

**BOWEN ISLAND MUNICIPALITY**

**Minutes** of the Advisory Planning Commission Meeting held on Wednesday January 24, 2007 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**

James Tuer – Chair  
Frits de Vries  
Gordon Ganong  
Roger McGillvray  
Nerys Poole

**STAFF IN ATTENDANCE**

Jason Smith – Planner

**REGRETS**

Ross Carter  
Chelsea Greene

**OTHERS IN ATTENDANCE**

Andrew Beaird - Planning Consultant  
Gayle Ferguson – Minute Taker

**CALL TO ORDER**

The Chair called the meeting to order at 7: 23 p.m.

**ADOPTION OF THE AGENDA**

By **unanimous consent** the agenda was approved.

**ADOPTION OF THE MINUTES****It was Moved and Seconded**

That the minutes of the November 22, 2006 meeting be adopted. CARRIED

**NEW BUSINESS**

Presentation of BIM's Proposed Green Building Policy re: Re-zonings

Andrew Beaird, Planning Consultant provided the Commission with a review of his report on Community Action on Energy Efficiency (CAEE) Phase II – a Green Building Standards for Residential Re-zonings Policy as follows:

- Re-zonings presents a regulatory opportunity to impact energy efficiency;
- Legislative Authority related to building standards – Municipality is limited
- Tools available to the Municipality – restrictive covenants, development agreements, amenity/density bonusing
- Energuide, R2000 and Built Green BC programs were reviewed;

- “Built Green BC” incorporates R2000 and Energuide and broadens out into wider concerns of water conservation, onsite construction and recycling practices;
- The proposed policy provides a way to better evaluate applications;
  - The policy would become a base for those developers wanting to offer green building as a tool to receive added density.

The Commission raised the following issues:

- Relationship to form - for instance proposed developments for Surplus Lands would this policy be easier to achieve;
- Phase III of Community Action on Energy Efficiency (CAEE) – suggestion to consider green site planning. For example giving points to common walls and smaller buildings;
- Amending the BC Building Code
  1. changes to the building code would eliminate effort and time involved to provide a green building ;
  2. the Municipality should support other municipalities and Ontario to change the code to meet EnerGuide rating of 80;
- Incentives on the Island for developers – “Built Green BC contains a training component and an outreach component, an educational component to give people an understanding of the process.
- What would be the benefits to home owners?

The Commission reviewed the Policy, noting that Condition 4 (b) was redundant and could be deleted.

#### **It was Moved and Seconded**

That the Advisory Planning Commission recommends that Council adopt the Green Building Standards for Residential Re-zonings Policy as amended. CARRIED

Discussion of APC’s role in developing an OCP Amendment addressing commercial development outside of the Cove.

Jason Smith reported he had received requests for commercial development outside of Snug Cove and requested the Commission to comment on the issue. He noted the following:

- The Official Community Plan recognizes:
  1. Snug Cove as the commercial centre
  2. Outside the Cove could include two or three areas

for separate sites and one or two could be located on the main road for limited scale commercial uses.

- Issue is establishing criteria on how to decide who would receive such zoning and where the sites would be located.

The Commission provided the following comments:

- Current policy is mandating spot zoning;
- Commercial activity could be linked to other things like affordable housing such as Cates Corner;
- Could require there be a certain distance from the Cove;
- Possibly a certain density required in the area where people could walk to the commercial facility;
- Design - important to keep the flavor of the Island in the design and then see if there is an economy in the venture. Perhaps a buffer of land and site coverage as minimum standards for commercial development;
- General agreement expressed that taking business away from Cove was not an issue. Competition is good.
- Could say intersections are convenient store locations and more successful;
- Have a facility contribute to character of the neighborhood.

## **ADJOURNMENT**

The meeting adjourned at 9:30 p.m.