

Roberts Creek Official Community Plan Committee (RCOCPC)

Board Meeting Minutes: September 9, 2009
Roberts Creek School

Present: David Moul, Elaine Futterman, Mike Allegretti, Norma Brow, Carolann Glover,
 Barry Krangle, and Mark Lebbell

Regional Director: Donna Shugar

Absent: Anne Dykes

Guests: Robert Studer, Steve Christian, Delef Ahrendt, Marina Ahrendt and Aaron Morrissey

1) Agenda: The following agenda was agreed upon:

- 1) Approve agenda
- 2) Approve minutes (May meeting)
- 3) Introductions
- 4) Proposed Roberts Creek Pier Pavilion - Robert Studer
- 5) Creekside Village - Steve Christian
- 6) Subdivision for Relative
- 7) Tails and Beach Access
- 8) Director's Report
- 9) Next meeting

2) Approval of Previous Minutes: The previous minutes were approved.

3) Introductions The guests for this evening were introduced. Robert Studer is a conceptual artist for **this is it design inc.** and will be presenting his design for a Roberts Creek Pavilion, located at the pier. Steve Christian is an architect who will be representing the **Creekside Village** proposal. Detlef and Marina Ahrendt and Aaron Morrissey were interested spectators.

4) Roberts Creek Pier Pavilion Presentation Robert Studer showed a conceptual model he had designed for a proposed Roberts Creek Pier Pavilion. His presentation expanded more on the portfolio sent to the OCPC members by email. See **Attachment #1** He wanted to ensure that his design was in alignment with community (RCOCP) values. He suggested that this project would best work as a community organized and constructed event.

(Action: The Committee decided to discuss the project further at their next meeting.)

5) Creekside Village Presentation Steve Christian presented the Creekside Village proposal to be located on Lot 6, Block 21, District Lot 810, Plan BCP27252 (the Miller property). The property consists of slightly more than a half-acre lot located at the corner of Roberts Creek Road and Emery Road. See the SCRD Staff Report dated Sept. 4th, 2009 (sent to RCOCP members on Sept. 5). The proposed development includes six 1 and 1.5 storey residential units in a staggered building form to the rear of the property, and a two-storey commercial building located at the front of the property near Roberts Creek Road.

Steve said some of his inspiration came from the Cook Street Village complex, in Victoria, where they have a variety of very small restaurants in the commercial unit. The form and character would be similar to the Heart of the Creek development.

5.1 Creekside Village *Barry moved that the recommendations in the SCRD Staff Report (Sept. 4, 2009) go to first reading before the SCRD Board. Seconded by Norma. Approved.* (Action: David to email Greg Gebka with our decision)

6) Subdivision for a Relative A proposed bylaw concerning Subdivision of land parcels for a Relative was considered. There were two basic concerns: 1) that the density of the total property not be increased due to subdivision and 2) whether there should be a restriction on the parcel size reductions. (Action: Norma will write a letter to the SCRD Planning Department which states that we agree that densities should not be permitted to increase and that we could not reach agreement on the aspect of parcel size reduction.)

7) Trails

7.1 Sunshine Coast Trails Society's Work. Elaine reported that the trail improvements that had been proposed for Trail 103 are finished. She thought they looked pretty good and were a definite improvement over the work previously done on the Upper Tube Trail. (Action: Elaine will email Caroline DePatie (SCTS) about their work project plans for next year.)

7.2 SCRD Community Services Meeting (July) Elaine attended the meeting as well as Mike and David. She made a presentation to the Board that they lobby for implementation of the Trails Strategy for the Coast.

7.3 SCRD Trail Projects in the Creek We have not heard anything lately from Rebecca Porte. However, Donna stated that the Sullivan Road trail from the Highway to Lower Road has been completed.

7) Director's Report Donna reported on the following:

7.1 Bike Lane Further work on the Lower Road Bike Lane is to take place from Largo Road towards Gibsons.

7.2 RC Downtown Walkability Study Sam Adams has been assigned this project. He is attempting to have the design implementation ready for December.

7.3 Donna's Alternate Peg has step aside as Donna's alternate due to her new Yoga practice. Dave Ryan (Farmer Dave) is her replacement.

7.4 The final public hearing for the proposed Shoreline Bylaws is scheduled for October 20, at 7:00 PM in the Hall.

7.5 The Farmers' Market in the Hall Parking Lot is doing well.

7.6 Julie Clark is the SCRD's new public education contact for sustainability issues.

8) OCP Review Items:

The following items have been identified so far:

OCP – Items for Review

- 1) Beach access
- 2) Foreshore erosion and retaining walls
- 3) Addition of a mission statement
- 4) Road allowances
- 5) Signage
- 6) Tree retention on private land
- 7) Greenways
- 8) Design guidelines for the commercial core
- 9) Change bylaws to permit home based business proprietors to be able to teach or offer classes.
- 10) Lighting

- 11) Property usages
- 12) More types of unique zoning.
- 13) Downtown parking (new)
- 14) ALR review (new)
- 15) Terms of reference and a mission statement
- 16) Affordable housing
- 17) Short term rentals

9) *Next Meeting:*

The next meeting will be on October 21 at 7:00 PM at Roberts Creek School.

12) *Adjournment:* The meeting adjourned at 9:00 PM