

BOWEN ISLAND MUNICIPALITY

Minutes of the Advisory Planning Commission Meeting held on Wednesday October 25, 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

James Tuer – Chair R
 Ross Carter
 Nerys Poole
 Frits de Vries
 Roger McGillvray

STAFF IN ATTENDANCE

Jason Smith - Planner

OTHERS IN ATTENDANCE

Michael Rosen, Planning Consultant
 Stephanie Legg
 Rob Rycroft
 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 was approved.

ADOPTION OF THE MINUTES

It was Moved and Seconded

That the minutes of the September 27, 2006 meeting be adopted.

CARRIED

NEW BUSINESS

Belterra Development Proposal

Michael Rosen, Planning Consultant commented on the following issues related to the Belterra Development Proposal:

- Referral Process – roles of the Commission and the Planning Consultant;
- Development proposal for the 10 acre property
 1. 50% to be dedicated as some type of park land;
 2. Three types of housing being proposed focusing on affordability
 3. Snug Cove Village Plan – property was not in the formal boundaries and was slightly beyond the one kilometer periphery boundary. Periphery is viewed as a transition from density of the Cove to rural zoning;
- Comments from Committees and Commissions would

be important in reshaping the next version of the proposal.

Rob Roycroft, Planning Consultant for Armac Construction commented on the following issues:

- The property was in the middle of an urban area as the last remaining undeveloped portion of District Lot 489 that included Cates Hill Estates and Artisan Square
- Applicants want to build a mixed use residential commercial site to meet a number of needs in the community – 5 rental units above commercial storage space, 5 small scale single family market houses, and a 6 unit market town house complex;
- Project designed to meet the affordability objective of the *Official Community Plan* both through higher density as well as the size and scale of the units themselves. Applicants have proposed legal arrangements to protect the affordability of the project;
- The proposal meets CMHC criteria of an affordable project;
- Items such as access to site and site layout were open for discussion;
- The project is a gentle transition from urban to more rural areas of the Island, and is close to public transportation.

The Commission discussed the following issues:

- Relation to Neighbouring properties;
- Parking – could parking be more integrated
- Access – one access only via Carter Road
- Density
 1. Housing Mix from a community point of view. Applicants are prepared to do single family units or duplexes;
 2. Suggestion to replace the single family units with secondary suites with townhouses;
 3. *Official Community Plan* “units” - if higher density close to public transportation was desired, how density would be measured becomes important;
 4. Does the need for compact housing outweigh the *Official Community Plan* density;
 5. Would the approval of higher density for this project set a pattern for the peripheral lands;
- Peripheral Zone
 1. Not a precedent setting application as there has been previous peripheral rezoning;

2. a definition of peripheral zone should not necessarily be thought of as a circle but rather it should be shaped on walking distance to amenities and public transportation;
 - Site Plan when brought forward should be more refined;
 - Storage Units - whether storage units as a transient use would work as a compatible use next to a school. For example, could storage units be replaced with six townhouses and six apartments (if Council was open to having more affordable units);
 - Design Guidelines - agreement with the suggestion that the project's architect create guidelines to give character and scale;

The Commission agreed that Frits and Ross would draft a document to be circulated to members for review and comment.

Greenways Strategy OCP Amendment

The Commission discussed the definition of "greenways" as different than parks and trails which resulted in the following:

It was Moved and Seconded

The Advisory Planning Commission recommend that a clause be added to the policies section of the Greenways Strategy proposed amendment to *the Official Community Plan* to state "that the Municipality will develop and maintain a Greenways Strategic Master Plan that identifies the potential types of Greenways and that the Greenways Strategic Master Plan would be incorporated into the *Official Community Plan*."

CARRIED

OCP Review

The discussion of a review of the *Official Community Plan* was deferred to the November 22, 2006 meeting.

The Planner believed that the issue of a review was centered on how to accomplish it. He noted he had made some suggestions to come forward in the upcoming budget discussions for a way to do a review incrementally.

ADJOURNMENT

The meeting adjourned at 9:35 p.m.