

Delaying this portion of the expansion would eliminate the potential for "Live-In Volunteers", as well as a possible source of "affordable" housing for members of the department.

The down side of phasing the project would be the premiums required for the construction costs in the future. As noted in the 2005 & 2008 Budget Analysis, there was a 45% increase in construction costs from 2005 to 2008.

Staff could further review the project and determine which items require to be done at this time and which items could be completed in future budgets.

- 3. Review the design of the fire hall expansion project** – The design of the fire hall could be reviewed and another design could be completed with the goal of reducing costs. Currently, new construction costs for similar projects are coming in around \$500.00 per square foot. Extensive work was done on the current design to ensure that all necessary items were included in the project. A redesign of the project would not necessarily mean a smaller building as a reduced size would not be able to accommodate the required features of the building.

Reducing some of the design requirements for the project could reduce the overall budget. An example of a requirement that could be reduced is the LEED's Gold Standard. The premium to build the project to the LEED's Gold standard is \$150,000.00 plus approximately \$60,000.00+ in additional funds to have the building a "Certified" LEED's building.

- 4. Not construct an expansion of the fire hall** – To not consider any type of fire hall expansion at this time would create a difficult situation for the fire department. One of the main goals of the expansion is to consolidate all equipment into one facility. To have equipment stored at separate locations adds to the response time of those pieces of apparatus that may be required at any given emergency.

As a general comment on Off-Site Works

Servicing requirements are currently being investigated. An initial budget estimate of \$102,579 has been included in the project costs as outlined in the 2005 & 2008 Budget Analysis on page three of this report.

## **FINANCIAL IMPLICATIONS**

The City of Parksville has identified and included \$3.2M in the 2008 Capital Expenditure program subject to the required approval of the electorate. The cost of borrowing for this project is \$259,103 per year for 20 years. We would recover from the RDN approximately \$75,800 per year as part of the French Creek and Local Area servicing agreement as long as that agreement continues to be renewed. That works out to a net cost of \$183,303 per year or just over 2% of the proposed 5% tax increase for 2009.

Should the City of Parksville desire to borrow for the entire project, \$5.8M, we should extend the term to 25 years to reduce the annual payment. It is anticipated that the borrowing cost would be \$414,467 per year over 25 years. We would recover from the RDN approximately \$121,200 per year as part of the French Creek and Local Area servicing agreement as long as that agreement continues to be renewed. That works out to a net cost of \$293,267 per year or 3.33% of the proposed 5% tax increase for 2009. The approved financial plan will have difficulty absorbing this increase without expenditure cuts or new revenue injections.

The possibility of grants to offset the construction costs of the buildings is being explored. The Architecture firm, David Nairne & Associates, designing the building has identified some potential grants that may be available to help offset the costs of the building. Beside the Green Municipal Fund grant of up to \$300,000.00, they have also identified some smaller grants that also may be available. In total, they have identified approximately \$500,000.00 in grants that, should we be successful in obtaining the grant, would help to offset the overall cost of the project. Care should be taken not to anticipate the success of obtaining these grants when applying for the borrowing. Should the City of Parksville not be successful with any of the grants, the need to borrow additional funds would be required. However, if the City of Parksville were to obtain authority for borrowing the full amount for the completion of the project and were successful in obtaining grants, there would not be the need to borrow up to our limit, thereby reducing the annual debt costs. Until application has been made for these grants, there is no way of determining if we would be successful in obtaining any of these funds.

## **SUMMARY/CONCLUSIONS**

When considering the various options for this project, it is important to remember that this facility will be of major importance to the future growth of the City. It is likely that this building will have to serve the needs of the community for up to 50 years. Designing and constructing a facility with the vision to the future is

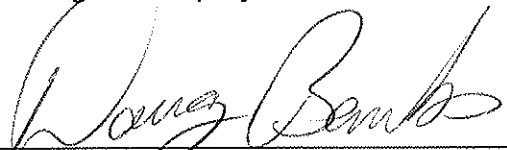
important to ensure that the department is in a position to provide the level of emergency service that the citizens of the community expect and deserve.

Postponing any part of or the entire project would only increase the overall cost of the project in the long run. The potential for costs to continue to increase over the years is quite real. Costs may plateau at some point in the future, but it is unlikely that the costs for materials and labour will be reduced any time soon.


**RECOMMENDATION**

That Council supports the option of constructing the fire hall expansion to as designed with the exception of the completion of the interior Dorm Space, the Curved Metal Roof, and the Undergrounding of the Hydro lines.

And further, that Council direct staff to prepare the necessary documents in order to proceed with the required Alternative Approval Process required to secure funding for the project in an amount not exceeding \$5,423,734.

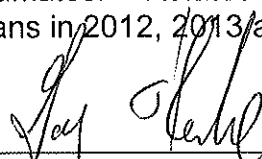
  
\_\_\_\_\_  
Doug Banks, Fire Chief

Chief Administrative Officer Comments

  
\_\_\_\_\_  
Fred Manson

Director of Engineering Comments

The servicing requirements for the fire hall project have only been identified on a preliminary basis at this time. Further design works must be completed before finalizing the scope of the servicing works and the associated construction cost estimates. Related capital works are included in the City's Long Term capital Plans in 2012, 2013 and 2016.

  
\_\_\_\_\_  
Gary O'Rourke

Director of Finance Comments

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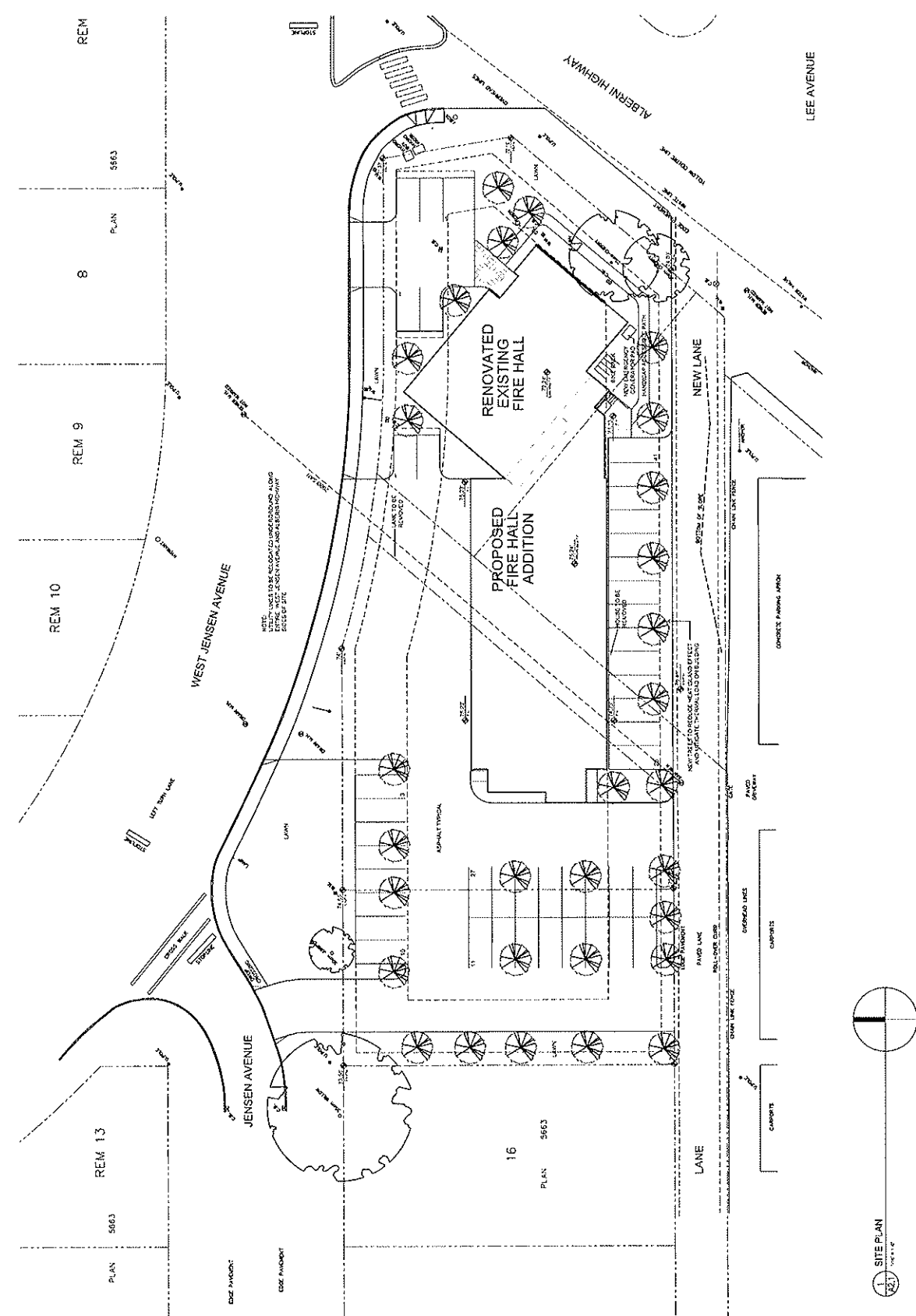
Lucky Butterworth



1	PROPOSED
2	EXISTING
3	REMOVED
4	ASPHALT/TPUSA
5	CONCRETE
6	GRAVEL
7	LANDSCAPE
8	UTILITIES
9	ADDITIONAL
10	REVISIONS
11	DATE
12	BY
13	SCALE
14	PROJECT NO.
15	CLIENT
16	DATE

PARKSVILLE FIRE HALL  
 RENOVATION AND  
 ADDITION  
 CITY OF PARKSVILLE  
 100 E. JENSEN AVENUE  
 PARKSVILLE, BC V2P 2H5  
 SHEET NO. 1  
 SITE PLAN

PROJECT NUMBER: 4210  
**A2.1**



1 SITE PLAN  
 22.1



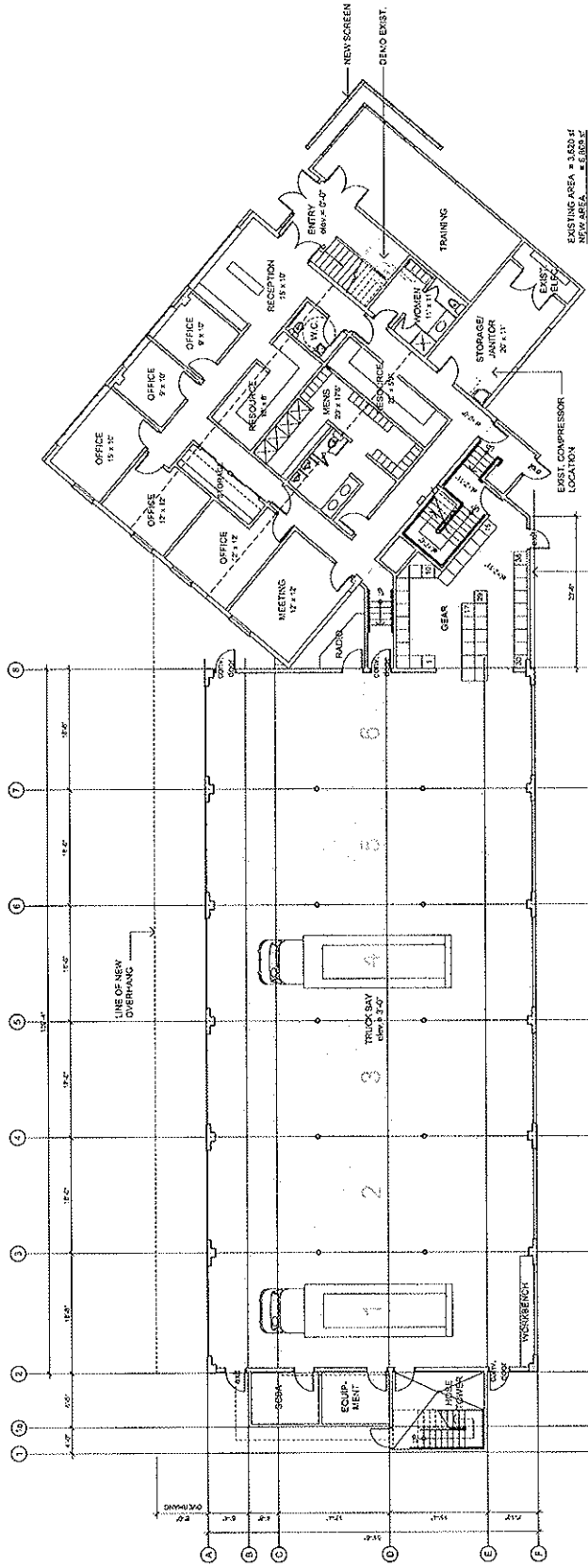
1	MEETING
2	RECEPTION
3	OFFICE
4	OFFICE
5	OFFICE
6	OFFICE
7	OFFICE

PROJECT NAME  
 PROJECT LOCATION  
 ADDITION  
 CITY OF PARKSVILLE

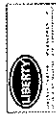
100 E. JENSEN AVENUE  
 PARKSVILLE, BC 19924-5403

RENOVATED MAIN FLOOR PLAN

42110  
**A3.2**



1  
 A3.2  
 RENOVATED MAIN FLOOR PLAN

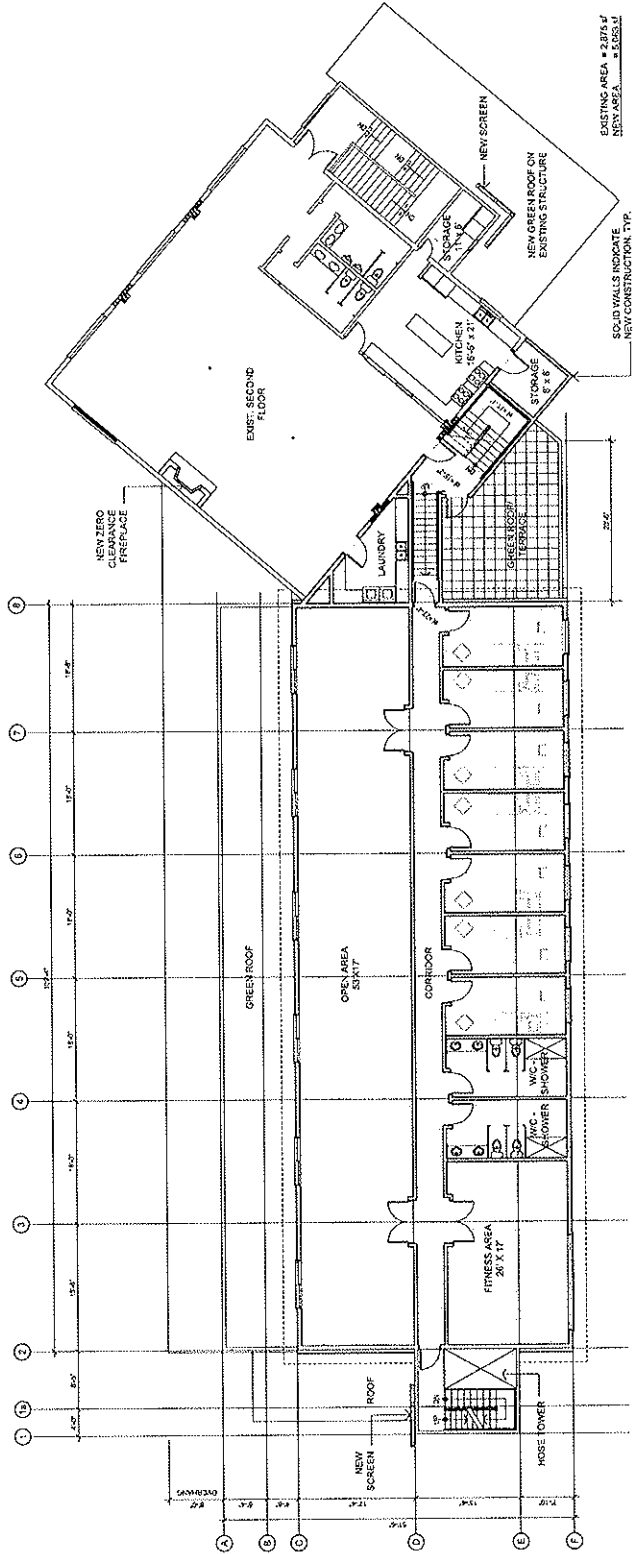


1	EXISTING
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4	ADDITION
5	DEMOLITION
6	EXISTING
7	NEW
8	RENOVATION
9	ADDITION
10	DEMOLITION
11	EXISTING
12	NEW
13	RENOVATION
14	ADDITION
15	DEMOLITION
16	EXISTING
17	NEW
18	RENOVATION
19	ADDITION
20	DEMOLITION

100 E. JENSEN AVENUE  
 PARKSVILLE, BC 19P 2-10  
 CITY OF PARKSVILLE

100 E. JENSEN AVENUE  
 PARKSVILLE, BC 19P 2-10  
 CITY OF PARKSVILLE

4210  
**A3.3**



EXISTING AREA = 2,276.4 SF  
 NEW AREA = 4,888.4 SF  
 TOTAL AREA = 7,164.8 SF

SOLID WALLS INDICATE  
 NEW CONSTRUCTION, TYP.

HATCH INDICATES  
 NEW CONSTRUCTION

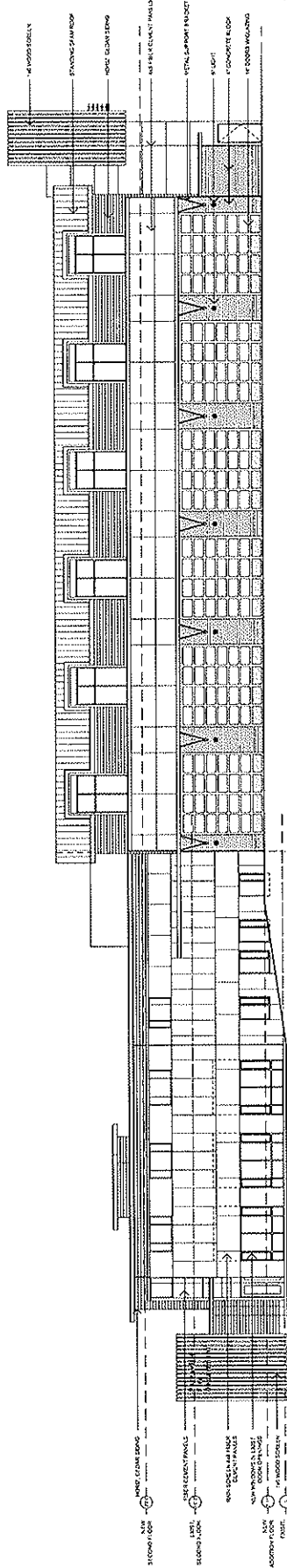
RENOVATED SECOND FLOOR PLAN

**PAGE**  
 27

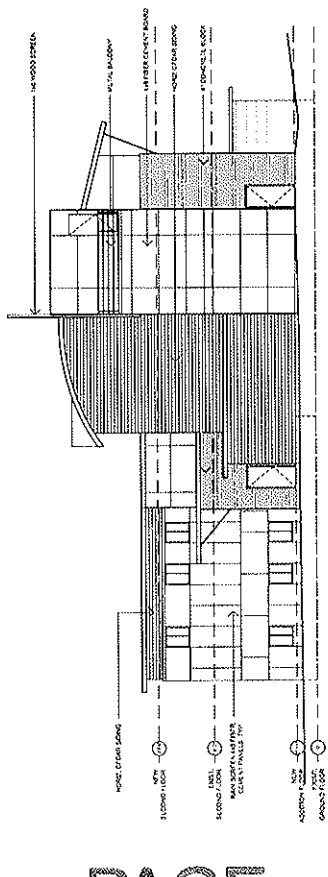


**Architect**  
**Architectural Firm**  
**Architect's License No.**  
**Project No.**

**Client**  
**Client's Name**  
**Client's Address**  
**Client's Phone No.**  
**Client's Fax No.**  
**Client's E-mail**

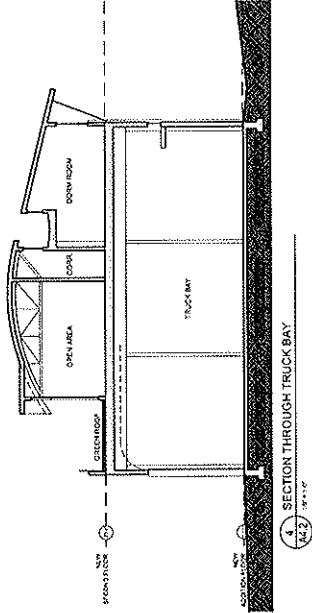


1 NEW NORTH ELEVATION  
 1/8" = 1'-0"

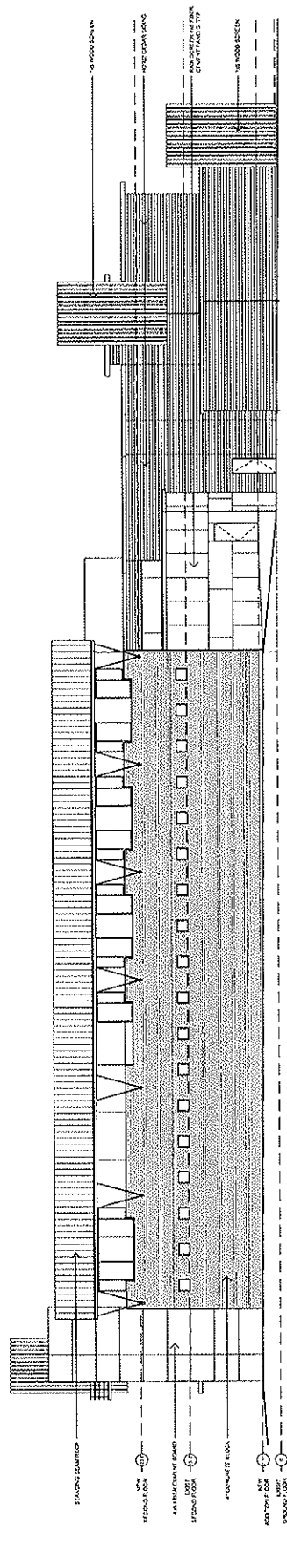


2 NEW WEST ELEVATION  
 1/8" = 1'-0"

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42	



4 SECTION THROUGH TRUCK BAY  
 1/8" = 1'-0"



3 NEW SOUTH ELEVATION  
 1/8" = 1'-0"

**PROJECT NAME**  
**PARKSVILLE FIRE HALL RENOVATION AND ADDITION**

**CITY OF PARKSVILLE**

**PROJECT ADDRESS**  
**108 E. JENSEN AVENUE**  
**PARKSVILLE, BC V3P 2T0**

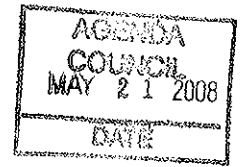
**DATE**  
**NEW ELEVATIONS**

**SCALE**  
**1/8" = 1'-0"**

**DATE**  
**4.2.10**

**PROJECT NO.**  
**A4.2**





**CITY OF PARKSVILLE**

**BYLAW NO. 1444**

**A bylaw to implement a Municipal Ticketing System**

**WHEREAS** the *Community Charter* authorizes Council, by bylaw, to designate those City bylaws which may be enforced by means of a municipal ticketing system; which offences are subject to municipal ticketing; who can issue municipal tickets and what fines may be imposed for each offence.

**NOW THEREFORE** the Council of the City of Parksville in open meeting assembled enacts as follows:

1. The bylaws, as amended or replaced from time to time, listed in Column 1 of Schedule A of this bylaw may be enforced by means of a ticket in the form prescribed in Section 273 of the *Community Charter*.
2. In Schedule A of this bylaw, the persons appointed to the job positions or titles listed in Column 2 are designated as bylaw enforcement officers under Section 264 of the *Community Charter* for the purpose of enforcing the bylaws listed in Column 1.
3. In Appendices 1 through 12 of this bylaw, the words or expressions in Column 1 designate the offence committed under the bylaw section number appearing in Column 2.
4. In Appendices 1 through 12 of this bylaw, the amounts appearing in Column 3 are the fines set under Section 265 of the *Community Charter* for the corresponding offences designated in Column 1.
5. City of Parksville Ticket Information Utilization Bylaw, 1996, No. 1264 and all its amending bylaws are repealed.
6. This bylaw shall take effect upon the date of its adoption.
7. This bylaw may be cited for all purposes as "Municipal Ticket Information Bylaw, 2008, No. 1444".

**READ A FIRST TIME** this

**READ A SECOND TIME** this

**READ A THIRD TIME** this

**ADOPTED** this

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Director of Administrative Services

**SCHEDULE A**

**Column 1**

**DESIGNATED BYLAWS**

**Column 2**

**DESIGNATED BYLAW  
ENFORCEMENT OFFICERS**

- |  |   |
|--|---|
| 1. Building Bylaw, 2003, No. 1387                | Building Inspector<br>Bylaw Compliance Officer  |
| 2. Business Licence Bylaw, 1991, No. 1079        | Bylaw Compliance Officer<br>Building Inspector<br>RCMP  |
| 3. Dog Licence and Pound Bylaw, 1997, No. 1284   | Pound Keeper & Animal Control Officer<br>Bylaw Compliance Officer<br>Building Inspector<br>RCMP |
| 4. Noise Control Bylaw, 2007, No. 1432           | Bylaw Compliance Officer<br>Building Inspector<br>RCMP  |
| 5. Outdoor Burning Bylaw, 2007, No. 1428         | Fire Chief<br>Deputy Fire Chief<br>Assistant Fire Chief<br>Bylaw Compliance Officer<br>RCMP     |
| 6. Property Maintenance Bylaw, 1990, No. 1383    | Bylaw Compliance Officer<br>Building Inspector<br>RCMP  |
| 7. Sign Regulation Bylaw, 1997, No. 1276         | Bylaw Compliance Officer<br>Building Inspector<br>RCMP  |
| 8. Traffic Bylaw No. 269                         | Bylaw Compliance Officer<br>Building Inspector<br>RCMP<br>Canadian Corps of Commissionaires     |
| 9. Tree Management Bylaw, 2006, No. 1415         | Bylaw Compliance Officer<br>RCMP  |
| 10. Zoning and Development Bylaw, 1994, No. 2000 | Bylaw Compliance Officer<br>Building Inspector<br>RCMP  |

**SCHEDULE A**

**Column 1**

**DESIGNATED BYLAWS**

11. Park Regulation Bylaw, 1999, No. 1327

12. Fireworks Bylaw, 2007, No. 1427

**Column 2**

**DESIGNATED BYLAW**

**ENFORCEMENT OFFICERS**

Bylaw Compliance Officer  
Building Inspector  
RCMP

Fire Chief  
Deputy Fire Chief  
Assistant Fire Chief  
Bylaw Compliance Officer  
RCMP

**APPENDIX 1**

**Building Bylaw, 2003, No. 1387**

<b><u>Column 1</u></b> <b><u>Offence</u></b>	<b><u>Column 2</u></b> <b><u>Section</u></b>	<b><u>Column 3</u></b> <b><u>Fine</u></b>
No Building Permit	5(a)	\$150.00
No Plumbing Permit	5(a)	\$150.00
No Demolition Permit	5(a)	\$150.00
Work Contrary To Plans	5(a)	\$150.00
Fail To Comply With Stop Work Order	5(b)	\$150.00
Obstruct Entry of Building Inspector	5(d)	\$200.00
Remove Notice	5(f)	\$100.00
No Occupancy Permit	5(g)	\$150.00

**APPENDIX 2**

**Business Licence Bylaw, 1991, No. 1079**

<b><u>Column 1</u></b> <b><u>Offence</u></b>	<b><u>Column 2</u></b> <b><u>Section</u></b>	<b><u>Column 3</u></b> <b><u>Fine</u></b>
No Business Licence	2(1)	\$100.00
More Than 1 Premise Per Licence	2(2)	\$100.00
Fail To Transfer Licence	2(3)	\$100.00
More Than 2 Amusement Machines	2(5)	\$100.00

**APPENDIX 3**

**Dog Licence and Pound Bylaw, 1997, No. 1284**

<b><u>Column 1</u></b> <b><u>Offence</u></b>	<b><u>Column 2</u></b> <b><u>Section</u></b>	<b><u>Column 3</u></b> <b><u>Fine</u></b>
Unlicensed Dog	10	\$50.00
Licence Tag Not On Dog	14	\$50.00
Obstruction of Animal Control Officer	18	\$200.00
More Than Two Dogs	19	\$100.00
Dog Noise Disturbing Peace	20	\$100.00
Dog At Large	21	\$75.00
Unmuzzled Vicious Dog	21(a)	\$300.00
Vicious Dog Not Confined	21(b)	\$300.00
Fail to Confine Bitch in Heat	24	\$100.00

**APPENDIX 4**

**Noise Control Bylaw, 2007, No. 1432**

<b><u>Column 1</u></b> <b><u>Offence</u></b>	<b><u>Column 2</u></b> <b><u>Section</u></b>	<b><u>Column 3</u></b> <b><u>Fine</u></b>
Noise causing disturbance	3(1)	\$150.00
Objectionable Noise	3(3)	\$150.00

**APPENDIX 5**

**Outdoor Burning Bylaw, 2007, No. 1428**

<b><u>Column 1</u></b> <b><u>Offence</u></b>	<b><u>Column 2</u></b> <b><u>Section</u></b>	<b><u>Column 3</u></b> <b><u>Fine</u></b>
Prohibited Fire	2	\$150.00
Obstruction of Officer	7	\$200.00



**APPENDIX 6**

**Property Maintenance Bylaw, 1990, No. 1383**

<b><u>Column 1</u></b> <b><u>Offence</u></b>	<b><u>Column 2</u></b> <b><u>Section</u></b>	<b><u>Column 3</u></b> <b><u>Fine</u></b>
Allow Unsightly Property	3(b)	\$100.00
Fail to Clear Unsightly Growth	3(e)	\$100.00
Fail to Clear Accumulation of Water	3(f)	\$100.00
Fail to Clear Noxious Weeds	3(g)	\$100.00
Fail to Clear Destructive Insects	3(g)	\$100.00
Fail to Clear Fire Hazard	3(h)	\$100.00
Cause or Permit Rubbish to Collect	3(i)	\$100.00

**APPENDIX 7**

**Sign Regulation Bylaw, 1997, No. 1276**

<b><u>Column 1</u></b> <b><u>Offence</u></b>	<b><u>Column 2</u></b> <b><u>Section</u></b>	<b><u>Column 3</u></b> <b><u>Fine</u></b>
Prohibited Sign	6.1	\$100.00
Prohibited Sign	5.2	\$100.00
Fail to Maintain Sign & Adjacent Property	8.4	\$100.00
No Sign Permit	8.2	\$100.00
Dangerous Sign	8.3	\$100.00
Obstruct City Employee	8.7	\$200.00
Interfere with or Obstruct Traffic	8.11	\$100.00
Sign on Public Property	8.12	\$100.00

**APPENDIX 8**

**Traffic Bylaw No. 269**

<b><u>Column 1</u></b> <b><u>Offence</u></b>	<b><u>Column 2</u></b> <b><u>Section</u></b>	<b><u>Column 3</u></b> <b><u>Fine</u></b>
Disobey Traffic Control Device	12(1)	\$50.00
Park In No Parking Zone	15(a)	\$50.00
Park in Excess of Posted Limit	17(2)	\$50.00
Park Where Prohibited	18(1)(l)	\$50.00
Park On Wrong Side of Road	18(2)	\$50.00
Unattached Trailer on Highway	20(1)	\$50.00
Park More Than 24 Hours	20(2)	\$50.00
Park Vehicle Over 4500 Kg More Than 2 Hours	20(2)	\$50.00
Park Vehicle Over 7 m. More Than 2 Hours	20(2)	\$50.00
Deposit Refuse	26(1)	\$100.00
Obstruct Passage Of Pedestrians/Vehicle	35	\$50.00
Display Vehicle for Sale on Highway	18(1)(l)(i)	\$ 50.00
Park on Sidewalk	18(1)(a)	\$ 50.00
Park in Front of Driveway	18(1)(b)	\$ 50.00
Park Within Intersection	18(1)(c)	\$ 50.00
Park Within 15 feet of Fire Hydrant	18(1)(d)	\$ 50.00
Drive over Fire Hose	25	\$100.00

**APPENDIX 9**

**Tree Management Bylaw, 2006, No. 1415**

<b><u>Column 1</u></b> <b><u>Offence</u></b>	<b><u>Column 2</u></b> <b><u>Section</u></b>	<b><u>Column 3</u></b> <b><u>Fine</u></b>
Damage Tree	4.1	\$ 250.00
Cut Tree Without Permit	4.1	\$1000.00
Work within 5 metres of Tree Dripline	4.2	\$ 250.00

**APPENDIX 10**

**Zoning and Development Bylaw No. 2000**

**APPENDIX 10**

**Zoning and Development Bylaw No. 2000**

<b><u>Column 1</u></b> <b><u>Offence</u></b>	<b><u>Column 2</u></b> <b><u>Section</u></b>	<b><u>Column 3</u></b> <b><u>Fine</u></b>
Unlawful Land Use - RS-1 Zone	202.1	\$100.00
Unlawful Land Use - RS-2 Zone	203.1	\$100.00
Unlawful Land Use - RS-3 Zone	204.1	\$100.00
Unlawful Land Use - MH-1 Zone	205.1	\$100.00
Unlawful Land Use - I-1 Zone	206.1	\$100.00
Unlawful Land Use - P-1 Zone	207.1	\$100.00
Unlawful Land Use - P-2 Zone	208.1	\$100.00
Unlawful Land Use - P-3 Zone	209.1	\$100.00
Unlawful Land Use - A-1 Zone	210.1	\$100.00
Unlawful Land Use - C-1 Zone	211.1	\$100.00
Unlawful Land Use - C-2 Zone	212.1	\$100.00
Unlawful Land Use - C-3 Zone	213.1	\$100.00
Unlawful Land Use - CS-1 Zone	214.1	\$100.00
Unlawful Land Use - CS-2 Zone	215.1	\$100.00
Unlawful Land Use - CS-3 Zone	216.1	\$100.00
Unlawful Land Use - CS-4 Zone	217.1	\$100.00
Unlawful Land Use - CS-5 Zone	218.1	\$100.00
Unlawful Land Use - E-1 Zone	219.1	\$100.00
Unlawful Land Use - CD-1 Zone	221.2	\$100.00
Unlawful Land Use - CD-2 Zone	222.2	\$100.00

**APPENDIX 10**

**Zoning and Development Bylaw No. 2000**

<b><u>Column 1</u></b> <b><u>Offence</u></b>	<b><u>Column 2</u></b> <b><u>Section</u></b>	<b><u>Column 3</u></b> <b><u>Fine</u></b>
Unlawful Land Use - CD-3 Zone	223.2	\$100.00
Unlawful Land Use - CD-4 Zone	224.2	\$100.00
Unlawful Land Use - CD-5 Zone	225.2	\$100.00
Unlawful Land Use - CD-6 Zone	226.2	\$100.00
Unlawful Land Use - CD-7 Zone	227.2	\$100.00
Unlawful Land Use - CD-8 Zone	228.2	\$100.00
Unlawful Land Use - CD-9 Zone	229.2	\$100.00
Unlawful Land Use - CD-10 Zone	230.2	\$100.00
Unlawful Land Use - CD-11 Zone	231.2	\$100.00
Unlawful Land Use - CD-12 Zone	232.2	\$100.00
Unlawful Land Use - CD-13 Zone	233.2	\$100.00
Unlawful Land Use - CD-14 Zone	234.2	\$100.00
Overheight Fence	501 (a), (b)	\$100.00
Prohibited Use	604 (a) - (g)	\$100.00
Height Obstruction at Corner	611	\$100.00
Fail To Comply With Secondary Suite Conditions	613 (a) - (j)	\$100.00
Swimming Pool Not Fenced As Required	617	\$100.00
Obstruct Authorized Entry	704	\$200.00

**APPENDIX 11**

**Park Regulation Bylaw No. 1327**

<b><u>Column 1</u></b>	<b><u>Column 2</u></b>	<b><u>Column 3</u></b>
<b><u>Offence</u></b>	<b><u>Section</u></b>	<b><u>Fine</u></b>
Damage to park plants	1	\$100.00
Damage to park property	2	\$100.00
Build any structure	3	\$100.00
Pollute fountain, lake, pool, pond, stream	4	\$100.00
Take up overnight accommodation	5	\$ 50.00
Obstruct free use & enjoyment of park	6	\$ 50.00
Discharge of explosives	7	\$100.00
Fire in park	8	\$100.00
Operate boat/waterski/contrivance in dangerous manner	9	\$100.00
Vehicle in park after hours	10	\$ 50.00
Vehicle parked in non-established area	11	\$ 50.00
Interfere/obstruct City employee	12	\$200.00
Use/operate device that disturbs	13	\$100.00
Possess liquor in park	14	\$100.00

**APPENDIX 12**

**Fireworks Bylaw No. 1427**

<b><u>Column 1</u></b> <b><u>Offence</u></b>	<b><u>Column 2</u></b> <b><u>Section</u></b>	<b><u>Column 3</u></b> <b><u>Fine</u></b>
Sell Fireworks	3(1)	\$150.00
Buy Fireworks	3(2)	\$150.00
Hold Fireworks	3(2)	\$150.00
Store Fireworks	3(2)	\$150.00
Possess Fireworks	3(2)	\$150.00
Discharge Fireworks	3(2)	\$150.00
Hold Fireworks without Event Permit	3(8)	\$200.00
Store Fireworks without Event Permit	3(8)	\$200.00
Possess Fireworks without Event Permit	3(8)	\$200.00
Discharge Fireworks without Event Permit	3(8)	\$200.00
Discharge Fireworks contrary to Event Permit	3(9)	\$200.00