

## **References:**

OCP Excerpt – Commercial Development  
Zoning Excerpt – Tourist Commercial CS-2  
Zoning Excerpt – Multifamily Residential RS-3  
Schedule "A" - Zoning Density Summary  
Creek Relocation Landscape Plan – by Victoria Drakeford Landscape Architect, date stamped received December 22, 2006.  
Creek Relocation Figure 1A – by Keer Wood Leidal Associates Limited, date stamp received December 22, 2006.  
Creek Relocation Figure 2 – by Keer Wood Leidal Associates Limited, date stamp received December 22, 2006.  
Cover Letter – by Radcliffe Development Corp., date stamp received December 22, 2006.  
Letter – by Radcliffe Development Corp., date stamp received March 2, 2007.  
Technical Memorandum – by Keer Wood Leidal Associates Limited, date stamp received December 22, 2006.  
Apartment Building Elevation Plan – by Designers at Large design consultants, date stamp received January, 16, 2006.  
Commercial Building Elevation Plans - by Designers at Large design consultants, date stamp received January, 16, 2006.  
Sustainability Community Builder Checklist – by Radcliffe Development Corp., date stamp received April 10, 2007.

## **Background:**

The City has received an OCP amendment application and a zoning amendment application for the above noted property. The applicant would like to change the OCP designation from "tourist commercial" to "multiple family" for the south half (approximate) of the property. He would then like to rezone the north half of the property from RS-1 to CS-2 to permit the construction of a restaurant and would like to rezone the south half from RS-1 to RS-3 for a multiple family development which has been designed to accommodate a variety of age groups.

The subject property is 1.160 hectares in size (approximately 2.87 acres). It fronts Highway 19A and also has frontage on Rowan Avenue. There is a 'non-fish-bearing' watercourse bisecting a corner of the property. The property is relatively flat, without significant grade. The site has been cleared previously and therefore does not have any significant trees. Adjacent land uses include the Travelodge to the east; the City owned lot to the west, a townhouse development to the south and the Highway to the north. The site has traditionally been considered difficult to develop due to the implications of having the watercourse run through it.

Early on in the application process, the developer and Staff discussed the watercourse and the complexities it would bring to a development. The developer was alerted to alternate, integrated storm-water management approaches which would meet the state of the art knowledge in dealing with this type of scenario. The developer expressed a willingness to pursue this approach and revised his application to meet this standard. An environmental assessment is complete and any alteration to the watercourse will be subject to principals of the Provincial Riparian Area Regulations.

If this application is ultimately approved, the watercourse would be enhanced, slightly rerouted, landscaped, and constructed to accommodate the public on a walking trail. (The watercourse also involves the abutting City owned lot. Its rerouting would involve the City property as well as the development lands.) The cost of these works would be expected to be borne by the applicant, as would any of the conventional servicing upgrades required as part of the development. (It has been established that access roads can handle the proposed traffic generated by the uses.) The developer's obligation would also include the associated survey costs.

Issues to evaluate as part of this application include:

- the impact of reducing the amount of tourist commercial land in this location;
- the impact of the changes in land use on the adjacent properties and the community;
- whether this proposal provides a community benefit;
- whether it is acceptable to involve City lands as part of the watercourse rerouting effort.

To date development details have predominantly focused on the watercourse and associated matters. Although architectural and site planning details are provided to a customary level, some additional technical work will be required to establish exactly how zoning categories should be drafted if the conventional ones do not suffice; and, whether added use restrictions should be placed on the commercial component of the development. This information will become available through Staff's ongoing work on the file and the Advisory Planning Commission review which is scheduled for April 19<sup>th</sup>, 2007.

Due to the unusual scope and complex nature of this proposal, the applicant wishes to establish whether there is support to advance to the next stage of detailed survey and design work. Staff's technical review of servicing requirements is complete, as is the preliminary land use, zoning, and OCP analysis.

**Options:**

Council may:

1. Direct Staff to continue technical review of the application and permit the applicant to undertake the technical design and legal work associated with consideration of realignment of Carey Creek.
2. Deny the application.

**Analysis:**

1. This is a complex application. It involves land use changes and also a new approach to treatment of a water course. It also involves some participation by the City with respect to City land and authorizing the realignment of a watercourse. The next step for this applicant will involve considerable detail and considerable expense, such as detailed survey work. The complexity is such that some preliminary validation of the application is warranted.



Staff believes that this application offers significant community benefit in terms of treatment of the watercourse. This aspect of the proposal would result in an addition to City park, a walking path, and a demonstration project of state of the art integrated storm-water management. There may also be an opportunity to continue this approach on to additional lands as they develop.

There would be some loss of tourist commercial [OCP designated] lands. However full development of these lands under that designation would either mean piping the water course, or, alternatively, having a non-residential use adjacent to residential.

The proposed 56 unit multiple family development details do not yet indicate that this development will fit any of the known demand areas (such as attainable, affordable, or, special needs housing). Despite this, the fact the proposed housing as a use is compatible with the adjacent townhouse development and the traffic for this use will be routed to Rowan Avenue. This has the benefit of dispersing the traffic in two locations. The proposal shows well designed multiple family buildings of medium, rather than low, density.

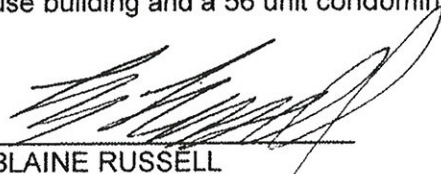
The proposed commercial [restaurant] use is tourist commercial in nature, and therefore, is invited by the existing OCP designation. Details of this use and site plan will be further developed if the application advances.

The Sustainability Analysis and the Financial Analysis are appended as Schedules A and B to this report.

2. Denial of the application may result in the property remaining undeveloped at this time. It may result in a lost opportunity to keep the remnant watercourse day-lighted and enhanced in a positive way, with dedication of parkland for the Community. Denial may create pressure to develop the property under the existing RS-1 zoning; this could result in the property being developed as a single family subdivision; not its highest and best use.

**Recommendation:**

That Council direct Staff to continue technical review of the application and permit the applicant to undertake the technical design and legal work associated with consideration of realignment of Carey Creek for the property legally described as Lot 2, District Lot 106, Nanoose District, Plan 37286, Except That Part in Plan 47119 (440 Island Highway West) to facilitate a commercial use building and a 56 unit condominium apartment building.

  
BLAINE RUSSELL

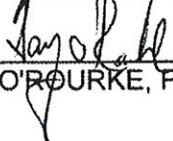
  
GAYLE A. JACKSON

GAJ/sh  
Attachments


GJ/Rezoning/2005/06-02/Agenda/Report-2.

**DIRECTOR OF ENGINEERING AND OPERATIONS COMMENTS:**

The proposed storm-water management plan for this development seems consistent with the approaches and goals discussed recently with Council (i.e. Integrated Storm-water Management Plans). Specifically, it proposes maintaining an open ditch system to convey and detain storm flows, in consideration of related environmental, fisheries and aesthetic issues. This approach provides a good opportunity for a pilot project that would likely achieve related benefits. Some increase in annual maintenance costs can be anticipated, as compared to the more traditional 'piped' approach.

  
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G. O'RURKE, P. ENG.

**CHIEF ADMINISTRATIVE OFFICER COMMENTS:**

  
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F. MANSON, C.G.A.

## SCHEDULE `A`

### **Sustainability/Environmental Analysis:**

The Sustainable Community Builder Checklist (see attached) has been completed in detail. It illustrates that the developer was mindful of including sustainability features and concepts within the development. The applicant is proposed to incorporate Smart Growth BC principles into the residential portion of the property by reducing the land intensity of development through building up rather than out. In addition, integrated storm-water management principles are proposed to be used to address the remnant watercourse.



## SCHEDULE 'B'

### **Financial Implications:**

#### **Infrastructure**

Associated costs of the rezoning include required upgrades to road, water and sanitary systems in order to facilitate the development and include the realignment of the watercourse and construction of a public path. These associated costs are to be borne by the applicant, except where the City of Parksville has budgeted for capital works where a portion of the DCC charges may be forgiven.

#### **Watercourse Maintenance**

The engineered watercourse may have greater costs associated with future monitoring, maintenance than traditional infrastructure. Further to this end, the Engineering and Operations Department is requiring the project engineer to provide a maintenance/cost schedule for the proposed storm drainage system as part of the final submission. For Council to consider this information in more detail it would need to be presented prior to the Public Hearing.

#### **City Owned Property**

Rerouting of the watercourse through the City owned property reduces its potential for future development; however, it presently functions as an extension to the park. In Staff's opinion the changes to the City owned property are off-set by the proposed park land dedication.

#### **Liability**

An engineered watercourse likely has a greater potential for liability than a piped system given it is open and easily assessable in nature. However, thoughtful design, such as the proposed construction to the 200 year floodplain, can significantly reduce liability potential.

#### **Community Economic Impact**

Presently more lands are designated for future commercial use than there appears to be market demand for. This is illustrated in the downtown core with the presence of underdeveloped and non-commercial lots. With the trend toward larger tourist commercial projects oriented towards the waterfront smaller inland properties would appear to be at a disadvantage for a purely tourist use, such as a hotel. Uses, such as the proposed restaurant would appear to cater to both residents and tourists alike and be complimentary to other tourist commercial uses. The proposed residential use will bring people closer into the core increasing the potential for interaction with established shops and businesses.

#### **Taxation**

With respect to taxation, there are different rates for commercial development compared to multifamily development. Commercial uses generally have a higher tax rate; however, as tax rates are established by the BC Assessment through actual uses on the land it is not possible to know in detail the full implications. Taxation on the property would presently be based on its vacant state and single family zoning.

**SCHEDULE "C"**

**Zoning Summary**

The approximate 1.160 hectare (2.87 acre) property is proposed to be subdivided into three fee simple parcels as follows:

- Approx. 0.349 hectare (0.86 acre) commercial use lot
- Approx. 0.658 hectare (1.63 acre) multifamily residential use lot
- Approx. 0.153 hectare (0.38 acre) park land dedication

Final parcel dimensions to be verified by a British Columbia Land Surveyor (BCLS) prior to bylaw introduction with all costs borne by the applicant.

**Multifamily Residential Portion:**

	<b>Allowed by the RS-3 Zone:</b>	<b>Required for the proposed buildings:</b>	<b>Required for the proposed buildings with park land dedication:</b>	<b>Meets RS-3</b>
<b>Maximum Floor Area Ratio (FAR):</b>	1.5	0.83	0.97	✓
<b>% Maximum Lot Coverage</b>	45.0	22.5	26.2	✓
<b>Principle building height (metres):</b>	11	16	16	X
<b>Units Per Hectare</b>	100 units /ha  (with 80% concealed parking)	72.9	84.9	✓
<b>Setback to watercourse (metres)</b>	30	To be confirmed	To be confirmed	?
<b>Setback – rear [proposed park] (metres)</b>	6	To be confirmed	To be confirmed	?
<b>Setback – All other lot lines</b>	6	6	6	✓
<b>Outdoor Recreation Space</b>	Refer to bylaw	130 m <sup>2</sup> Availability to be confirmed	130 m <sup>2</sup> Availability to be confirmed	?

Items to be confirmed will be examined in detail upon completion of survey as part of the technical review the result of which will be reported back to council.

**Tourist Commercial Portion:**

	<b>Allowed by the CS-2</b>	<b>Required for the proposed building:</b>	<b>Required for the proposed building with park land dedication:</b>	<b>Meets CS-2</b>
<b>Maximum Floor Area Ratio (FAR):</b>	0.60	0.17	0.19	✓
<b>% Maximum Lot Coverage</b>	50	17	19	✓
<b>Setback - watercourse (metres)</b>	30	To be confirmed	To be confirmed	?
<b>Setback - interior and rear [proposed park] (metres)</b>	3	3	3	✓
<b>Setback - Front</b>	6	3	3	x

Items to be confirmed will be examined in detail upon completion of survey as part of the technical review the result of which will be reported back to council.