

## BOWEN ISLAND MUNICIPALITY

**Minutes** of the Advisory Planning Commission Meeting held on Wednesday February 10, 2010 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>	Paul Tennant – Chair Jim Cox Frits deVries Gordon Ganong Roger McGillivray Karen Wristen
<b>STAFF IN ATTENDANCE</b>	Hap Stelling, Director of Planning*
<b>OTHERS IN ATTENDANCE</b>	Gayle Ferguson – Minute Taker (*denotes partial attendance)
<b>CALL TO ORDER</b>	The Chair called the meeting to order at 7:24 p.m.
<b>ADOPTION OF THE AGENDA</b>	<b><u>It was Moved and Seconded</u></b> That the agenda for the February 10, 2010 Advisory Planning Commission be approved. <span style="float: right;">CARRIED</span>
<b>ADOPTION OF THE MINUTES</b>	
Minutes of the January 27, 2009 Advisory Planning Commission	<b><u>It was Moved and Seconded</u></b> That the minutes of the January 27, 2010 Advisory Planning Commission meeting be adopted as amended: Page 2, last bullet change “James: is married...” to “Density is married...” <span style="float: right;">CARRIED</span>
<b>NEW BUSINESS</b>	
Schedule of APC Meetings to June 2010	Next Meeting: March 31,2010 Future meetings: the 4 <sup>th</sup> Wednesday from April – June 2010 •
<b>CONTINUING MATTERS</b>	
Peripheral Concepts and Definitions	The Commission reviewed the following items from the Village Periphery Options document: <ul style="list-style-type: none"> <li>• Name – “Walkable Village” This is for consideration at a full OCP review rather than for the update. “Meridian” works better than periphery;</li> <li>• Periphery Area:</li> </ul>

1. three properties need density allocated to them – Lot One, Parkview and Belterra
  2. don't think there should be a designated periphery area. Segmenting out does not seem to make sense;
  3. There is a reason to identify the walkable village as a distinct planning area. Need to start thinking in terms of a meaningful concept –the notion of a 15 minute walk;
  4. Commission agreed to eliminate all references to the “periphery”
- Long and short term vision - should ensure the long term is as important as the immediate need;
  - Specific Parcels - agreed to discuss specific parcels and use the legal description
  - Land use:
    1. If we are just looking at Lot One, Belterra and Parkview - these areas are for affordable housing, residential. Suggest residential and maybe live/work, those two uses;
    2. If we only respond to these three areas what happens in the next five years? - would change the density on all of the lands;
    3. Focus on the long term vision and then could be clearer with the short term vision.
  - Clustered Development:
    1. adequacy of definition in the Official Community Plan - “...grouping of lots of single family dwellings ...”
    2. Has to be an incentive for clustering i.e. in Cove more dwelling units in same amount of floor space. If we want more small units in the Cove have to find a way. Cannot see that definition working in the Cove;
    3. Policy objectives for recommending clustering – for these three lots we are saying you have to cluster. It is not an amenity;
    4. Existing definition is inadequate and recommend that the OCP Update Steering Committee look at it;
  - Density recommendation – density varies enormously depending on typography. Karen to redraft density section to not include any density numbers.

The Commission agreed to review the remaining issues via email

## ADJOURNMENT

The meeting adjourned at 9: 15 p.m.

DRAFT