

**BOWEN ISLAND MUNICIPALITY**

**Minutes** of the Advisory Planning Commission Meeting held on Wednesday March 22, 2006 at 7:15 p.m. in the Council Chambers located at the Bowen Island Municipal Hall, 981 Artisan Lane, Bowen Island British Columbia

<b>COMMISSION IN ATTENDANCE</b>	Ross Carter – Chair Bill Granger Frits de Vries Roger McGillvray Nerys Poole David Youngson
<b>REGRETS</b>	James Tuer
<b>STAFF IN ATTENDANCE</b>	Jason Smith – Municipal Planner
<b>OTHERS IN ATTENDANCE</b>	Elizabeth Ballantye Gayle Ferguson – Minute Taker
<b>CALL TO ORDER</b>	The Chair called the meeting to order at 7: 22 p.m.
<b>ADOPTION OF The AGENDA</b>	<b>By unanimous consent</b> the agenda was approved as amended.
<b>ADOPTION OF THE MINUTES</b>	<b><u>It was Moved and Seconded</u></b> That the minutes of the February 22, 2006 meeting be adopted. <span style="float: right;"><b>CARRIED</b></span>
<b>NEW BUSINESS</b>	
Appointment of a Chairperson	The appointment of a Chairperson was deferred to the April 26, 2006 meeting.
Density Transfer – Jason Smith	Jason Smith Planner reviewed his report on the transfer of development rights policy. He noted the following: <ul style="list-style-type: none"><li>○ Council had requested the Commission to discuss the issue of banking and further refining the receiving areas. Presently a receiving area was defined as any area not a donor area;</li><li>○ Transfer of development rights policy - potential density to transfer, criteria 2 (a) needed discussion.</li></ul> <p>The following issues were discussed:</p> <ul style="list-style-type: none"><li>▪ The gap in Official Community Plan (OCP) and Land</li></ul>

- Use Bylaw ( LUB) with LUB densities being lower. The Planner indicated the LUB zoning document would be the defining document;
- OCP definiteness of density – OCP should be viewed as a guide and it would be incorrect to think one could automatically have OCP density;
  - Density Transfer as a Planning Tool - Council would like to see Density Transfer as a way to preserve land or legalize a lot with two houses;
  - Alternatives to Density Transfer – Zoning for higher density such as Snug Cove;
  - Receiving areas – has to be a relationship in values. Values assigned to a unit of density would be determined by the owner. Pricing may need to be on a case by case basis;
  - Possible other receiving areas – only areas that could receive density would be where there exists a gap between OCP and LUB density levels;
  - Potential density available to be transferred related to unusable lands;
  - Surplus lands and density transfer as a mechanism for increasing density in the Snug Cove area – policy needs to be clarified
  - Banking density rights
    - a) raises issues of profit making, administrative issues and public scrutiny – suggestion to have a rezoning process rather than banking to allow for public scrutiny;
    - b) Suggestion that density transfer be an amenity seen as adding to the protection of the donor land and as an amenity to the community in the receiving area;
    - c) Overall density of the Island – Council could change the density of certain areas in the OCP.

The Chair agreed to draft a report for the Planner regarding the proposed Transfer of Development Rights Policy. The draft report would be circulated to Commission members for comment.

#### Energy Initiatives

Jason Smith requested the Commission to comment on the following targets of the Community Action on Energy Efficiency pilot program:

*“For new detached and single family and row houses to achieve an Energuide for new houses rating of 80, reducing the average energy consumption in new homes by 32%”.*

The Planner suggested that a community energy efficiency policy for the Island related to new housing could require the Energuide rating of 80 to be achieved.

The Commission made the following comments:

- Allowable square footage for houses was too large on Bowen Island. One way to save energy was to build smaller homes. If larger homes were desired, they should be required to have more energy conserving initiatives. Policy could cap house size at a stricter energuide rating and if those requirements are met, could build larger;
- Tying energy initiatives to density was more sustainable;
- Additional cost for energy efficient smaller homes. Presently energy efficiency was only accessible to those who could afford it;
- Issue of sustainability has not been dealt with;
- Suggestion to look at a bonus on density, if you comply to energy efficient guidelines;
- Consider balancing the affordability elements by having the potential of opting out without penalty.

## **OLD BUSINESS**

Hazardous Slope Bylaw  
and OCP Amendments  
Update

The Chair reported that the Hazardous Slope Bylaw was reviewed by Council who had made some suggestions. The bylaw would be represented to Council in April, 2006 along with the Sensitive Ecosystem Bylaw. He noted that the Commission had not seen the redraft of the Sensitive Ecosystem Development Permit Area Bylaw.

John Reid re: Green  
Building Development

The Green Building Development presentation was deferred to April 26, 2006 meeting.

## **ADJOURNMENT**

The meeting adjourned at 9:00 p.m.