

# Bowen Island Municipality

## ON-TABLE AGENDA

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Committee of the Whole Meeting  
Tuesday, May 20, 2008

The following items are being presented for Council's consideration as on-table items for the May 20, 2008 Committee of the Whole meeting:

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#### 4. BUSINESS ARISING FROM MINUTES

- 4.2.a [Councillor David Hocking re: Motion relating to Report dated May 14, 2008, from Michael Rosen, Planning Consultant and Jason Smith, Community Planner re: Submission from Cape Roger Curtis Community Development Ltd.](#) 87a

***Recommendation:***

*Whereas Council recognizes and acknowledges the proponent's significant efforts to satisfy the Municipality's Public Interest Statement with respect to park land dedication related to both recreation and conservation values;*

*And whereas Council recognizes the proponent's interest in advancing the Neighbourhood Plan approval process;*

*And whereas Council is concerned that the development component of the Neighbourhood Plan far exceeds the contemplated development yield anticipated within the current Official Community Plan;*

*And whereas the current Neighbourhood Plan includes high-cost infrastructure elements that raise development costs and the need for densities beyond that in the Official Community Plan;*

*And whereas Dave Witty, long-term Bowen Island resident and Dean of the Faculty of Architecture at the University of Manitoba has offered his services to conduct an expert charrette to assess whether a plan with a lower-cost infrastructure more typical of Bowen Island and rural developments would be able to satisfy the Municipality's Public Interest Statement with respect to park land dedication related to both recreation and conservation values while remaining within the density cap of the Official Community Plan.*

*And whereas the Municipality's latest rezoning, Greenways West, is exploring the use of low-cost infrastructure to minimize costs and environmental impacts;*

*Be it resolved that the Committee of the Whole recommends to Council:*

*That the Cape Roger Curtis Planning Team and the Proponents tour the Greenways West development specifically to discuss the low-cost infrastructure opportunities that could be utilized at Cape Roger Curtis; and that*

*And that Dave Witty be asked to conduct an expert charrette to assess whether a plan with a lower-cost infrastructure more typical of Bowen Island and rural developments would be able to satisfy the Municipality's Public Interest Statement with respect to park land dedication related to both recreation and conservation values while remaining within the density cap of the Official Community Plan.*

*And that, recognizing the proponent's interest in advancing the Neighbourhood Plan approval process, the charrette be completed before mid June;*

*And that staff use the results of the charrette to work with the proponents to resolve the outstanding issues related to density and development yield.*

- 4.3.a Brian Biddlecombe, Fire Chief re: The Proposed Inn at Artisan Square  
i. [Letter from Fire Underwriters Survey re: "High Fire Flow Buildings"](#), dated February 28, 2008 103a-103g