

**Advisory Planning Commission Minutes  
Meeting of January 23<sup>rd</sup>, 2008**

**Members in Attendance:**

James Tuer (Chair)  
Gordon Ganong  
Frits DeVries  
Roger McGilvray  
Nerys Poole

**Others in Attendance:**

Jason Smith (Community Planner)  
Michael Rosen (Planning Consultant)  
Mark Sager (CRCJV)  
Brett Liljefors (CRCJV)  
Paul Fenske (CRCJV)  
Edward Porter (CRCJV)  
Candy Ho (CRCJV)  
Eanson Ho (CRCJV)  
Bob Turner  
David Hocking  
Morganne Keplar

**Meeting called to order: 7:20 pm**

**Old Business**

- APC noted lack of minutes from Nov 2007, request was made to include those minutes as part of the next meetings agenda.
- Request was made to have the website updated with members' names and past APC minutes.
- Request was made for clarification of who the Council liaison was and if there was none that one be appointed.

**New Business – Cape Roger Curtis (CRC) Referral**

- Michael Rosen introduced and provided an overview of the CRC referral process.
  - This is the first part of the process, focusing on higher level issues and the “big picture”

- Applicant will submit a final plan and this will be subject to a second round of referral comment. This will be a more detailed review
- Applicants presented there three options to the group
  - Mark Sager provided overview of the CRCJV process to date
  - Paul Fenske provided the site analysis and the basis at how they derived the three options
- APC question about plans for affordable housing
  - Response was that a range of housing was being provided
  - That CRCJV was open to discussions with other levels of government about funding.
- There was discussion about valuing single family versus multi family housing
  - How units are counted, can we do it differently
  - Is it possible to count density not by units but with floor area
  - This method could be used to encourage developers to build something other than single family dwellings.
  - There could be value in having flexible zoning and not just locking in single family dwellings.
- There was discussion about road standards
  - Low design speeds needed
  - Minimize impacts
  - Issues of land scarring
  - Size of right of way needed
  - Move away from linear roads
- There was discussion about phasing and the sub phasing of different options
  - What would be built first?
  - Would like to see plans with proposed lot layouts
- Discussion about next meeting dates
  - Agreed that the APC would meet again on February 6<sup>th</sup> and 20<sup>th</sup>

**Meeting adjourned: 9:40 pm**