

BOWEN ISLAND PROPERTIES LIMITED PARTNERSHIP

**A PROPOSAL TO CREATE A
LIVE/WORK COMMUNITY WITH ALTERNATIVE, AFFORDABLE HOUSING
PARKVIEW SLOPES ON CATES HILL**

**AMENDMENT TO REZONING APPLICATION TO AMEND
AREAS 4 & 7 OF CD 2 ZONE (CATES HILL)
BOWEN ISLAND MUNICIPALITY**

Revised
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TABLE OF CONTENTS

1	INTRODUCTION	1
2	SUMMARY	1
3	THE PROPOSAL	3
3.1	Cottage-Style Micro/Eco Homes + Garden-Style Homes	3
3.2	Rental Units	5
3.3	Live/Work Spaces	6
3.4	Tir-na-nOg Theatre School and Related Uses	6
3.5	Official Community Plan Amendment	7
3.6	Four Key Objectives	8
3.6.1	Objective No. 1 “Non-market housing”	8
3.6.2	Objective No. 2 “Existing Infrastructure”	8
3.6.3	Objective No. 3 “Diversification and Alternative Housing Forms”	9
3.6.4	Objective No. 4 “Local Economy “	9
4	HISTORY AND BACKGROUND	9
5	EXTENSION OF SNUG COVE SEWER SYSTEM	11
6	WATER FROM COVE BAY WATER SYSTEM	12
7	GREEN BELT COVENANTS	12
8	APPLICATION OF THE OFFICIAL COMMUNITY PLAN	13
9	CONCLUDING REMARKS	16

1 INTRODUCTION

This application for rezoning of the “Parkview Slopes” area of Cates Hill is part of the parallel application for rezoning of the “Seymour Landing” area on Cowan Point. Both applications are intended to be considered in tandem because one without the other would not achieve the primary objective, namely to provide a broad spectrum of diverse and alternative housing. This will be in combination with the creation of new island-specific business opportunities and the creation of on-island jobs.

2 SUMMARY

The current Comprehensive Development 2 (CD 2) Zone for Cates Hill is part of Land Use Bylaw No. 57, 2002, and governs the comprehensive development of Cates Hill.

Areas 4 and 7 of the CD 2 Zone form the area known as “Parkview Slopes” — for the location of Parkview Slopes, see **Figure 1**. Currently Area 4 is zoned for 24 single-family residential lots (average approximately 1 acre each), and Area 7 is zoned for a number of primarily outdoor recreation uses. The Tir-na-nOg Theatre School and Leigh Automotive Garage are the only buildings on Parkview Slopes at present.

This application proposes the following (see **Figure 2** for the location of Areas 7-9):

1. Rezone a majority of Area 4 by creating two new areas in the CD 2 Zone with the following permitted uses within those new zones:
 - **Area 8** — The key of the proposal is a mixture of 75 homes (an increase of 52 units over the remaining permitted density of 23 units), composed of cottage-style micro/eco homes (750 to 1,150 square feet), and garden-style homes that may be configured in duplexes, triplexes, or fourplexes. A third of the homes (total 25) shall be built on non-market long-term land lease lots. The remaining 50 homes shall be market housing.
 - **Area 9** — This area is intended for the construction of 30 non-market rental homes in a variety of styles and sizes, plus the creation of a live-work complex to address current social and economic needs on Bowen Island. The rental homes shall be covenanted following the precedent of a covenant in place for rental units on the same property as the Municipal Hall (Lot 5, District Lot 489 and 490, Plan LMP44190). Please note that the provision of 55 non-market housing units (i.e., 25 in Area 8, and 30 in Area 9) is more than 100% of the requested density of 52 market units (as compared to 15% as contemplated by the OCP).
2. Amend the permitted uses of land, buildings and structures in **Area 7** to include the following *additional* uses (in addition to the existing permitted uses of open space, outdoor assembly, play fields, playgrounds, hard surface courts, indoor recreation facility):
 - Indoor entertainment facility,
 - Assembly,
 - Daycare,



Figure 1: Location of Parkview Slopes on Cates Hill

- School,
 - Dwelling as an accessory use (e.g., a caretaker suite).
3. Amend Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010 to change the land use designation in the OCP for the west portion of Parkview Slopes (i.e., Lot 4, District Lot 489, Plan LMP44190 except part subdivided by Plan BCP2107) from **RS(e)** (Rural Residential) to **CHR** (Cates Hill Residential) — and to extend both the Snug Cove Village Boundary and the boundary of the Snug Cove Sewer System local service area to include Lot 4 (see **Figure 3**).

A prior application for the rezoning of Parkview Slopes was submitted to the Municipality on May 28, 2009 and a public information meeting was hosted by the applicant on October 17, 2009. The application was put on hold by the Municipality while the Official Community Plan update was undertaken. For various reasons the applicant has not requested the Municipality to process that application until now. Recent planning for Seymour Landing resulted in a rezoning application that was submitted to the Municipality on May 28, 2014. It is proposed that the Municipality proceed with both applications in tandem.

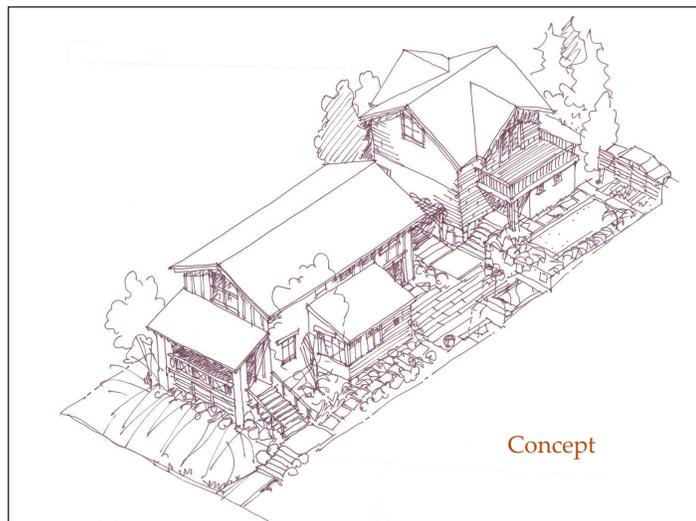
3 THE PROPOSAL

The development of Parkview Slopes shall consist of two areas for alternative housing forms including Live/Work Spaces, with a maximum of 50 market units and 55 non-market units (i.e., 25 homes on long-term land leases and 30 covenanted rental units), plus an area for institutional use. See **Figure 2** for the location of the proposed uses.

3.1 COTTAGE-STYLE MICRO/ECO HOMES + GARDEN-STYLE HOMES

Area 8 is proposed to be the site for a mixture of 75 homes (an increase of 52 units over the current permitted density of 23 units). The intent is that approximately 1/3 will be cottage-style micro/eco homes (750 to 1,150 square feet) suited for small or single-person households with modest needs for space and/or modest incomes. Approximately 2/3 will be a mixture of garden-style homes configured in duplexes, triplexes, or fourplexes.

A total of 25 of the homes shall be on non-market, long-term land lease lots. The principle of land lease intends to make home ownership more affordable than comparable fee simple land ownership. The lease will follow a very traditional concept which



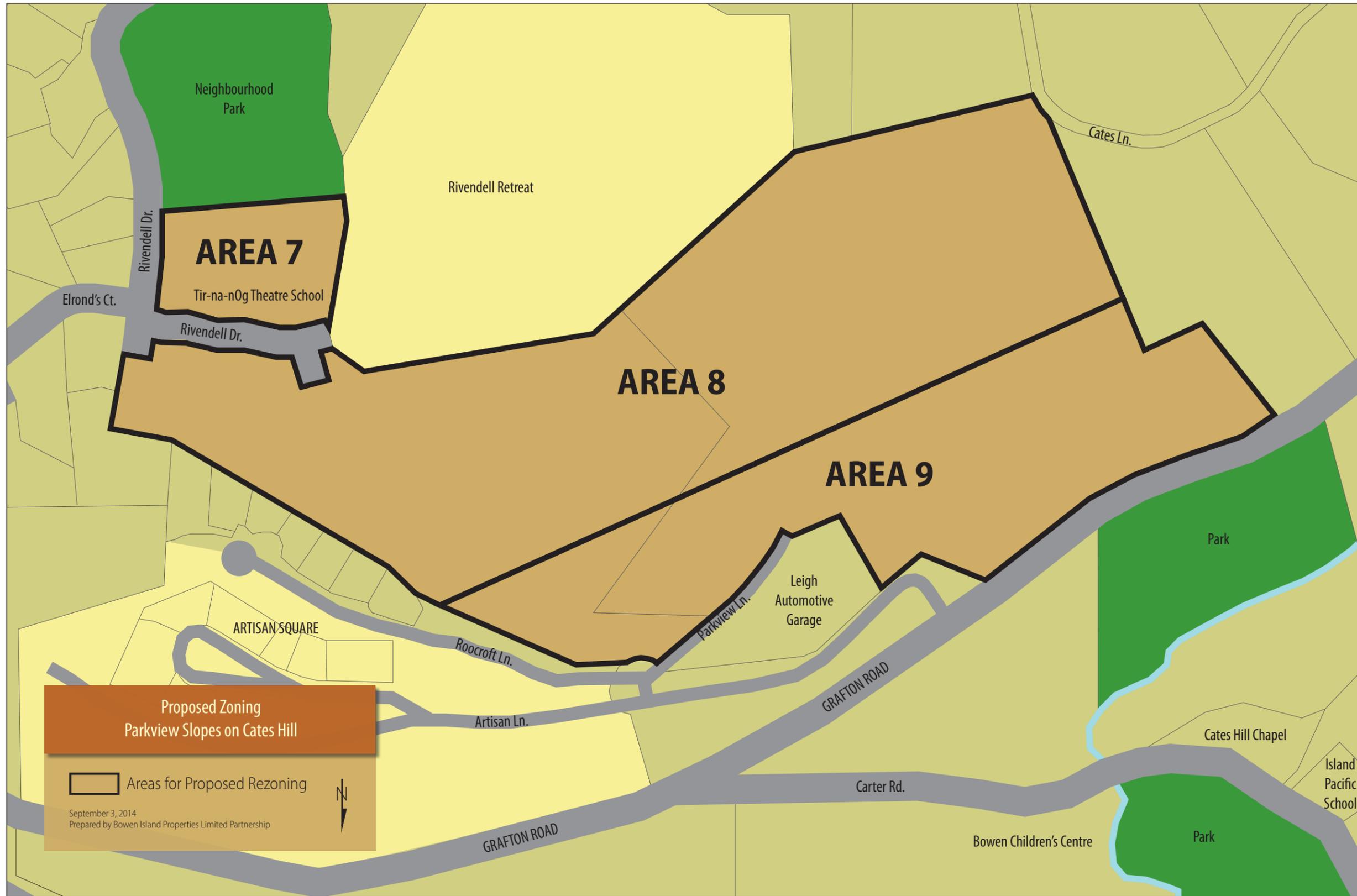


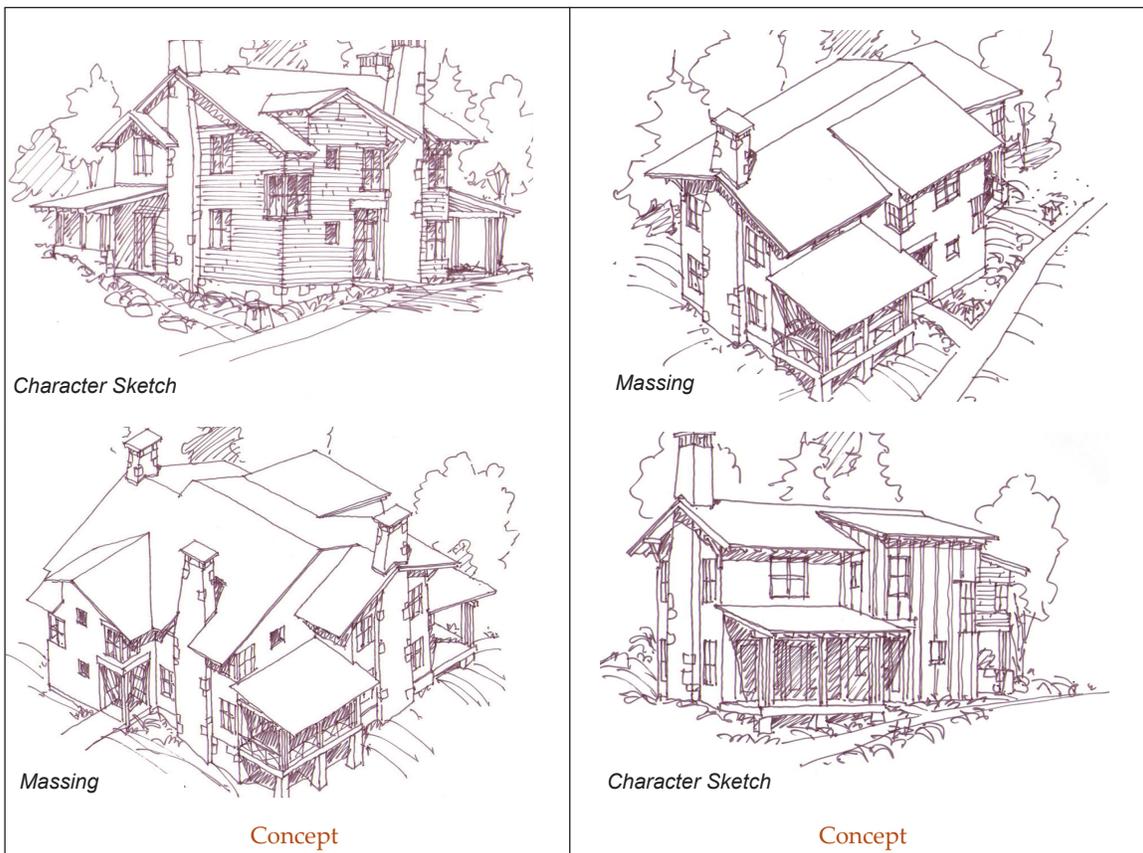
Figure 2: Proposed Development of Parkview Slopes on Cates Hill

has been used in many countries in Europe for hundreds of years, and is based on a term of 99 years. The lease payments shall be payable quarterly or semi-annually over the period of the lease. This is different from most of the locally known forms of land leases under which lease payments for the term of the lease are mostly paid up front (which would defeat the purpose of trying to achieve affordability). Equally important, increases in lease payments over the term of the lease shall not be based on increases in the land value, but on the cost of living index. This avoids the most obvious and common drawback of land leases, namely unstable and unpredictable increases in lease payments based on rising property values (as some lease holders in Vancouver have experienced in the past). Homes on lease lots will be owned by lease holders, and can be sold, mortgaged, or left as an inheritance, the same as with homes on fee simple lots.

3.2 RENTAL UNITS

Area 9 is proposed to be the site for 30 rental units to be covenanted following the precedent of a covenant in place for rental units on the same property as the Municipal Hall. The rental units shall include a maximum of ten 1-bedroom/studio units, a maximum of ten 2-bedroom units, and a minimum of ten 3-bedroom units (or larger).

This will serve as a safeguard to ensure the ongoing variety of rental housing stock. The intent is to provide for a healthy mixture of rental homes for single or small households, and larger families, who do not want or cannot afford home ownership, a kind of housing which is rare on Bowen Island.



It is proposed that some rental units be designed and built to be pet friendly and pet tolerant. As physicians and psychologists would be happy to testify, many elderly single people want and need pets for their emotional and physical well being. And families with young children deserve to own a pet as well. It is not only the applicant's own love for pets which prompts this proposal, but even more the applicant's awareness about the sadness and heartbreaks caused to families who have to leave pets behind in order to be able to rent reasonably good places on Bowen Island.

3.3 LIVE/WORK SPACES

Area 9 is proposed to be the site for Live/Work Spaces. Live/Work Spaces are intended to provide buildings with enclosed spaces for use by trades, artisans, self-storage, and small businesses to manufacture, assemble, store, display, and/or warehouse materials, goods, finished and unfinished products, machinery, equipment, shelving, scaffolding, etc. primarily on the ground floors or on second level spaces which have ground-level entry/exit points.

Live/Work Spaces may provide additional rental accommodation on the upper floors (i.e., above the shop spaces on the lower floors) which shall be in addition to the 30 "covenanted" rental units described in Section 3.2. Rental spaces above work spaces may include rooms for boarders, and/or some "communal" living arrangement under which a single person can rent a small studio-like unit and share in a common kitchen facility to address the needs of young workers and tradespeople who otherwise could not afford to live and work on Bowen Island. The size of the residential/rental spaces shall be included in the overall Floor Space Ratio which governs all construction in Area 9.

3.4 TIR-NA-NOG THEATRE SCHOOL AND RELATED USES

Area 7 of the CD 2 Zone currently permits the following uses (and buildings and structures accessory to permitted uses):

- Open Space,
- Outdoor Assembly,
- Play Fields,
- Playgrounds,
- Hard Surface Courts,
- Indoor Recreation Facility.

Area 7 includes the current Tir-na-nOg Theatre School building and some vacant land to the east of the building.

It is proposed that the following uses and related buildings & structures be *added* to the permitted uses in Area 7:

- Indoor entertainment facility,
- Assembly,
- Daycare,
- School,
- Dwelling as an accessory use (e.g., a caretaker suite).

3.5 OFFICIAL COMMUNITY PLAN AMENDMENT

This application proposes to add an Official Community Plan (OCP) amendment bylaw for Council’s consideration, with the understanding that the amendment can be processed concurrently with the rezoning consideration and not add significantly to taxpayer costs or the time frame for review.

The area of Parkview Slopes has two land use designations in the OCP. The east portion is designated CHR (Cates Hill Residential), and the west portion is designed RS(3) (Rural Residential).

This application proposes to change the land use designation in the OCP for the west portion (i.e., Lot 4, District Lot 489, Plan LMP44190 except part subdivided by Plan BCP2107) from **RS(e)** (Rural Residential) to **CHR** (Cates Hill Residential) — and to extend the Snug Cove Village Boundary and the local service area of the Snug Cove Sewer System to include Lot 4 (see **Figure 3**).

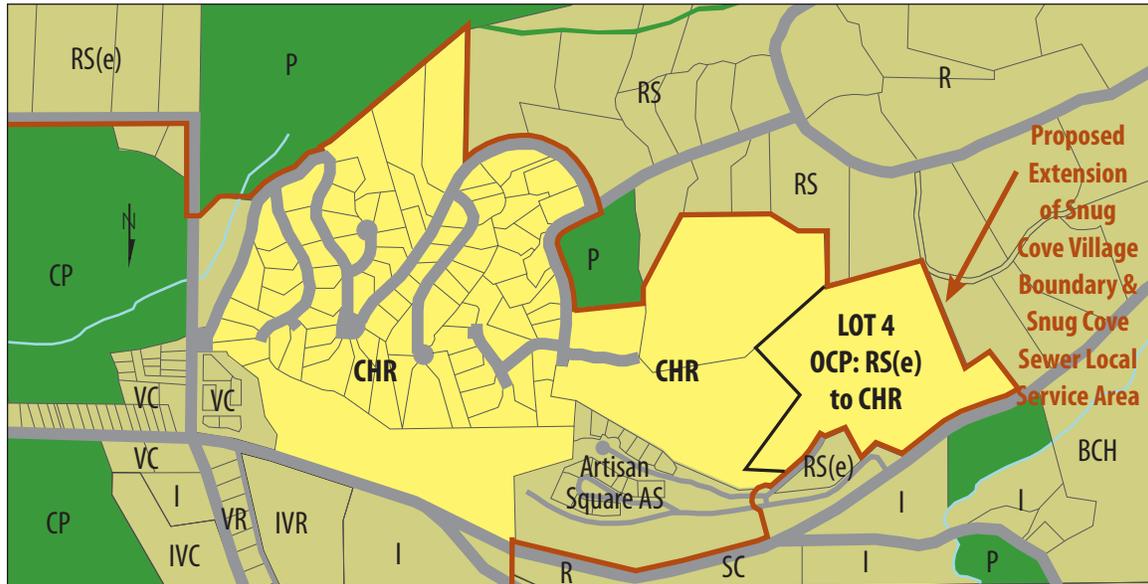


Figure 3: Proposed Changes to Land Use Designation, Snug Cove Village Boundary and Snug Cove Sewer Local Service Area in OCP for Part of Parkview Slopes

Policy 158 of the OCP states: “By way of a future amendment to this Plan, the Municipality will designate the Village Residential and Cates Hill Residential areas as a Development Permit Area for the purposes of form and character of multi-family residential development.” The applicant would appreciate receiving input from Municipal staff about how to implement this Policy.

3.6 FOUR KEY OBJECTIVES

This application tries to accomplish four key objectives.

3.6.1 OBJECTIVE NO. 1 “NON-MARKET HOUSING”

It is widely acknowledged that non-market housing is virtually impossible to create without:

- Substantial subsidies from governments, or
- Land for free (i.e., land at no cost) and the costs for roads and utilities are in place or paid for by others, or
- By way of contributions from a developer as part of an amenity zoning (i.e. the provision of non-market housing in return for higher market density).

Policy 359 of the Bowen Island Official Community Plan (OCP) states that “in the interest of creating a diverse inventory of affordable housing, and in accordance with Policy #08-03, Bowen Island Municipality Affordable Housing Policy, all new development of three or more units requiring a rezoning will provide 15% of the gross floor space as non-marked ‘affordable housing,’ integrated on-site with market housing.”

In the absence of a clear definition of “gross floor space,” the applicant wants to point out that the 55 proposed non-market units on Parkview Slopes (i.e., 25 long-term land lease units and 30 rental units) exceed 50% of the total residential units proposed, which the applicant believes is in excess of the requirement in Policy 359 and is motivated by a desire to contribute to the social and economic diversity on the island.

3.6.2 OBJECTIVE NO. 2 “EXISTING INFRASTRUCTURE”

Principle 1 of the “General Land Use Management Principles” in Section 3.3.1 of the *Bowen Island Official Community Plan Bylaw No. 282, 2010* states that “new development should primarily take place within, or adjacent to areas of existing development activity.”

The proposed development of Parkview Slopes represents a “textbook example” for the implementation of Principle 1.

Snug Cove and its periphery have evolved over the last three decades as the island’s core of commercial, educational, cultural, and residential activity with the closest access to the island’s transportation nodes directly at the entrance to Bowen Island.

Much of the infrastructure needed to serve the proposed uses in this application — be it roads, water lines, sewer lines, hydro service, stormwater systems, or trails — is already in place directly at the periphery of the proposed development.

The applicant shall provide the funding for the development of Parkview Slopes, i.e. internal roads, byways, water lines and services, sanitary sewer, storm sewer, hydro/

tel services, etc., and all construction of the proposed non-market housing. In return for the applicant's willingness (and probably equally important, the ability) to provide the proposed 55 non-market units, it is requested that rezoning be granted in tandem with the parallel application for rezoning of Seymour Landing. Most of the required infrastructure for Seymour Landing is already in place, and the Seymour Landing proposal in itself contains substantial additional amenities and non-market/alternative housing forms together with major investments in the local economy.

3.6.3 OBJECTIVE NO. 3 "DIVERSIFICATION AND ALTERNATIVE HOUSING FORMS"

The objective is to create alternative housing forms currently not available on Bowen Island to address the growing needs for a diversified population. The applicant proposes to do that at Parkview Slopes and Seymour Landing by way of age- and income-oriented designs and appropriate price levels for young families, small or single households, seniors, and other households with special needs.

A meaningful part of this objective will already be accomplished by the development and construction of the 55 non-market housing units on Parkview Slopes. Further, a large number of the "market housing units" proposed at Seymour Landing consist of housing forms currently not available on Bowen Island, i.e. attached homes, townhomes, low-rise condominiums, and houses with designs best suited for particular age groups and needs groups, i.e. young families, single person households, and seniors.

3.6.4 OBJECTIVE NO. 4 "LOCAL ECONOMY"

This rezoning proposal is to provide impetus and assistance towards the creation of a sustainable local economy with emphasis on arts, culture, education, life-long learning, tourism, hospitality, elder care, and the maintenance of health.

The proposals for Parkview Slopes and Seymour Landing include provisions for development of some moderately sized institutional and commercial facilities towards the creation of much needed local employment and economy. Particulars about this subject shall be provided in detail upon request after First Reading.

4 HISTORY AND BACKGROUND

The CD 2 Zone initially came into effect as Bylaw No. 155 and Bylaw No. 156 on June 4, 1999. Those two bylaws were the outcome of an extensive public consultation and planning process following the implementation of the then new Official Community Plan (Bylaw No. 139) in February 1996.

The main planning focus of Bylaws No. 155 and 156 (i.e. the CD 2 Zone) included the clustered hillside development (Cates Hill Village) above Snug Cove and the following amenities to the community:

- Dedication of almost 50 acres of land for passive park;
- Dedication of land for a neighbourhood park (2.5 acres);
- Covenants to restrict over 21 acres for nature conservancy or green belts;
- Upgrade of the Snug Cove Sewage Treatment Plant to secondary treatment;
- Gifting of land for a preschool and for a library;
- Zoning of land for institutional uses such as an independent school and a church;
- A covenant to restrict the rate of occupancy to not more than 10 residential market dwellings per year on the hillside facing east (now known as Cates Hill Village);
- A plan for an extensive trail network;
- Provision of 12 rental housing units at 15% below market rates.

However, at the time of the rezoning, regrettably not all of the proposed land uses found acceptance by the local Islands Trustees.

For instance, the initial proposal included the creation of a small neighbourhood/community college surrounded by a live/work community composed of artists and artisans. The then new Island Pacific School was intended to become the nucleus and first phase of a “micro college.” What has since become the small neighbourhood park and the land surrounding Tir-na-nOg Theatre school were intended to be accessible to Island Pacific School and other users of the micro college for outdoor recreation and sports. To the north of that area, above what is now the Artisan Square, the intent was to provide boarding facilities for IPS and temporary students of the micro college.

All in all, it was an ambitious but viable concept — just ahead of its time. The micro college was intended to teach and train crafts and artisan skills which have been developed and evolved over the last 300 to 400 years and which, since the age of industrialization has taken over, are increasingly at threat of being irretrievably lost. A small selection of crafts and skills would have been movable type printing; glass blowing; creation of leaded glass compositions, string instruments, small wooden boats; bookbinding; classic furniture building; restoration of art works and museum exhibits.

What has since become the Rivendell Retreat was intended to be the centre for the teaching of artistic and spiritual underpinnings for the artisan trades and crafts. What has since become the Artisan Square was intended to provide part of the live/work community with the aim of establishing a fully functional arts and crafts community on Bowen Island.

In hindsight, the applicant realizes that the proposal was most likely ahead of its time, or perhaps the public was not ready for those ideas, or the applicant simply was not good enough in sharing the vision, a vision which was and still is based on many existing arts communities throughout Europe which have flourished over hundreds of

years. However, the applicant's proposal was at least partly successful on two fronts: 1) approval of a retreat on the site which now accommodates Rivendell Retreat, and 2) approval of Island Pacific School and Cates Hill Chapel (however, they had to move to Carter Road). The bulk of the remaining lands on Parkview Slopes (i.e. approximately 8.34 hectares, or 20.6 acres) received zoning for 24 residential lots with a minimum size of 900 square metres — not necessarily what was envisioned, but something the applicant was grateful for at the time.

Now, 15 years later, there is a greater awareness emerging about vital ingredients and necessary preconditions to create and maintain a truly sustainable community. The most important are obvious, namely local employment and affordable housing. But of equal importance is the composition of the social fabric — without a healthy diversity in regard to age, lifestyle, income, family status, etc., no community can sustain itself in the long run.

All past planning efforts in regard to future land uses in the Snug Cove area have again and again come to the same conclusion, namely that the most appropriate and logical location on Bowen Island for the creation of urgently needed non-market housing and local employment is obviously within the periphery of Snug Cove. The closeness to ferry links, public and private schools, shopping, and the future Municipal community centre will allow planning concepts with an emphasis on public transit versus private car ownership. The applicant wants to find out whether the current zoning for a 24-lot single family subdivision at Parkview Slopes within the Snug Cove area is still the preferred public choice over a diversified Live/Work community with alternative, affordable housing.

The rationale for the rezoning is based on two key elements: 1) the lack of alternative housing forms on Bowen Island, and 2) the need for the creation of a local economy suitable and appropriate for Bowen's very special island location. Without those two key elements, Bowen Island will not likely achieve even a modest degree of social and economic sustainability, which the applicant as a local developer and community builder would consider a very poor legacy to leave behind.

5 EXTENSION OF SNUG COVE SEWER SYSTEM

In the past the applicant expressed a willingness to help in the construction of part or all of the sewer collection trunk from the bottom of Parkview Slopes to Mount Gardner Road, with an extension west to a pump station at elevation bottom, and then east to the next available connection to an existing manhole in front of Bowen Island Community School.

While the willingness to do so still exists, the applicant is not certain whether the need or desire for such an extension is still in place. The reasons for that are twofold. First, the originally anticipated sewage flows from the Belterra project will now be treated on site and no longer require a connection to the Snug Cove Sewer System. Second, the

community lands along Mount Gardner Road (i.e., Lot 1), have not received rezoning yet, and may in fact not require sewer service due to the capacity of onsite sewage treatment via septic field(s).

For those reasons, the financial viability of the originally envisioned sewer trunk may not exist any longer. The applicant kindly asks for guidance from the Municipality about this subject.

As noted in Section 3.5, it is proposed that the local service area of the Snug Cove Sewer System be expanded to include Lot 4 by way of an OCP amendment.

6 WATER FROM COVE BAY WATER SYSTEM

The area of Parkview Slopes is within the boundaries of the local service area of the Cove Bay Water System. The projected water consumption for the proposed lands uses in this rezoning application is within the established reserves of Cove Bay Water System. It is anticipated that the applicant will have to share towards an expansion of the system, including the planned water treatment facility.

7 GREEN BELT COVENANTS

At the time of the comprehensive zoning, a vegetation covenant was registered against the Cates Hill lands as Charge BN320964. Attachment “C” to the covenant shows proposed green belt delineations — for the proposed delineations within the Parkview Slopes area, see Figure 4 (the orientation of the map in Figure 4 is turned 180 degrees from the other maps in this report). In compliance with the covenant, the applicant will establish green belts within the Parkview Slopes area as it is developed.

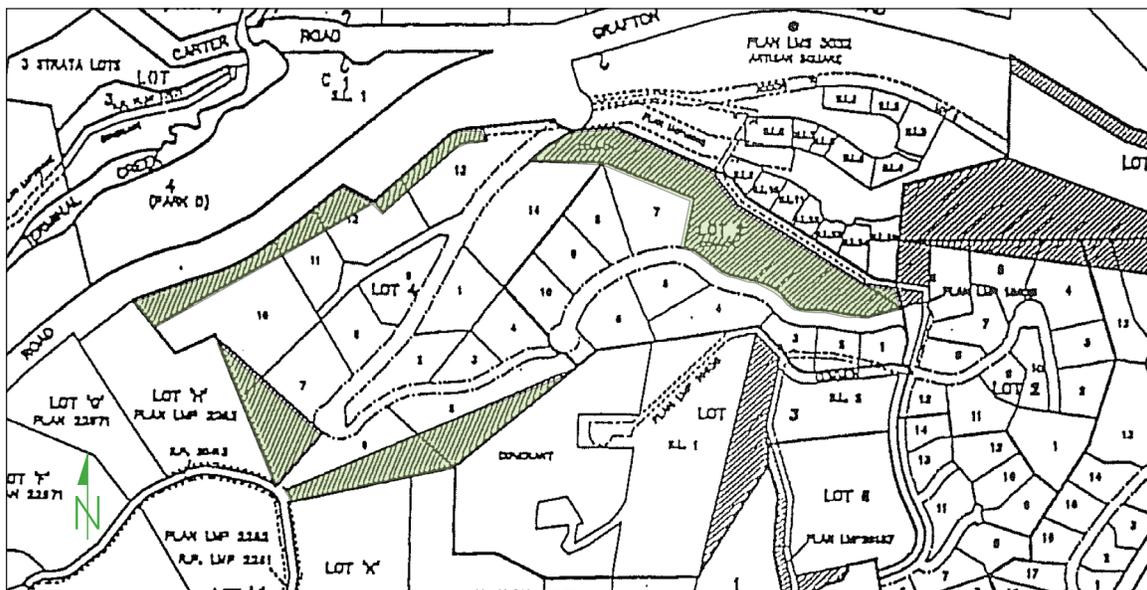


Figure 4: Green Belt Delineations in Parkview Slopes Area as shown on Vegetation Covenant Registered as Charge BN320964

8 APPLICATION OF THE OFFICIAL COMMUNITY PLAN

The following table includes policies or objectives from Bowen Island Official Community Plan (OCP) that manage growth on the island, and which are addressed and/or implemented in part by this application. A more detailed analysis will follow after First Reading.

POLICY	DESCRIPTION
92	<p>The Municipality will give priority to development proposals that focus on existing development nodes, such as Snug Cove, rather than new development areas not currently identified in this OCP.</p> <p>Objective 48 which reads, “To encourage future residential growth to locate in the Snug Cove Village.”</p> <p>Objective 64 which reads, “To provide opportunity for unique housing forms that advance the implementation of this OCP.”</p>
94	<p>Snug Cove Village will contain a mix of residential, commercial, marine transportation and community facility land uses nestled within the natural setting created by Snug Cove and the surrounding lands within Crippen Regional Park. The mix of land uses will contribute to a village atmosphere that is socially interactive, commercially vibrant, pedestrian-oriented, artistically and culturally diversified, aesthetically pleasing, and environmentally sustainable.</p>
101	<p>The Municipality will use the following guidelines in considering a rezoning application for mixed use and residential development. The proposed development should:</p> <ul style="list-style-type: none"> ▪ contribute to the social diversity of the island’s population and meet any recognized deficiencies in the quantity or quality of existing village residential, rural residential, affordable, rental or special needs housing; ▪ not place an undue strain on existing public services and infrastructure; and ▪ not unfairly increase public costs for existing property owners.
106	<p>In Snug Cove, the Municipality will consider applications for affordable, rental and special needs housing. In addition, small scale affordable, rental and special needs housing may be considered in other parts of the island, such as the Belterra site 24, where such housing conforms to other sections of the OCP.</p>
156	<p>A wide variety of housing forms is encouraged within Snug Cove Village, including duplexes, triplexes, fourplexes, garden apartments, stacked ground-oriented townhouses, and row housing.</p>
159	<p>The comprehensively planned area designated Cates Hill Residential may accommodate the following uses: detached and multi-unit housing; and educational, pre-school, and civic use facilities.</p>
162	<p>The Municipality will consider small lot residential development at eight lots per net developable acre with a minimum lot size of 372 m² (4,000 sf.). The Land Use Bylaw will contain regulations to ensure that the size of the houses on small lots is in keeping with the scale and character of a village ambiance.</p>

POLICY	DESCRIPTION
163	<p>Up to 12.5 units per net developable 0.4 hectare (1 acre) will be considered appropriate for townhouse residential development. Proposals up to 17.5 units per net developable 0.4 hectare (1 acre) will be considered only if:</p> <ul style="list-style-type: none"> ▪ density is transferred to a site in Snug Cove from elsewhere on the island; or ▪ the proposal involves other than traditional market-based housing, such as non-market, rental, special needs, cooperative, co-housing or price controlled, thus providing alternative housing choices for island residents.
164	<p>Notwithstanding Policy 163, the Municipality may vary individual equivalent lot density on individual parcels of land where the building form and character and building height addresses the intent and objectives of the OCP and does not exceed three storeys.</p>
165	<p>All proposals for rezoning will be required to incorporate a demonstrated community benefit, which may include:</p> <ul style="list-style-type: none"> ▪ the provision of non market or rental housing; ▪ special protection of environmentally sensitive areas; ▪ dedication of land to the Municipality; or ▪ the use of green building technology to a LEED Platinum standard.
168	<p>The Municipality encourages the development of new, affordable forms of ground-oriented higher density housing that is consistent with affordable housing policies within this plan, and by engaging in dialogue with Metro Vancouver Housing Corporation, and other agencies.</p>
352	<p>The Municipality encourages the creation of small-scale Greenways such as natural microhabitats, community outdoor gathering spaces, as well as pedestrian, equestrian, and biking trails. Neighbourhood Greenways will also be encouraged to incorporate green infrastructure features such as natural storm water management, wildlife habitats, and environmentally friendly landscaping elements.</p>
355	<p>Within Snug Cove Village, the following types of housing are supported: detached homes, detached homes with a secondary suite, duplexes, and townhouses, multi-unit housing types, subject to the provisions of Section 3 of this OCP and the regulations of the Zoning Bylaw.</p>
357	<p>Within Snug Cove Village, and the Belterra Lands, the following tenures are supported: freehold, rental, and various forms of shared ownership, including cooperatives and co-housing, as well as covenanted non-market and subsidized social housing.</p>
358	<p>In the interest of creating a diverse inventory of affordable housing, including social housing on Bowen Island to meet the needs of long term residents, young families, seniors, those with special needs and those employed on the island, all new development of three or more units will be encouraged to create:</p> <ul style="list-style-type: none"> ▪ A mix of housing types and sizes; ▪ Housing that is within walking distance of amenities, transit and services; and ▪ Housing that is compact, accessible and meets the Green Building Standards set out by the Municipality.

POLICY	DESCRIPTION
359	In the interest of creating a diverse inventory of affordable housing, and in accordance with Policy #08-03, Bowen Island Municipality Affordable Housing Policy, all new development of three or more units requiring a rezoning will: <ul style="list-style-type: none"> provide 15% of the gross floor space as non-market “affordable housing”, integrated on-site with market housing; or make an equivalent financial contribution to the Municipality to be directed to a Housing Reserve Fund or Housing Trust Fund; and not be issued an occupancy permit for any phase of market housing in a development of three or more units until the corresponding affordable housing has been granted occupancy.
360	The provision of non-market rental or home ownership housing may be considered by the Municipality as an amenity at the time of rezoning.
361	To ensure that affordable rental or home ownership housing is “perpetually affordable”, the Municipality will require a Housing Agreement and a Right of First refusal Option to Purchase; both to be registered as a covenant through the <i>Land Title Act</i> .
365	The Municipality encourages proposals for housing in Snug Cove Village that are suitable for affordable rental or home ownership, supportive and assisted-living housing for aging residents, and supportive housing for residents with special needs.
370	Consistent with the recommendations of the Age Friendly Community, the Municipality will: <ul style="list-style-type: none"> Give continuing consideration to a range of housing options, including granny flats, park model homes, co-housing, Abbeyfield House, and assisted living / multi-level care and a variety of non-market affordable options; Ensure that all new buildings incorporate “universal design” principles in accordance with the BC Building Code; and Encourage the design of communal spaces (e.g., porches, shared gardens, common rooms) into affordable and special needs housing.

The following table provides a brief summary of OCP Objectives regarding the island economy which are addressed and/or implemented by this application.

OBJECTIVE	OBJECTIVE DESCRIPTION	OPPORTUNITIES
169	To work toward an island economy that is relatively diverse and increasingly sustainable and innovative, meeting many of the primary needs of residents and visitors.	
170	To move toward an island economy where the ratio between on-island jobs and population gradually increases.	
171	To foster the creation and maintenance of local employment in island-based sustainable activities.	
174	The Municipality will work in cooperation with the Bowen Island business community and interested parties to promote economic activity that builds on diversity, sustainability, innovation, and creativity.	

9 CONCLUDING REMARKS

The applicant believes that this rezoning application in combination with the parallel rezoning application for the Seymour Landing area provide unique and unprecedented proposals to address long known local needs for diverse and affordable housing alternatives in combination with sound and practical supportive economic initiatives. It is therefore hoped that both proposals will receive the attention which the applicant believes they deserve. Since the ownership within both land holdings (Parkview Slopes and Seymour Landing) is subject to pending generational changes, the applicant cannot commit to be bound by the content of the rezoning application beyond July 31, 2015.