

BOWEN ISLAND MUNICIPALITY

Minutes of the Advisory Planning Commission Meeting held on Wednesday January 27, 2010 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

Paul Tennant – Chair
 Jim Cox
 Frits deVries
 Gordon Ganong
 Roger McGillivray
 Karen Wristen

REGRETS

Mayor Bob Turner

OTHERS IN ATTENDANCE

James Tuer
 Tim Rhodes
 Gayle Ferguson – Minute Taker

CALL TO ORDER

The Chair called the meeting to order at 7:24 p.m.

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

That the agenda for the January 27, 2010 Advisory Planning Commission be approved. CARRIED

ADOPTION OF THE MINUTES

Minutes of the January 12, 2010 Advisory Planning Commission

It was Moved and Seconded

That the minutes of the January 12, 2010 Advisory Planning Commission meeting be adopted as amended:
 Page 2, Density 4th bullet change "54" to "59"
 Page 2, Density 4th bullet change "170" to "165" CARRIED

NEW BUSINESS

James Tuer re: Form and Function in the "Surround"

James Tuer commented on the following key points in his a visual presentation:

- What are the connections between the Surrounds lands and the rest of Island? Think of uses that are already there and dynamics of the economy;
- Land Use:
 1. The Island is lacking in work space
 2. Don't rule out non-residential uses in the Surrounds Land – fish hatchery works yard, teen centre, chapel, schools, recycling depot
- "Complete community" - live /work and recreation make a complete community. Surround Lands – light industrial

- Affordability issue - have smaller units with a variety of land uses;
- Concept of clustering needs definition;
- Sustainability - environmental open space preservation, clustering, protection of unique natural areas as well as social and economic - need policy to make sustainable principles work;
- Cottage style and clustering buildings close together, history of the place
- Artisan Slopes/Parkview proposes 100% amenity affordable housing and workable office/studios with 24 residential lots
- Housing typologies:
 1. Flexible micro cottage, starting with a studio and adding on, smaller footprint and go vertical. 5.7 units per acre reads as a single family type with approximately 35% green space
 2. Other typology village home, workshops with open garages.
- Public perception – need to give lots of visuals.

Key comments/queries from Commission members included:

- OCP Update or Review - OCP densities are not allocated presently in right locations and should be reviewed in order to find out where the densities should be. Transfer of density should not be at a cost but reallocated where the community wants it. Take OCP density and put it in a bank and use it to implement community objectives – i.e. affordable housing. Also this way density would not exceed the population cap;
- Language to describe building mass - *James: try to get a better definition for clustering. Goes beyond the language. Think about a residential typology with a rural character. Lane way house, single family two story walk up, character home. Need pictures. The reality is how they evolve into built form;*
- Innovation in the way James did duplexes. Typologies in images is better than words;
- Periphery lands as buffering clusters of development with green buffers don't need stepping down of densities. *James: is married with the land the density telling a story is key. Don't get hung up on density number.*

Election of Chair and Vice
Chair

Paul Tennant was nominated to serve as Chair and Gordon
Ganong as Vice Chair

It was Moved and Seconded

That Paul Tennant be elected by acclamation to serve as Chair of
the Advisory Planning Commission. CARRIED

It was Moved and Seconded

That Gordon Ganong be elected by acclamation to serve as Vice Chair of the Advisory Planning Commission. CARRIED

Bounds of the Surround

The Commission reviewed the Village Periphery Options draft document dated January 26, 2010 and provided the following comments:

- Name of periphery – “Walkable village” or “The Surround?”
- Buffering function should be between land uses ;
- Appropriate land uses – need language to describe existing institutional uses,
- Residential use – could recommend all residential use in order to encourage development in the Cove;
- Form and Character –design character. Frits has some language
- Suggestion to not state the minimum density numbers On the draft document for the next meeting

Next Meeting

February 10, 2010

ADJOURNMENT

The meeting adjourned at 9:10 p.m.