

Minutes of the Advisory Planning Commission meeting of February 6, 2008

Member in attendance:

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

Others in Attendance

Jason Smith (Community Planner)
Michael Rosen (BIM Planning Consultant)
Mark Sager (CRCJV)
Brett Liljefors (CRCJV)
Paul Fenske (CRCJV)
Edward Porter (CRCJV)
Candy Ho (CRCJV)
Eanson Ho (CRCJV)

Meeting called to order 7:20 pm

Old Business

- Update of membership on the website noted
- The need to have minutes of the APC meetings to be updated on the website was noted and the APC was told that this task had been assigned to be done by admin staff
- Discussion about the need for a Council Liaison
 - The need to be linked with Council was expressed
 - It was noted in the past no liaison was appointed in an effort to maintain the APC's independence
 - Potential drawback of having a Councilor appointed who would use it as a forum to voice their opinions and influence the group's discussion about a given issue. It was noted that the role of the Council Liaison would need to be clearly defined.

Motion

That the Advisory Planning Commission requests that Council appoint a Councilor to act as a Council Liaison to the Commission.

Motion Passed by Unanimous Consent

New Business

Cape Roger Curtis Referral

- Overview of Council's Public Interest Statement was provided

- General Comments from members
 - If an OCP amendment is needed there should be a freeze on all development and a general OCP review undertaken, especially if OCP densities are going to be exceeded.
 - APC has long called for an OCP review
 - Nothing less than 60% park and 100% of the waterfront should be accepted. Waterfront park strip should be widened
 - Need to know how many people, not just units, are going to be on the site in order to assess full impacts

- Discussion around different ways to calculate density
 - Current system that is essentially units/acre
 - Issue with current system is that it does little to encourage developers to build a mix of housing.
 - Another alternative way to calculate density was to use a Gross Floor Area (GFA) and grant bonus floor area for dwellings that are not single family
 - A third option that was presented was to develop a system of unit equivalency based on bed unit equivalents.

- There was discussion about the idea of limiting house size as was done in the Greenways West development

- A question of the applicant was asked about how many single family units would be needed in order for them to make the greater plan viable, including the delivery of the entire park plan. The response was that something in the area of 500 units of single family dwellings would be needed.

Motion

The APC recommends that Council consider utilizing alternative approaches to calculating density in a creative manner, such as floor area limits and/or bed unit counts, recognizing that any alternative approach be cognizant of equating to a dwelling unit yield of 224 units.

Motion Passed by Unanimous Consent

The APC recommends that Council request the proponents to identify the resultant populations when utilizing an alternative density approach so that the figures can be used to better understand the impacts on the overall island.

Motion Passed by Unanimous Consent