

Bowen Island Municipality

Mission Statement:

In carrying out its mandate, Bowen Island Municipality will work towards conducting operations in a way that:

1. Improves the economic, environmental and social well-being for present and future generations;
2. Encourages and fosters community involvement;
3. Enhances the small, friendly, caring character of the community;
4. Maintains an open, accountable and effective operation; and
5. Preserves and enhances the unique mix of natural ecosystems and green spaces that Bowen Island possesses.

NOTICE: That a Committee of the Whole meeting of Bowen Island Municipal Council will be held at Municipal Hall, 981 Artisan Lane on Tuesday, May 20, 2008 at approximately 7:30 p.m., immediately following the Special Council meeting for the transaction of business listed below.

Kathy Lalonde, Corporate Officer

AGENDA

Committee of the Whole Meeting
Tuesday, May 20, 2008

	Page	Timing
<u>OPENING OF COUNCIL MEETING</u>		7:30 pm
<u>1. APROVAL OF AGENDA</u>		
1.1 Introduction of Late Items	--	
<i>Recommendation: That Council approve the agenda and late items agenda (if applicable) for the May 20, 2008 regular Committee of the Whole meeting.</i>		
<u>2. ADOPTION OF MINUTES</u>		
2.1 Minutes of the Special Committee of the Whole meeting, held May 1, 2008	1-4	
<i>Recommendation: That the minutes of the Special Committee of the Whole meeting held May 1, 2008 be adopted.</i>		
2.2 Minutes of the regular Committee of the Whole meeting, held May 5, 2008	5-10	
<i>Recommendation: That the minutes of the regular Committee of the Whole meeting held May 5, 2008 be adopted.</i>		

3. STAFF REPORTS

- 3.1 Jason Smith, Community Planner re: Rezoning Application (RZ-02-2008) – Abbeyfield House, dated May 9, 2008 11-33 7:35 pm
(30 min)

Recommendation:

The Committee of the Whole recommends that Council refer the application to the Advisory Planning Commission, Affordable Housing Working Group, the Municipal Engineering Department, and the Municipal Fire Chief for comment.

4. BUSINESS ARISING FROM MINUTES

- 4.1 Michael Rosen, Planning Consultant and Jason Smith, Community Planner re: Update on the Cape Roger Curtis Comprehensive Planning Process, dated May 14, 2008 34-81 8:05 pm
(60 min)

Recommendation:

The Committee of the Whole recommends:

- 1) *That in response to the comments provided by the Municipality’s advisory committees, working groups, referral organizations and staff regarding the development options for the Cape Roger Curtis (CRC) land:*
 - a) *Council endorse the following overarching principles to guide the formulation of a comprehensive plan for CRC, in addition to those outlined in Council’s Public Interest Statement adopted in February 2006:*
 - i) *For Bowen Islanders, CRC represents a unique and special place, and as such every effort should be made to ensure that through the development of the lands, a legacy, in the form of a significant park designation, is secured for the long term benefits of the community;*
 - ii) *The development of the CRC land contributes to and fosters a strong sense of community, respects the land’s natural environment, and minimizes the development footprint on the land; and*
 - iii) *The Island wide impacts of a comprehensive development plan for CRC must be identified and understood whereby such impacts, particularly those related to the Island’s transportation systems, are managed and minimized; and*
 - b) *Council instruct the Municipal Planning team to work with The Cape on Bowen Community Development Ltd. to achieve the following planning objectives:*
 - i) *Work towards obtaining the land designated on the attached map entitled Community Conservation and Recreation Land Map - Version 2 (Map) as a significant park amenity that would both conserve*

special environmental features and habitats, and provide for recreation opportunities. This land includes the waterfront including Pebbly Beach, Arbutus Point, and The Cape area, the coastal bluffs, the recognized sensitive ecosystems representative of the land's five habitat types, and a contiguous greenway linking to the Crown lands to the east;

- ii) Provide for a mix of housing types and forms beyond conventional single family dwellings on acreage lots;*
 - iii) Secure 15% of the total residential floor space as affordable housing, considered as rental, price restricted, or non-market housing;*
 - iv) Accommodate a seniors care facility;*
 - v) Accommodate a small neighbourhood focal point that could serve the day-to-day commercial needs of the residents in the south west corner of the Island and might also contain some small scale community facilities;*
 - vi) Create a compact development pattern that would promote energy efficiency and reduce the development footprint;*
 - vii) Secure funding that would be assist in the delivery of civic facilities and affordable housing within Snug Cove;*
 - viii) Explore ways to deliver required infrastructure in a progressive and innovative manner that would minimize disturbance to the land, minimize impacts on the surrounding environment, utilize as little resources as possible;*
 - ix) Secure land for future municipal use; and*
 - x) Explore alternative methods of calculating residential density in order to encourage a mix housing types with the recognition of the existing maximum OCP dwelling unit yield; and*
- 2) That The Cape on Bowen Community Development Ltd. be advised of Council's overarching principles and planning objectives.*

4.2 [Michael Rosen, Planning Consultant and Jason Smith, Community Planner re: Submission from Cape Roger Curtis Community Development Ltd., dated May 14, 2008](#) 82-87

Recommendation:

The Committee of the Whole recommends that Council receive the submission from Cape Roger Curtis Community Development Ltd. entitled Cape Roger Curtis – Neighbourhood Plan (May 2008); and

	Page	Timing
<i>That that Municipal Planning Team be instructed to continue working with representatives of Cape Roger Curtis Community Development Ltd. in an attempt to resolve outstanding issues related to density/development yield, Island wide impacts, infrastructure, and community amenities.</i>		
4.3 Jason Smith, Community Planner re: Re-Zoning Application (RZ-05-2007) – The Inn on Bowen Island, dated April 29, 2008	88-99	9:05 pm <i>(45 min)</i>
a. Brian Biddlecombe, Fire Chief re: The Proposed Inn at Artisan Square – Fire Risk Considerations, dated May 14, 2008	100-103	
b. Correspondence from Walt and Laura Ruloff, dated May 11, 2008	104	
<i>Recommendation:</i>		
<i>The Committee of the Whole recommends that Council advise staff to set a date for a public hearing on the re-zoning application of The Inn on Bowen Island.</i>		

5. ADJOURNMENT

9:50 pm