



BOWEN ISLAND MUNICIPALITY

Minutes of the Advisory Planning Commission Meeting held on Wednesday April 26, 2006 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

Ross Carter – Chair
Bill Granger
Frits de Vries
Roger McGillvray
Nerys Poole
James Tuer
David Youngson

STAFF IN ATTENDANCE

Jason Smith – Planner

OTHERS IN ATTENDANCE

John Reid
Morganne Keplar
Dan Parke
Estevan Undurraga
Gayle Ferguson – Minute Taker

CALL TO ORDER

The Chair called the meeting to order at 7:20 p.m.

ADOPTION OF THE AGENDA

By unanimous consent the agenda for the April 26, 2006 Advisory Planning Commission was approved.

ADOPTION OF THE MINUTES

It was Moved and Seconded

That the minutes of the March 22, 2006 meeting be adopted as amended Page 2, 2nd bullet delete "... or to legalize a lot with two houses".

CARRIED

NEW BUSINESS

Green Building
Development – John Reid

John Reid and Green Building members Morganne Keplar, Dan Parke and Estevan Undurraga provided the Advisory Planning Commission with a PowerPoint presentation on green building development planned for the Greenways West proposal. The following were some of the items presented:

- In response to referrals and a desire to move towards green building and the development of the site a Green Building Team was formed;
- Greenway West - in response to referral process a decision was made to redirect the funds originally

- suggested for a soccer facility, now would be set aside for a recreation and arts facility. At 4th reading \$300,000 would be given;
- Sustainable Planning & Green Design - 50% dedication to parkland was accepted by committees and commissions;
 - Planning as one area - the 80 acres which as adjacent to another 40 acre site (Malkin Creek) ;
 - Challenge - trying to build green and be a marketable product;
 - Design Checklist – has been simplified and adapted to local context of ecology and community values which would guide the design and development plans;
 - Looking for opportunities to adapt the homes to the sites;
 - Prototype Green Home being built to provide base template of good practices for future houses and to assess and implement the green building checklist;
 - Size of houses – Prototype is 2200 square feet;
 - Lot size - creating one acre lots on 40 acres but only building 23 lots. 11,000 square feet only would be disturbed on one acre sites for building. No house built larger than 2500 total square footage;
 - Maximum number of houses to be built annually - four
 - Energy Efficiency - looking at orientation for natural daylight and doing independent evaluation. Planning to pre wire and pre plumb for solar heating;
 - Description of a successful project projected out to 2015;
 - Affordable Housing - developer' dilemma. Looking for a study of what is needed on Bowen and what developers could provide:
 - Suggestion to provide in 25-35% of the houses, suites or an accessory building;
 - Suggestion to set some land aside. a 5 acre property on Malkin Creek Lands, to deliver social, affordable housing;
 - Description of amenity package;
 - Water – will request Council to approve the use of roof water catchments systems;
 - Energy – committing to the energuide rating of 80;
 - Where we are now - May 15, 2006 to Council for First reading.

Mr. Reid responded to the following queries:

- Rationale for reducing square footage of house if an

- accessory building was built;
- Whether pricing would be comparable to traditionally built houses;
- Whether responding to so many different needs would lead to a product that was difficult to market;
- How to protect the rest of the one acre, once the lot was sold;
- View potential of the houses to be built.

The Chair requested the Planner to provide new members Roger McGillvray, Nerys Poole James Tuer and David Youngson with copies of the Greenways West application documents.

OLD BUSINESS

Density Transfer

Jason Smith, Planner reviewed changes made to the Transfer of Development Rights Policy as follows:

- Criteria 2 (A)
- New criteria added 2(b)

Discussion took place regarding:

- Advantages of banking to offset the problem of having to find a receiver and donor area simultaneously;
- Policy criteria (c) – suggestion to change “*may*” to “*will*”;
- Policy Procedure (b) – suggestion to delete the words “*to reduce impacts on the surrounding neighbourhood.*”

Energy Initiative

Jason Smith, Planner noted that he would like to move forward with hiring a summer student to work on energy initiatives. The focus to be on finding a way to combine energy initiatives with density bonusing. Looking at some sort of educational process with builders. Given the time frame of three months, the hope was to develop a report to send out to committees and commissions for comment.

Status of Hazardous Slope Bylaw

The Chair reported that first reading had been given to the Hazardous Slope Development Permit Area Bylaw.

Status of Sensitive Ecological Area Development Permit

The Planner noted that the Sensitive Ecological Area Development Permit was close to being finished. As time permits, with the recent departure of the Island Community Planner, he would be working on policy projects and would meet with Alan Whitehead. He requested the Commission to bring him up to date on the project’s history.

The Chair noted that Alan Whitehead had been requested to report on the major issue of what was to be included and what not in the Sensitive Ecological Area Development Permit area.

Appointment of Chair

The appointment of a new Chair was deferred to the May 24, 2006 meeting.

ADJOURNMENT

The meeting adjourned at 9:05 p.m.