

## BOWEN ISLAND MUNICIPALITY

**Minutes** of the Advisory Planning Commission Meeting held on Wednesday November 26, 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

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

### STAFF IN ATTENDANCE

Jason Smith – Community Planner  
Michael Rosen – Planning Consultant

### COUNCIL IN ATTENDANCE

Mayor Turner

### REGRETS

James Tuer

### OTHERS IN ATTENDANCE

Councillor David Hocking  
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 November 26, 2008 Advisory Planning Commission be approved. CARRIED

### ADOPTION OF THE MINUTES

**It was Moved and Seconded**  
That the minutes of the November 19, 2008 Advisory Planning Commission meeting be adopted CARRIED

### NEW BUSINESS

New Members and review of the APC Bylaw

The Community Planner suggested that members encourage people they know to apply to sit as a member on the Commission.

The Commission discussed some changes to the Commission's Establishment Bylaw.

Paul Tennant agreed to draft changes as discussed to the Advisory Planning Commission Establishment Bylaw,

pertaining to the section on the composition of Commission and Terms of Service, and email members.

#### Crown Lands Referral

Jason Smith, Community Planner commented that he viewed the Crown Lands Referral document as an inventory related to the lands. It serves to raise awareness of what we have. He agreed to circulate maps to members and requested members to review and forward any comments they may have to the Planning Department.

Mayor Turner reported that in conversations with Crown Lands Ministry he had learned that it was incredibly difficult to dispose of Crown Lands and Council intends to continue discussions with them regarding how well the lands are protected and whether the Municipality should be considering some type of zoning.

### OLD BUSINESS

#### Cape Roger Curtis Referral

Frits de Vries reviewed his November 25, 2008 document regarding the September 2008 Cape Roger Curtis Neighbourhood Plan

- **Phase 1 Base Plan suggestion** – take everything out that costs money, leaving in all lands that are developable in Schedule A and the 50-52% park land dedication as today's priority;
- Assign priorities to uses that could be put back in the plan, after an OCP review;
- Review of list of what is easy and what is difficult
- Affordable Housing - the Developer has the right to develop 224, could ask for a contribution towards affordable housing in the Cove. Affordable Housing at Cape Roger Curtis is more difficult;
- **Phase 2 Enhanced Plan** - would combine the Base Plan and adding back uses with the developer's agreement. For example an enhanced plan could include a small Seniors Campus as an addition to OCP (seen as an amenity) on less affordable lands. Allow an Enhanced Plan to go ahead if the community wants it;
- OCP Review - whatever comes out should not take away the Base Plan. A new OCP would allow the base plan and encourage other initiatives. So if you keep some land vacant, floating in time, after OCP review maybe could be used for multi-family/affordable housing;
- Density Equivalency:

1. Prior to an OCP review - cannot reach agreement quickly
2. Density Equivalency as Part of OCP review

The Commission discussed the following issues:

- 1) Assumptions related to the base value of the land – current value has disappeared and need to be careful if it is driving the plan;
- 2) OCP density and financial analysis – *Michael and Jason: Municipality's financial consultant said it cannot work with OCP densities and getting the Park amenity. Could reduce the size of the Park then 224 number could work but would lose portions of the waterfront park;*
- 3) Amenities – *Michael: If they have given the Park, there is not much left to give in the future.*  
Suggestion to leave the developers with a piece of the park to trade later;
- 4) Don't think there is rationale for a complete community at Cape Roger Curtis;

Mayor Turner made the following comments:

- Need to find a way forward to include a good development and a park;
- Frits comments are the most exciting thing I have heard as it is a way to move forward;
- Suggestion to be more proactive and imagine things that have not been considered;
- Look for ways that accomplish their needs and our needs. Like something that gives them certainty with feasibility for adding in
- Need a new model for a different financial world.

Councillor Hocking commented on the importance of sending a positive message to the developer. Language should be open and flexible. Second thought would be as the level of knowledge around this is very low why not present the Plan to community for their thoughts?

General agreement was expressed by the Commission and members of Council present on the following requirements:

- ❖ communicate to the developers appreciation for the Plan .
- ❖ find a new approach to the issues raised;
- ❖ stay within the present OCP densities .

Jim agreed to email Commission members the beginning of a recommendation

Next Meeting

The Commission agreed to meet on December 10, 2006.

**ADJOURNMENT**

The meeting adjourned at 9:15 p.m.