as the base model. Needs to be some flexibility so decided on 11 units;
- Road needs to be realigned or eliminated
- Parking - minimum parking is .75 per unit

In their preliminary discussion of the Community Lands Rezoning, the Commission raised the following issues:

- Parking - assuming people come with the cars where do extra cars go? Parking on the road may cause problems. Suggestion that parking stalls could be sold separately from the units;
- Number of units - with only 11 units per building could not do smaller units. Suggestion to have a maximum FSR per building;
- Lot coverage issue - suggest delete 25% per building and just have the 50% plus parking and landscaping areas;
- Road Issue is huge. Don't think the Commission should decide for or against the road. Let's not sell it otherwise we are making a decision. *Jason: the draft bylaw as presented to the Commission leaves that section out;*
- Affordable Housing - 15% of gross floor area. Bylaw is not written like that but perhaps should be for any rezoning *Jason: regardless of density you are obliged to provide the 15% .*

Acting Chair Nerys Poole noted that further discussion of the Community Lands Rezoning would be on the next Commission's a meeting agenda.

#### OCP Review Preparation

Celene Fung, Planner reviewed the Draft Residential Build out Analysis Mapping based on current Official Community Land (OCP) and Land Use Bylaw (LUB) Designations. She noted the following:

- The analysis is a general overview of the Island's residential build out potential;



- Three numbers one for each parcel - OCP, LUB and last number is the difference between the two. Numbers are gross numbers based on raw land.

Jason noted that he had spoke to Murray Journey regarding the use of *Community Viz* to look at build out analysis.

Councillor Frinton commented that Council had stated their preference not to begin ant OCP review in this Council's term.

## **ADJOURNMENT**

The meeting adjourned at 9:55 p.m.