

From: armac <armaconbowen@gmail.com>
Date: February 23, 2010 5:15:40 PM PST (CA)
To: dwitty@bimbc.ca
Cc: sefast@shaw.ca, cgrundy@bimbc.ca
Subject: OCP Update and cohousing

Dear Dave,

In the fall of 2008, Stephanie and I and our cohousing consultant Ronaye Matthew as well as our architect Peter Treuheit met with Jason Smith the Community Planner. We discussed the possibility of our presenting a proposal for Belterra Cohousing to the Municipality in the spring of 2009. This was when we heard for the first time that an OCP (review at the time) was being planned. Jason strongly suggested that it would be prudent to await the outcome of this "review".

We realized that our proposal would require an OCP amendment and we knew how long that could take. When the "review" became an update with a finite timeline to the summer of 2010 we decided to postpone our application and make a full effort to have cohousing addressed in the Update.

The Steering Committee has received several submissions which speak to the advantages of a cohousing neighbourhood. I will not go over those again here, however I will be very happy to send in a new detailed submission or make a presentation to the Committee if so wished. I am simply writing today to urge you to giving cohousing special consideration when updating the OCP. The existing OCP has one reference to cohousing (Snug Cove Village Plan 4.1.3 D) which does little for the possibility of creating what I feel would be the very best type of residential community for Bowen Island.

A possible OCP cohousing definition could be:

"Cohousing" is a housing model that fosters an inclusive, mutually supportive, yet independent living environment consisting of clustered multi-family dwellings that are individually owned, completely self-contained, and incorporate adjoining land, buildings, and structures that are owned and used in common. Land, buildings and structures used in common may include kitchen and dining facilities, laundry, children's day-care, recreation facilities, community gardens, auxiliary offices, meeting rooms, lounge, guest rooms, care-giver suites, workshops, studios, greenhouses, outdoor recreation facilities, and other permitted accessory uses.

We also included this suggestion:

Having the OCP incorporate and encourage the cohousing model would make Belterra, and other developments like it, possible on BowenIsland. Density equivalency, such as that used for Senior's supportive housing in OCP Policy 3.1.4.11 would be one possible way to support compact clustered development.

Dave, thank-you for your consideration,

Roger McGillivray
Belterra Cohousing - Living in Harmony.