

**VILLAGE OF BELCARRA
PUBLIC HEARING MINUTES
VILLAGE HALL
TUESDAY, JANUARY 24th, 2006**

COUNCIL:

Mayor R. Drew, Councillors B. Drake, J. Glover, C. Richardson, and J. Ross.

STAFF:

L. Floyd, Administrator, M. Rosen, Planning Consultant, C. Scherk, Administrative Assistant, and L. Scott, Superintendent of Public Works.

1. CALL TO ORDER

The meeting was called to order at 7:10 pm.

2. PUBLIC HEARING

Village of Belcarra Official Community Plan Designation Bylaw No. 252, 1996, Amendment Bylaw No. 383, 2006 (File: 3360-04)

Affected Lands: the lands commonly referred to as Camp Howdy.

Proposed OCP Bylaw Amendment: To amend the OCP Schedule "C" (Belcarra North) to address the scope of the proposed Camp Howdy development and road access considerations; to amend Schedule "A" (Belcarra North Land Use Plan) by changing the land use designations to permit rezoning for the Camp Howdy property; and to add Schedule B1 (Belcarra North Circulation System Map) showing the conceptual alignment of the new Farrer Cove Road.

Michael Rosen (Planning Consultant) provided an overview of the application and OCP Amendment Bylaw noting:

- A new vision statement is proposed for be some development on the Camp Howdy lands;
- The maximum number of residential units being proposed is 80;
- Minimum parcel size is to be limited to 0.8 acres;
- The OCP provides policy direction;
- The OCP Amendment Bylaw does not deal with rezoning;
- Zoning is the next phase of the process which will provide more details;
- A Policy is included that will deal with the new road for road access to the subject lands;
- A policy will deal with the upgrade of the road over Windermere Creek;
- The current Camp Howdy road will continue to operate for emergency access; and
- The YMCA's proposal includes 40 of the 75 acres of land to be transferred to the GVRD for park land, and continued operation of Camp Howdy under a 30 year agreement with the option to renew.

Bill Stewart (President & CEO, YMCA) noted that:

- The YMCA Board had to make a tough decision regarding Camp Howdy;
- The status quo is not sufficient to maintain Camp Howdy;
- A different vision for the camp has been developed to keep it viable;
- Children for at least the next 30 years can continue to enjoy the camp with the new vision in place;
- While the YMCA wants to continue to be neighbours and continue to serve the community, the subject Camp Howdy land will be put on the market in March if support for the proposal to Belcarra fails; and
- The YMCA will include the community at every step of the process in working together to make the proposal work.

1. Mayor Drew described the procedure for the Public Hearing as follows:

“This Public Hearing is being held pursuant to Section 890 of the Local Government Act to consider and receive submissions regarding the proposed Village of Belcarra Official Community Plan Designation Bylaw No. 252, 1996, Amendment Bylaw No. 383, 2006.

All persons present who believe that their interest in property is affected by the proposed bylaws will be given a reasonable opportunity to be heard, make representations, or to present written submissions respecting matters contained in the proposed bylaw. Please sign the Speakers’ List if you wish to address Council in this regard.

Members of Council may, if they wish, ask questions of you following your presentation. The function of Council members during the Public Hearing is to listen to the views of the public. It is not the function of Council at this time to debate the merits of the proposed bylaw.

After the Public Hearing has concluded, Council may, without further notice, give whatever effect Council believes proper to representations made.

Your only opportunity to comment on the proposed bylaws will be during the Public Hearing as members of Council are not permitted to receive further submissions after the Hearing is closed.

Everyone will be given a reasonable opportunity to be heard at this Hearing. No one will be discouraged or prevented from making his or her views heard.

The Village has received documents, which may be considered by Council. Those documents are available for review and discussion. A list of documents, and copies of these documents may be obtained from the Administrative Assistant during the Hearing. Written submissions received during the Hearing will be added to these documents so that everyone may examine new documents during the Hearing.

To maintain order and to ensure everyone has a reasonable opportunity to be heard, I have established the following rules of procedure:

1. *A Speakers’ List has been established. If you wish to address the Public Hearing, please ensure that you place your name on the Speakers’ List. You may add your name to the list at any time. If you are speaking from prepared remarks, please leave a copy with the Municipal Administrator.*

2. *Please commence your remarks by stating your name and address. If you are speaking on behalf of some other person or organization, please identify the name of that person or organization you are representing.*
3. *Each speaker is requested to limit their remarks to no more than 5 minutes each time, subject to adding your name to the Speakers' List again.*
4. *Your comments must be specifically related to the subject of the Bylaw and be directed to the Chair. I would request that all speakers be civil, respectful of others and that you not obstruct the Public Hearing.*
5. *After everyone on the Speakers' List has spoken once, speakers will be allowed supplementary presentations, if they have added their name to the list again. You may not present a submission you have already made.*

Please observe these rules and if you have any concerns with the manner in which the Public Hearing is conducted, please direct your comments to the Chair."

The Administrator noted that:

- On January 9th, 2006, Council set the date for the Public Hearing.
- The statutory notice of Public Hearing was published in the Coquitlam Now on January 18th and January 20th, 2006.
- On January 13th, 2006, notices were mailed to all owners and occupiers of properties within the Village.
- Written submissions received for the January 24th, 2006 Public Hearing, with respect to the proposed bylaw amendments:

REPORTS TO COUNCIL			
NAME	REPORT DATE	COUNCIL MEETING/ PUBLIC HEARING DATE	#
Michael Rosen, Planning Consultant	December 7, 2005	January 24, 2006	001
Michael Rosen, Planning Consultant	January 4, 2006	January 24, 2006	002
Michael Rosen, Planning Consultant	January 9, 2006	January 24, 2006	003

CORRESPONDENCE (Received prior to the Public Hearing)			
NAME	CORRESPONDENCE DATE	COUNCIL MEETING/ PUBLIC HEARING DATE	#
Sandra & Randy Chapman	January 17, 2006	January 24, 2006	001
Brian Robinson	Undated	January 24, 2006	002
Britt and Patty Anderson	January 23, 2006	January 24, 2006	003
H. Carley, CAO, Village of Anmore	January 23, 2006	January 24, 2006	004
Shelagh Frith	January 17, 2006	January 24, 2006	005
H. Kellas, Manager, GVRD	January 23, 2006	January 24, 2006	006

CORRESPONDENCE (Received at the Public Hearing)			
NAME	CORRESPONDENCE DATE	COUNCIL MEETING/PUBLIC HEARING DATE	#
Lesly Derksen	January 24, 2006	January 24, 2006	007
Sandra Chapman, petition with 65 signatures	January 24, 2006	January 24, 2006	008
Paul Degraaf	January 19, 2006	January 24, 2006	009
Deborah Struk	January 24, 2006	January 24, 2006	010

4. Mayor Drew then called for Public Input.

Graham Wilder (3745 Main Avenue) expressed:

- Concerns that Council’s vision should be same as the community;
- The suggestion that Council hold a referendum;
- The desire to keep the village a village; and
- That Increasing the village population by 30% is not a good thing.

Larry Carlsen (Lot 5, Farrer Cove) expressed:

- Support for the YMCA proposal;
- The concept of the proposal is a win win situation for all parties;
- If the property is sold to a new developer, that new developer will come forward with a new plan which may not be as good; and
- The current opportunity is good and may not exist in the future.

Paul Degraaf (3411 Senkler Road) expressed:

- Agreement that the proposal is a win win situation;
- Comments regarding the YMCA not trying to find another buyer to continue the camp;
- Reference to comments made at the December 19th, 2005 information meeting;
- Support for Farrer Cove access; and
- Would like to see the YMCA remove itself from proposal.

A written submission was provided.

Bill Stewart (President & CEO, YMCA) responding to queries, commented the YMCA is trying to apply a new vision with the camp in mind.

Michael Rosen (Planning Consultant) clarified that:

- If the OCP Amendment is passed then rezoning would then be dealt with, whether or not the land was owned by the YMCA;
- If the YMCA sells the land, the prospective buyer will inherit the zoning bylaws that are currently in place.

Sandra Chapman (3565 Main Avenue) expressed:

- Queries if the OCP is not passed if the changes as proposed would be considered;

- Her family chose Belcarra because the development was limited;
- That she polled Belcarra residents regarding the OCP and Zoning, obtained 65 signatures noting the majority were opposed to the proposal.

At the February 6, 2006 Regular Council meeting a correction to the January 24, 2006 Public Hearing minutes was made in item 3.1 (to the underlined words as indicated above) as follows: be corrected on page five, first paragraph, following the phrase "majority were opposed" by adding the phrase "to the proposal."

A written submission and petition was provided.

Michael Rosen (Planning Consultant) clarified that the OCP Amendment and rezoning bylaw must be adopted before development can occur on the subject lands.

Lesly Derksen (Lot 2, Farrer Cove) expressed:

- Support of the YMCA's proposal;
- Children will benefit greatly from the camp's continuation and that camp experience should be maintained;
- If the property is sold to a private buyer, the camp will be gone;
- That the donation of park land to the GVRD is a one time opportunity;
- The small increase in traffic is a small price to pay to preserve the camp;
- Camp Howdy is a valuable part of our history;
- That she collected 1000 signatures from Port Moody residents in favour of the proposal; and
- There are costs and inconvenience involved, which will be worth it in the end.

A written submission was provided.

Walter Mechler (Lot 17, Farrer Cove) expressed:

- He is a close neighbour to Camp Howdy;
- He would greatly miss Camp Howdy;
- Support for the proposal; and
- Concern about several issues which can be resolved at the zoning bylaw stage.

Murray MacDonald (3855 Bedwell Bay Road) expressed:

- Opposition to the OCP Amendment and any rezoning;
- That the Port Moody resident survey is irrelevant;
- There are serious traffic concerns, specifically loco Road, which will not be upgraded;
- Concerns that traffic flow estimates are not accurate;
- Concerns the estimate of 70-80 homes is inaccurate, it will more likely be 200 resulting in acres of forest being cut;
- Queries regarding the benefits for Belcarra;
- that the increase in tax base is a benefit to Farrer Cove residents not to Belcarra, the YMCA will put money in their other camps and the kids can enjoy those camps; and
- Queried why the YMCA is not finding a new buyer that will continue the camp?

Michael Rosen (Planning Consultant) provided comment:

- Clarifying the lot sizes;
- The new policy will enable persons to apply for rezoning to Council, whose land as a result of being bisected by the new road has a remainder which does not meet the minimum lot size.

Peter Joyce (Traffic Consultant, Bunt Consultant) commented regarding:

- The two years work on the project;
- The 2003 traffic study report which was based on traffic implications from 100 homes rather than the 80 in the current proposal;
- The impacts on loco Road which were studied;
- The determination that there will be an increase in traffic;
- Busing of children to the camp in efforts to reduce vehicular traffic;
- Bedwell Bay Road around Senkler Road noting the traffic study shows that in the peak afternoon period there are 200 vehicles per hour, which is 3 to 4 per minute;
- New homes which represent a 1/3 increase, about 60 to 70 cars an hour, or the equivalent of adding one car per minute; and
- That the road is more than able to accommodate the increase.

Catherine Berris (Berris Consulting) clarified that:

- Maximum density near Camp Howdy will be 1.5;
- The Crown land at the south end has a maximum density of 4;
- The buildable area is constrained due to slope limitations; and
- Port Moody planners did not do a site visit prior to determining their site density calculation.

George Mcrae (3543 Bedwell Bay Road) commented:

- He has watched the Village of Belcarra grow since moving to the community in 1960;
- Belcarra must listen to the YMCA otherwise Camp Howdy will be gone;
- The loss of Camp Howdy would be great if land is sold to another developer;
- Camp Howdy is for the working people of Vancouver;
- He wants to see Camp Howdy stay where it is;
- On concerns regarding the first 4 hidden driveways upon entering the Village which are unsafe and must be dealt with;
- Increased traffic must be dealt with; and
- The Belcarra community will lose if the camp is gone.

John Snell (3535 Main Avenue) expressed:

- Concerns regarding the timelines for considering the OCP process;
- Has found some information available, however, has not yet seen the bylaw;
- The sale of Camp Howdy at one point was an option; and
- Comments in a letter from School District #43 which gives their support to Camp Howdy but not to the development.

Bill Stewart (President & CEO, YMCA) clarified that:

- The YMCA entertained the sale of Camp Howdy to GVRD at one point;
- Neighbours not supportive of GVRD ownership;
- The GVRD prefers the current proposal;
- Attempting to balance everyone's needs with dialogue since 2003;

- A number of presentations were made on how best to utilize the land;
- School #43 would prefer that the camp continue as it is, however, they may misunderstand the current YMCA's plan;
- The YMCA wants to improve as well as increase its programs; and
- The 30 year term was put on the table by the GVRD mainly because local government cannot enter into agreements longer than a 30 year term.

David Goodman (5161 Whiskey Cove) commented that:

- He is unsure if he supports or is opposed to the proposal and would like more information;
- There is no information on the web regarding the OCP and only one copy in the office; and
- Farrer Cove residents will be the winners of the proposal.

Michael Rosen (Planning Consultant) clarified that:

- The zoning bylaw is not being considered at this time;
- The OCP is a long term vision, additional units cannot be added unless the OCP is amended again;
- The lot size of .8 will not be for all lots;
- The maximum proposed is 80 lots, there could be fewer such as 70 or 75; and
- Numerous factors can change the lot number created.

Catherine Berris (Berris Consulting) spoke regarding the number of units:

- A year ago 100 units were proposed and because of traffic concerns were cut to 80 in the current proposal; and
- determined what the lowest number of units could be in order to accommodate traffic, costs, etc. and determined .18 lot size to maintain green space.

Cal Martin (3955 Bedwell Bay Road) expressed:

- Concern about the process, speed of the process and lack of information;
- Serious debate should take place regarding the proposal;
- He is not against development;
- Camp as it stands today will be lost;
- Objection to the process; and
- Requested further clarification on the following:
 - Why not constructing the shortest route into the lands?
 - Has the crown been involved in this process?
 - Why is strata development being considered for the land? Gated community, rural feel?
 - What are implications of strata owned water system;
 - What access would other residents have to the waterfront;
 - How much would the tax base increase;
 - Why the Y's concept of highest bidder is not supported?
 - The need to an environmental assessment on the camp with greater increased use, safety and fire.

Keith Evans (3464 Marine Avenue) expressed that:

- The traffic concern is a red herring;
- During the summer on Ioco Road, the traffic is intense and Belcarra is not affected; and
- Agreed with respect to the hidden driveways on Bedwell Bay Road.

Gwen Chute (3623 Kelly Road) commented that:

- The proposal is not good for Belcarra and all options have not been thoroughly examined;
- She does not believe there is a vision for the village;
- The traffic concern is a large issue;
- A win:win situation would be if the YMCA sells the land, the camp remains for the kids, and Farrer Cove residents get what they need;
- Residents are frustrated with the process;
- This is the opportunity to slow down the process and put collective ideas together in developing a solution; and
- Suggested Council delay making a decision on the OCP.

Michael Rosen (Planning Consultant) clarified that time would be required for further public information meetings.

Mayor Drew commented that GVRD does not have money to purchase the property as it has borrowed against future lands to acquire Burns Bog.

Kevin Maley (3614 Main Avenue) expressed:

- Support and urged council to pass the OCP Amendment Bylaw, the proposal for the lands will not get any better;
- Support for proceeding with Council business; and
- Develop the final piece of Belcarra land.

Deborah Struk (4575 Belcarra Bay Road) commented:

- She agrees that the YMCA is putting unnecessary pressure on the community;
- A day camp will be greatly different than an overnight camp;
- Regarding who the unsolicited buyers may be;
- The process is not in the best interest of Belcarra residents;
- A lot more discussion is needed, possibly a referendum;
- If the YMCA would identify the other potential buyers?; and
- Queried who the members of the Citizens Planning Committee are.

A written submission was provided.

John Snell (3535 Main Avenue) commented that:

- Port Moody Council is against the proposal, yet its residents seem in support;
- Belcarra Council is in support of the proposal yet its residents seem against it; and
- Would like to see the OCP Amendment considered through a referendum.

David Goodman (5163 Belcarra Bay Road) expressed:

- Concern about the process;
- The number of houses could be decreased with the same tax base being gained because of increased property assessments; and
- Queried if 30 or 40 houses would have been sufficient.

Simon Rogers (Lot 6 & 4 in Farrer Cove) expressed:

- Concern about the division between Farrer Cove and Belcarra residents;
- That the proposal is not a bad deal; and
- That he cannot see a better deal down the road.

Jessie Adcock (3456 Main Avenue, Citizens Planning Committee member) commented regarding the committee's membership.

Irene van dersbeek (4570 Belcarra Bay Road) commented regarding:

- The division in the room, between Farrer Cove residents, Council, and Belcarra residents; and
- The need to determine what represents the best interests of the community.

Graham Wilder (3745 Main Avenue) queried:

- If the OCP is not passed, does land stay as is; and
- The Councillor's policy regarding support for using referendum to determine the community's support of the proposal.

Keith Evans (3464 Marine Avenue) commented:

- That there is no secrecy surrounding the proposal; and
- Regarding his awareness of the Y's proposal during the past three years.

Cal Martin (3955 Bedwell Bay Road) commented that there has been no public discourse on other possible options.

Bob Wilson (Lot 10 Farrer Cove) commented that:

- If development hadn't occurred in the Village, most of Belcarra's residents wouldn't be here;
- Change will happen regardless;
- There will be no control over what happens on the Camp Howdy lands unless Belcarra guides the development of the land;
- The kid's camp will remain, there will be more park area, and
- The community has input on control of the development; and guides how green space will remain.

Walter Mechler (Lot 17 Farrer Cove) requested clarification regarding GVRD's limitation that the Camp be used for day use.

Bill Stewart (President & CEO, YMCA) clarified that:

- Camp Howdy has been mainly run as a day camp for the last few years;
- There are 110 beds at Camp Howdy, each day serving kids plus councillors;
- 150 to 200 kids a day are currently served;
- Even after development there will still be some limited overnight campout and trips; and
- There are differing needs for different children, as recognized by the YMCA.

Brian Ferris (Lot 12 Farrer Cove) expressed support and that the proposal is good.

Mayor Drew called three times for further input. There was no response.

Moved by: Councillor Ross

Seconded by: Councillor Glover

THAT all written and verbal submissions regarding Village of Belcarra Official Community Plan Designation Bylaw No. 252, 1996, Amendment Bylaw No. 383, 2006 to and including January 24, 2006, be received.

CARRIED UNANIMOUSLY

Closure:

Moved by: Councillor Drake
Seconded by: Councillor Glover

THAT the Public Hearing regarding Village of Belcarra Official Community Plan Designation Bylaw No. 252, 1996, Amendment Bylaw No. 383, 2006 be closed.

CARRIED UNANIMOUSLY

The Public Hearing closed at 9:40 pm.

Certified Correct:

Mayor Drew

L. Floyd, Administrator