



## Roberts Creek Official Community Plan Advisory Committee

Mar 31, 2009 at 7:00 pm at Roberts Creek Elementary School Library  
Meeting #20 Introduction to Housing & Demographics

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PRESENT	Anne Dykes (Chair), Carolann Glover, Stacia Leech, Gerald Rainville, Ed Lands, Lynn Chapman, David Moul, David Kelln, Scott Avery, Norma Brow, Peg Neilon
REGRETS	Elaine Futterman, Mike Allegretti, Bruce Moseley,
ABSENT	D'Arcy Davis-Case,
ALSO PRESENT	Donna Shugar, SCR D Area D Director Mark McMullen, SCR D Senior Planner

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*Call to order 7:05 pm*

1. Agenda  
The agenda was accepted
2. Receipt of Minutes of March 17th Meeting  
The minutes of March 17<sup>th</sup> were adopted. Donna asked for clarification about the status of the Physical Environment Objectives and if they were final. Stacia stated that they were still draft and may be revised in the future.
3. Introduction to Demographics & Housing  
The committee was referred to TBR section 5&6. Mark asked of the group wanted to set a goal around growth. The tools available to limit growth include downsizing of existing zoning, limiting the expansion of services or concentrating growth in certain areas. One of the results of limiting growth in a rural area is that housing prices generally increase. It was stated that Roberts Creek already has the highest property values on the Sunshine Coast.

Although this was introductory to the topic, a few ideas to look at when developing policies were brought up including:

"Quality not quantity of development"

"Think outside the box " – cluster housing patterns and geothermal heating can offer alternative to our current patterns of development.

Existing OCP objectives were reviewed and compared to the new goals developed from the Café Forum. All the objectives and the draft goals were read aloud to help us think about them.

It was discussed whether the same process used for the Physical Environment should be used to identify additions/modifications required for the Demographics & Housing objectives. This would be taking each objective and seeing if it is reflected in the new goals and if the new goals that relate to housing are covered off in existing objectives. A review of the TBR Demographics & Housing and the Review Workplan may identify other new areas to be covered.

NOTE: Although looking at demographics and housing in isolation is difficult as other topics are interrelated this was some of the discussion that came out of this introductory session.

General comments & questions:

What other limits exist for controlling growth?

The general concept of servicing doesn't allow us to think of alternative options to regionally supplied services such as water supply or power.

What density is required to have roads be feasible?

Gerald talked about the idea of requiring the purchase of remote treed areas to allow density in other areas.

The new draft goals tend to be more general and social or environmental oriented.

A new objective may be needed to identify an alternate "town centre" or node. Goal #13 could be interpreted to include the idea of nodes with commercial and/or other amenities.

FUTURE MEETING ITEM: Alternate transportation like frequent mini buses could offer up different options for housing that could mitigate car dependency.

How could nodes develop? It is assumed to mean commercial which may or may not mean retail. Denser areas could include community gardens, denser housing, seniors housing, retain more trees, playground or other recreational and social offerings.

Example from Gerald: Tokyo is a "small town" with everything nearby- people don't need to get on busses – everything is nearby. This is true because of the density.

Mark stated that the potential for a commercial node near the old gun club site which is being redeveloped. This could be different than social nodes for senior/community/services.

Undeveloped sites are more likely to be developed in new pattern that redevelopment of existing low density lots.

Do we need to identify high level objectives in the plan that the community is open to nodes with higher density and mixed use? Or let developers know that there is interest in this type of development.

The (sometimes competing) values to keep in mind that will play a role in how we decide include:

- Small Footprint
- Rural
- Aesthetic
- Affordable
- Social
- Food Security

4. Next Meeting      **Tuesday, April 14, 2009**    Continuation of Demographics & Housing

5. Adjournment      *8:55 pm*