

BOWEN ISLAND MUNICIPALITY

Minutes of the Advisory Planning Commission Meeting held on Thursday September 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

COMMISSION IN ATTENDANCE

Nerys Poole – Acting Chair
Frits de Vries
Jim Cox
Paul Tennant

STAFF IN ATTENDANCE

Jason Smith – Community Planner
Michael Rosen – Planning Consultant

REGRETS

Gordon Ganong
Roger McGillvray
James Tuer
Mayor Turner

OTHERS IN ATTENDANCE

Graham Ritchie, Chair AbbeyField House of Bowen Island
Don Nicholson
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 September 25, 2008 Advisory Planning Commission be approved as amended. CARRIED

ADOPTION OF THE MINUTES

It was Moved and Seconded
That the minutes of the June 25, 2008 Advisory Planning Commission meeting be adopted CARRIED

OLD BUSINESS

AbbeyField Rezoning –
Review of Draft Bylaw

Jason Smith, Community Planner presented key highlights of the new comprehensive zone in Snug Cove to provide a range of housing types and the creation of affordable multi family housing. He commented on the following:

- Seniors Precinct Area 1 is the existing Bowen Court area with 19 units;
- Area 2 – AbbeyField house Building site – up to 35 units with a mix of AbbeyField and rental units;
- Area 3 – Miller Road Frontage – Lot coverage at 35%, FSR calculation of 0.7, 1500 square feet limit for “dwelling attached”. Relaxed setbacks to accommodate

- housing;
- Off street Parking Requirements could be reduced to .75 per unit, which could be considered as a maximum.

Commission members discussed the following issues:

1. Parking allotment;
2. Site Plan - general agreement to include a site plan in the proposed bylaw;
3. Size of detached and attached dwellings;
4. Need for flexibility;
5. Density – Snug Cove is a place to accommodate density. Therefore need to encourage different types of housing;
6. Number of supportive units;
7. Maximum size at 140 square meters;
8. Height requirements should be checked.

It was Moved and Seconded

That the Advisory Planning Commission is supportive of Bylaw 224, 2008 as presented at their Sept 25 2008 meeting, with the following changes:

1. supportive housing be added as a principal use in Area 3;
2. the maximum size for “*dwelling attached*” be set at 140 square meters;
3. the maximum number of supportive units in Area 2 be increased to 35;
4. the minimum number of supportive units in Area 2 be set at 18; and that
5. a minimum number of units be considered for Area 3

CARRIED

Community Lands
Rezoning

Michael Rosen, Planning Consultant requested the Commission to make a decision on the Community Lands, Amendment to the Land Use Bylaw to either support the bylaw as presented, support the bylaw with changes or not support the bylaw.

The Commission raised the following issues:

1. Official Community Plan - the proposed bylaw is inconsistent with the *Official Community Plan (OCP)* –
Michael: there are many of us who believe the current 17.5 units per acre would result in big units. Jason: this bylaw is not disrespectful of the OCP and 17.5 units is not delivering the vision of the OCP with regards to housing diversity
2. OCP amendment process

3. Maximum Floor area per unit – 1500 square feet could be reduced. If we want less building and smaller units could be perhaps 1400 square feet x 17.5 units;
4. Extent of the area to be included – The Commission has no comment.

It was Moved and Seconded

The Advisory Planning Commission, recognizing that the *Official Community Plan* may need to be amended, support the proposed bylaw with the following changes:

1. Average apartment unit size be 700-800 square feet
2. Average townhouse size be decreased from 1200 to 1050 square feet;
3. Maximum lot coverage be increased from 25% to 30%;
4. Maximum number of apartments be decreased to 12 units;
5. Maximum number of townhouses be decreased to 6 units;
6. Maximum height for townhouses be 9 meters

CARRIED

Nerys Poole in Opposition

NEW BUSINESS

Update on Upcoming
Cape Roger Curtis
Referral

The Planner noted there would be a presentation at Cates Hill on October 15, 2008 regarding the most recent Cape Roger Curtis Proposal.

The Commission agreed to discuss the Cape Roger Curtis referral at the October 22, 2008 meeting as well as the Greenways Amendment to the *Official Community Plan*.

ADJOURNMENT

The meeting adjourned at 9:35 p.m.

Next Meeting

October 22, 2008