



City of PARKSVILLE

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COUNCIL MEETING AGENDA

WEDNESDAY, SEPTEMBER 3, 2008 – 6:00 P.M.

1. **PUBLIC HEARING**

"Zoning and Development Amendment Bylaw, 2008, No. 2000.69" – the purpose is to add the RS-1 Zone a new "carriage house" provision which would permit a separate residential building containing a dwelling unit of up to 90 square metres in size.

"Zoning and Development Amendment Bylaw, 2008, No. 2000.70" – the purpose is to add miniature golf course as a permitted use to the Resort Area Tourist Accommodation RA-2A Zone.

2. **ADOPTION OF MINUTES**

a) of the regular meeting of Council held August 18, 2008 – Pages 1 to 6

Recommendation: THAT the minutes of the regular meeting of Council held August 18, 2008 be adopted.

3. **APPROVAL OF AGENDA**

4. **PRESENTATIONS**

5. **DELEGATIONS**

a) Kay Burgoyne – Rotary Clubs' of Parksville Peace Park Committee – Requesting the City take over the maintenance of the Rotary Peace Park – Pages 7 to 8

6. **UNFINISHED BUSINESS**

7. **CORRESPONDENCE**

8. **DISCUSSION RELATED TO DELEGATIONS OR CORRESPONDENCE**

9. **REPORTS**

a) **Committee of the Whole – August 25, 2008** – Pages 9 to 10

(1) **Communications Officer – 2008 Resident Satisfaction Survey Results**

A Resident Satisfaction Survey was conducted in June 2008 by an independent research firm, Mustel Group, on behalf of the City of Parkville. Survey results have been compiled and a report received.

Recommendation: THAT the report from the Communications Officer dated August 19, 2008 entitled "2008 Resident Satisfaction Survey Results", be received;

AND THAT the results from the 2008 City of Parkville Resident Satisfaction Survey attached to the report from the Communications Officer dated August 19, 2008 be received.

(2) **Manager of Operations – Society of Organized Services Request for the City to Donate Commemorative Trees**

A request was received from the Society of Organized Services for the City of Parkville to donate and plant five commemorative trees on City property at 183 Jensen Avenue.

Recommendation: THAT the report from the Manager of Operations dated August 20, 2008 entitled "Society of Organized Services Request for the City to Donate Five Commemorative Trees", be received;

AND THAT the request received from the Society of Organized Services for the City of Parkville to donate and plant the trees be approved.

(3) **Planner – Development Permit Amendment [Common property of VIS3656 in Craig Bay Estates]**

A similar Development Permit Amendment was recently granted to the balance of the strata owner groups at Craig Bay Estates, administered by the Community Lands Committee (CLC). In granting this amendment proposal to the Shorehaven Strata, a common approach to tree management would be realized for all of Craig Bay Estates. The applicant has requested the issuance of a development permit amendment to streamline tree management in Craig Bay Estates, as much of the tree management is routine.

Recommendation: THAT the report from the Planner dated August 1, 2008 for the issuance of a Development Permit amendment for the Common Property of VIS3656 in Craig Bay Estates be received;

AND THAT an amendment to Development Permit No. 94-04 be issued to the Shorehaven Strata Council of the common property of Strata Plan VIS3656 to permit the establishment of guidelines and procedures for tree management, for Strata Plans VIS3656 located at Craig Bay Estates.

(4) **Director of Community Planning – Proposed OCP Amendment**

It is Staff's understanding that in light of the amount of development that has occurred in recent years, and the fact that an OCP review is scheduled to commence in 2009, Council wishes to send a message that the only zoning amendments which will be supported are those which offer demonstrable community benefit, and which do not adversely impact the City's infrastructure and servicing. This report addresses the feasibility and mechanics of doing this.

**Recommendation: THAT the report from the Director of Community Planning dated August 14, 2008 for the consideration of an OCP amendment be received;
AND THAT Staff prepare an OCP amendment which provides criteria for the evaluation of rezoning applications to determine whether the proposal contains community benefits and will not adversely impact City's servicing.**

(5) Dogs Off Leash

Recommendation: THAT staff be instructed to investigate the feasibility of increasing the dog control budget to adjust the SPCA contract to provide an additional 2 to 4 hours of service per week, dedicated to patrolling City Park, for the months of May to September.

b) Director of Administration – Certificate of Sufficiency - Alternative Approval Process – Fire Hall Borrowing Bylaw No. 1443

Report to be distributed.

10. **BYLAWS**

a) "Dog Licence and Pound Amendment Bylaw, 2008, No. 1284.1"
Amendment to licence fees.

(i) **Recommendation: THAT "City of Parksville Dog Licence and Pound Amendment Bylaw, 2008, No. 1284.1" be adopted.**

b) "Fees and Charges Amendment Bylaw, 2008, No. 1421.1"
To amend Finance, Engineering and Operations and Police Services fees.

(i) **Recommendation: THAT "Fees and Charges Amendment Bylaw, 2008, No. 1421.1" be adopted.**

c) "Repealing Bylaw, 2008, No. 1450"
Repeal the Advisory Design Panel Bylaw that has been replaced with Terms of Reference.

(i) **Recommendation: THAT "Repealing Bylaw, 2008, No. 1450" be adopted.**

d) "Five Year Financial Plan Bylaw, 2009 - 2013, No. 1451"

(i) **Recommendation: THAT "Five Year Financial Plan Bylaw, 2009 – 2013, No. 1451" be adopted.**

e) "Zoning and Development Amendment Bylaw, 2008, No. 2000.71" – Pages 11 to 12
To amend Medium Density Residential (RS-2) Zone to make the bonus provision for affordable housing more effective.

(i) **Recommendation: THAT "Zoning and Development Amendment Bylaw, 2008, No. 2000.71" be read a first time.**

(ii) **Recommendation: THAT "Zoning and Development Amendment Bylaw, 2008, No. 2000.71" be read a second time.**

September 3, 2008
Council Agenda cont'd.

- f) "Zoning and Development Amendment Bylaw, 2008, No. 2000.72" – Pages 13 to 14
To amend Density Residential (RS-3) Zone to make the bonus provision for affordable housing more effective.
 - (i) **Recommendation: THAT "Zoning and Development Amendment Bylaw, 2008, No. 2000.72" be read a first time.**
 - (ii) **Recommendation: THAT "Zoning and Development Amendment Bylaw, 2008, No. 2000.72" be read a second time.**

11. NEW BUSINESS

12. NOTICE OF MOTION

13. SPECIAL BUSINESS (Closed/In Camera)

14. ADJOURNMENT

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CITY OF PARKSVILLE

August 18, 2008

4526.

Minutes of the regular meeting of Council held in the Civic and Technology Centre, 100 E. Jensen Avenue, Parksville, BC, on Monday, August 18, 2008 at 6:00 p.m.

PRESENT: Her Worship Mayor S. R. Herle

Councillors: C. R. Burger
J. B. Johnston
M. Lefebvre
T. Patterson
S. Powell
C. Robinson

Staff: F. Manson, Chief Administrative Officer
L. Taylor, Director of Administrative Services
G. Jackson, Director of Community Planning

1. ADOPTION OF MINUTES

08-227 Lefebvre - Patterson
THAT the minutes of the special meeting of Council held August 6, 2008 be adopted. CARRIED.

08-228 Lefebvre - Burger
THAT the minutes of the regular meeting of Council held August 6, 2008 be adopted. CARRIED.

2. APPROVAL OF AGENDA

08-229 Johnston - Burger
THAT the August 18, 2008 Council meeting agenda be approved. CARRIED.

3. PRESENTATIONS

Mayor Herle presented Councillor Johnston with a gift from the City in recognition of his years as a Councillor.

4. DELEGATIONS - Nil

5. UNFINISHED BUSINESS

Firehall

Councillor Johnston spoke in favor of the fire hall expansion and the alternative approval process indicating the Council had chosen the option because of the rising cost.

6. CORRESPONDENCE - Nil

7. DISCUSSION RELATED TO DELEGATIONS OR CORRESPONDENCE - Nil

8. REPORTS

a) Committee of the Whole – August 11, 2008

08-230 THAT the report of the Special Committee of the Whole meeting held August 11, 2008 be received and the following recommendations considered:

(1) **Manager of Budgets and Special Projects – Water Rate Structure and Rate Review**

Johnston - Powell

THAT the report dated August 1, 2008 from the Manager of Budgets and Special Projects regarding the Water Rate Structure and Water rate review be received for information. CARRIED.

(2) **Director of Finance – Fees and Charges Update**

Powell - Lefebvre

THAT the report from the Director of Finance dated July 28, 2008 entitled "Fees and Charges Update" be received;

AND THAT staff be instructed to prepare the appropriate amendments to Fees and Charges Bylaw, 2006, No. 1421 and the Dog Licence and Pound Bylaw, 1997, No. 1284 to reflect the fee increases outlined in Schedules B, C and E attached to the report from the Director of Finance entitled Fees and Charges Update dated July 28, 2008;

AND FURTHER THAT the amending bylaws be forwarded to Council for reading consideration. CARRIED.

(3) **Planner – Resignation of Advisory Design Panel Member and Consideration of the Appointment of New Panel Member**

Powell - Patterson

THAT the report from the Planner dated August 5, 2008 for Council notification of the resignation of a Panel member and consideration of the appointment of a new panel member be received;

AND THAT Ruben Galdames be appointed to the Advisory Design Panel for the remainder of the current term of Council;

AND FURTHER THAT Michael Chriss be thanked for his valuable services rendered during his term of office as a member of the Advisory Design Panel. CARRIED.

(4) **Director of Community Planning – Consideration of Amendment to RS-1 and RS-3 Zone to Make the Bonus Provision for Affordable Housing More Effective**

Burger - Lefebvre

THAT the report from the Director of Community Planning dated August 1, 2008 entitled "Consideration of Amendment to RS-2 and RS-3 Zone to make the bonus provision for affordable housing more effective" be received;

AND THAT Staff amend the base densities of the RS-2 and RS-3 Zones by 50%;

AND THAT Staff amend the percentage of affordable units necessary to obtain the bonus provision for RS-2 to 5%;
AND FURTHER THAT Staff amend the percentage of affordable units necessary to obtain the bonus provision for RS-3 to 10%. CARRIED.

(5) Chief Administrative Officer – Lease Agreement [183 McVickers Street]

Powell - Lefebvre

THAT the report dated August 5, 2008 from the Chief Administrative Officer regarding the lease agreement for 183 McVickers Street, be received;

AND THAT the Mayor and Director of Administrative Services be authorized to execute the Lease Agreement, on behalf of the City, with German Ju Jutsu Systems and Family Resource Association, for the property legally described as East Half of Lot 11, District Lot 4 Nanoose District Plan 6725 (183 McVickers Street) for the period September 1, 2008 to and including August 31, 2009 at an annual rent of six thousand (\$6,000.00) dollars. CARRIED.

(6) Director of Administrative Services – Lease Agreement Renewal with Parksville Chrysler Ltd.

Powell - Lefebvre

THAT the report dated July 31, 2008 from the Director of Administrative Services regarding the Parksville Chrysler Ltd. Lease Agreement, be received;

AND THAT the Mayor and Director of Administrative Services be authorized to execute the Lease Agreement, on behalf of the City, with Parksville Chrysler Ltd. for a 33 ft. x 198.8 ft. portion of the unopened roadway abutting the south property line of Lot A, District Lot 3, Nanoose District, Plan VIP73833 (230 Shelly Road) for the period September 1, 2008 to and including August 31, 2013 with an option to renew for a further term. CARRIED.

b) Building Inspector – Summary of Permit Types July 2008

08-231 Burger - Lefebvre

THAT the Building Inspector's Summary of Permit Type report for July 2008 showing a cumulative year to date value of \$11,715,258.00, be received. CARRIED.

c) Fire Chief – Monthly Incident and Inspection Reports July 2008

08-232 Johnston - Powell

THAT the Fire Chief's Summary of Incident Type report for July 2008 showing a total of 46 calls and the monthly Inspection Report for July 2008 showing 28 inspections, be received. CARRIED.

- d) **Director of Community Planning – Development Variance Permit Application – Park Island Properties Ltd. – 280 Island Highway East and 182, 174 and 160 Corfield Street**

Mayor Herle declared a conflict and left the meeting at 6:24 p.m. as her business is located on the subject property. Councillor Robinson assumed the chair.

- 08-233 Lefebvre - Johnston
THAT the report from the Director of Community Planning dated July 31, 2008 for the issuance of a Development Variance Permit to Park Island Properties Ltd. at 280 Island Highway East and 182, 174 and 160 Corfield Street, be received;
AND THAT the Development Variance Permit to Park Island Properties Ltd. to permit the removal of all engineering requirements relating to the Island Highway and Bagshaw Street to permit the expansion of the Thrifty Foods store, a new retail outlet with 3 residential dwellings on the second floor on Lot A, District Lot 4, Nanoose District, Plan VIP76612, Lot 1 and 2, District Lot 4, Nanoose District, Plan 32401 and Lot 1, District Lot 4, Nanoose District, Plan VIP75740 [280 Island Highway East and 182, 174 and 160 Corfield Street], be denied. CARRIED.

Councillor Burger, Powell, Johnson, Lefebvre, Patterson and Robinson in favor.
Mayor Herle returned to the meeting at 6:36 p.m.

- e) **Director of Engineering and Operations – Canada-British Columbia Building Canada fund – Application for Moilliet Street Upgrade**

- 08-234 Johnston - Burger
THAT the report from the Director of Engineering and Operations dated August 13, 2008 entitled "Canada-British Columbia Building Canada Fund Application for Moilliet Street Upgrade", be received;
AND THAT staff apply for funding under the Canada-British Columbia Building Canada Program;
AND THAT the 2009 Moilliet Street Upgrade Project is the City's priority project under Canada-British Columbia building Canada Program, is confirmed;
AND FURTHER THAT the City include the estimated project cost, in the amount of \$2.62 million in the 2009-2013 Financial Plan. CARRIED.

- f) **Accountant – Review of Computer Loans Policy No. 7.2**

- 08-235 Lefebvre - Burger
THAT the report from the Accountant dated July 29, 2008 regarding the review of Computer Loans Policy No. 7.2, be received;
AND THAT "Staff Purchase of Home Computer Systems Policy No. 7.2" be amended, effective August 18, 2008:
a) to include an interest rate that is equal to the rate prescribed by Canada Revenue Agency for such loans; and
b) limit the number of computer loans to one per employee at any one time.

CARRIED.

9. BYLAWS

- a) **"Dog Licence and Pound Amendment Bylaw, 2008, No. 1284.1"**
Amendment to licence fees.

08-236 Johnston - Burger
THAT "Dog Licence and Pound Amendment Bylaw, 2008, No. 1284.1" be read a first time. CARRIED.

08-237 Powell - Burger
THAT "Dog Licence and Pound Amendment Bylaw, 2008, No. 1284.1" be read a second and third time. CARRIED.

- b) **"Fees and Charges Amendment Bylaw, 2008, No. 1421.1"**
To amend Finance, Engineering and Operations and Police Services Fees.

08-238 Powell - Lefebvre
THAT "Fees and Charges Amendment Bylaw, 2008, No. 1421.1" be read a first time. CARRIED.

08-239 Powell - Johnston
THAT "Fees and Charges Amendment Bylaw, 2008, No. 1421.1" be read a second and third time. CARRIED.

- c) **"Repealing Bylaw, 2008, No. 1450"**
Repeal the Advisory Design Panel Bylaw that has been replaced with Terms of Reference.

08-240 Lefebvre - Powell
THAT "Repealing Bylaw, 2008, No. 1450" be read a first time. CARRIED.

08-241 Burger - Powell
THAT "Repealing Bylaw, 2008, No. 1450" be read a second and third time. CARRIED.

- d) **"Five Year Financial Plan Bylaw, 2009 – 2013, No. 1451"**

08-242 Johnston - Burger
THAT "Five Year Financial Plan Bylaw, 2009 – 2013, No. 1451" be read a first time. CARRIED.

08-243 Lefebvre - Burger
THAT "Five Year Financial Plan Bylaw, 2009 – 2013, No. 1451" be read a second and third time. CARRIED.

Councillors Lefebvre, Burger, Powell, Johnston and Mayor Herle were in favor. Councillors Patterson and Robinson were opposed.

10. NEW BUSINESS

a) **161 Stanford Avenue Curbing**

08-244 Herle - Johnston
THAT in conjunction with the works currently being undertaken around the intersection of Stanford Avenue and McCarter Street, staff be authorized and directed to extend the concrete curb from where it currently ends in front of 161 Stanford Avenue, west around to the end of the radius of the corner on east side of McCarter directly adjacent to 161 Stanford Avenue at a cost not to exceed \$3,500.00. CARRIED.

11. NOTICE OF MOTION - Nil

12. SPECIAL BUSINESS (Closed/In Camera) - Nil

13. ADJOURNMENT

It was moved by Councillor Powell and seconded by Councillor Lefebvre that the meeting adjourn. CARRIED.

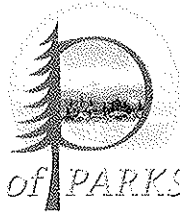
The meeting adjourned at 6:56 p.m.

Certified Correct.

Mayor



Director of Administrative Services



City of PARKSVILLE

REQUEST TO APPEAR AS A DELEGATION

TO BE HELD Wednesday - September 3, 2008 AT 6:00 P.M.
Day Date

NAME OF PERSON MAKING PRESENTATION: Kay Burgoyne
[Please print]

NAME OF APPLICANT IF OTHER THAN ABOVE: Bill Burgoyne
[Please print]

NAME OF ORGANIZATION [if applicable]: Rotary Clubs' - Parksville Peace Park Committee

Mailing address: _____

Phone: _____ - _____ Fax: _____
[Business] [Home]

DETAILS: [Please provide complete information on the nature of your presentation. If applicable, provide one set of submission documents in letter sized format for photocopying purposes. All requests and documentation must be received by the Administration Department by twelve noon on the Tuesday prior to the meeting date for consideration. Delegation requests that do not meet the criteria of *Delegations and/or Presentations to Council or Committee Policy 2.22* will not be processed.]

The Rotary Clubs' of Parksville Peace Park Committee respectfully request that a representative from our Committee be able to address City Council regarding the attached letter requested that the City take over the maintenance of the Rotary Peace Park.

NOTE: Any personal information on this form is collected for the purpose of administering the meetings of Council as noted in Section 26(c) of the *Freedom of Information and Protection of Privacy Act*.

City of Parksville,
Parksville, B.C.

August 10, 2008

Attention: Mayor Sandy Herle & Councilors.

Your Worship Mayor Herle,

On behalf of the Rotary Clubs' of Parksville, the Peace Park Committee has been asked to write and request the City of Parksville take over the maintenance of the Rotary Peace Park located at the S.E. entrance to the City on Highway 19A.

This land was donated to the Rotary Clubs' of Parksville by the City of Parksville in 2002. This initiative followed the designation of Parksville becoming the first Rotary Peace City in Canada in 1997.

The Rotary Clubs' of Parksville have established, created and maintained the Rotary Peace Park over the past six years. The members have worked hard to establish a park with plantings of rhododendrons, trees, shrubs, flowerbeds and lawns with an extensive irrigation system. Trees have been planted to honor International Rotary Youth Exchange students; memorial benches have been built and put in place to honor former Rotarians and or members of their family. Picnic benches have been anchored in the treed area and identification signage given to native flora. Pathways have been developed throughout the park and a bridged walkway for the physically challenged from N.W. Bay road into the park was erected this year. Appropriate signage has been established on the park property.

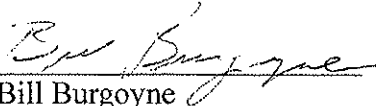
The park has been included in the Judges visits since the onset of the Communities in Bloom Competitions as the park is a very welcoming and colorful attraction to the entrance to the City of Parksville. We truly believe that the establishment of this park will leave a legacy to the City of Parksville for generations to come.

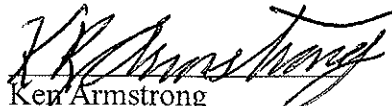
Over the past years the volunteer membership of physical and hands on support has been much less than is required to maintain the park, in fact there are only a very few dedicated members who are able to give of their time and energy, most of whom are seniors and who are finding it more and more physically difficult to give the time that is required to maintain the park.

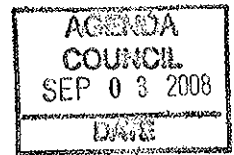
We would draw your attention to City File: 6140-20-OTH where it was acknowledged by the City that once improvements have been completed it is appropriate that this park be maintained by City Staff.

In conclusion the Rotary Peace Park Committee respectfully requests that the time has come for the torch to be passed and that City Staff maintain the park.

Yours truly,
Rotary Peace Park Committee Co-Chairmen


Bill Burgoyne
Rotary Club of Parksville


Ken Armstrong
Rotary Club of Parksville A.M.



August 26, 2008

REPORT TO: MAYOR AND COUNCIL

FROM: COMMITTEE OF THE WHOLE

SUBJECT: AUGUST 25, 2008 MEETING RECOMMENDATION

The following item was considered by the Committee of the Whole at its special meeting held Monday, August 25, 2008:

RECOMMENDATIONS

1) Communications Officer – 2008 Resident Satisfaction Survey Results

THAT the report from the Communications Officer dated August 19, 2008 entitled "2008 Resident Satisfaction Survey Results", be received;

AND THAT the results from the 2008 City of Parksville Resident Satisfaction Survey attached to the report from the Communications Officer dated August 19, 2008 be received.

2) Manager of Operations – Society of Organized Services Request for the City to Donate Commemorative Trees

THAT the report from the Manager of Operations dated August 20, 2008 entitled "Society of Organized Services Request for the City to Donate Five Commemorative Trees", be received;

AND THAT the request received from the Society of Organized Services for the City of Parksville to donate and plant the trees be approved.

3) Planner – Development Permit Amendment [Common property of VIS3656 in Craig Bay Estates]

THAT the report from the Planner dated August 1, 2008 for the issuance of a Development Permit amendment for the Common Property of VIS3656 in Craig Bay Estates be received;

AND THAT an amendment to Development Permit No. 94-04 be issued to the Shorehaven Strata Council of the common property of Strata Plan VIS3656 to permit the establishment of guidelines and procedures for tree management, for Strata Plans VIS3656 located at Craig Bay Estates.

4) Director of Community Planning – Proposed OCP Amendment

THAT the report from the Director of Community Planning dated August 14, 2008 for the consideration of an OCP amendment be received;

AND THAT Staff prepare an OCP amendment which provides criteria for the evaluation of rezoning applications to determine whether the proposal contains community benefits and will not adversely impact City's servicing.

5) Dogs Off Leash

THAT staff be instructed to investigate the feasibility of increasing the dog control budget to adjust the SPCA contract to provide an additional 2 to 4 hours of service per week, dedicated to patrolling City Park, for the months of May to September.



MAYOR SANDY HERLE, Chair
COMMITTEE OF THE WHOLE



CITY OF PARKSVILLE

BYLAW NO. 2000.71

Text Amendment – Amend Medium Density Residential (RS-2) Zone to make the bonus provision for affordable housing more effective

A bylaw to amend the "City of Parksville Zoning and Development Bylaw, 1994, No. 2000".

The Municipal Council in open meeting assembled enacts as follows:

- 1. That "City of Parksville Zoning and Development Bylaw, 1994, No. 2000" be amended as follows:
a. DIVISION 200: ZONING DISTRICT SCHEDULES, Section 203.2, Buildings and Structures, Maximum Number, Size and Height, by removing that section in its entirety and replacing it with:

"203.2 Buildings and Structures Maximum Number, Size and Height

Table with 2 columns: Building Type and Maximum Number, Size and Height. Rows include Single Family or Duplex Dwelling (1 per lot), Multiple Family Residential (a)(b) (15 units per ha), Height of Principal Building (7.5 m), and Height of Accessory Buildings and Structures (5.0 m).

- (a) Where 80% or more of the required off-street parking spaces are provided underground or concealed within the building, the maximum number of multiple family residential units may be increased by 10 units per hectare.
(b) Where 5% or more of the total number of units are affordable housing units, the maximum number of multiple family residential units may be increased by 15 units per hectare."

- 2. This bylaw may be cited for all purposes as "Zoning and Development Amendment Bylaw, 2008, No. 2000.71 ".

READ A FIRST TIME this day of 2008

READ A SECOND TIME this day of 2008

PUBLIC HEARING HELD this day of 2008

READ A THIRD TIME this day of 2008

ADOPTED this day of 2008

Mayor

Director of Administrative Services

CITY OF PARKSVILLE

BYLAW NO. 2000.72

Text Amendment – Amend High Density Residential (RS-3) Zone to make the bonus provision for affordable housing more effective

A bylaw to amend the "City of Parksville Zoning and Development Bylaw, 1994, No. 2000".

The Municipal Council in open meeting assembled enacts as follows:

1. That "City of Parksville Zoning and Development Bylaw, 1994, No. 2000" be amended as follows:

a. DIVISION 200: ZONING DISTRICT SCHEDULES, Section 204.2, Buildings and Structures, Maximum Number, Size and Height, by removing that section in its entirety and replacing it with:

"204.2 Buildings and Structures **Maximum Number,
Size and Height**

Single Family or Duplex Dwelling	1 per lot
Multiple Family Residential (a)(b)	35 units/ha
Height of Single Family Dwelling or Duplex	7.5 m
Height of Cluster Housing or Row Housing	11.0 m
Height of Townhouse, or Apartment	11.0 m
Height of Accessory Buildings and Structures	5.0 m
Combined Floor Area of Accessory Buildings	75 m ²

(a) Where 80% or more of the required off-street parking spaces are provided underground or concealed within the building, the maximum number of multiple family residential units may be increased by 25 units per hectare.

(b) Where 10% or more of the total number of units are affordable housing units, the maximum number of multiple family residential units may be increased by 42 units per hectare."

2. This bylaw may be cited for all purposes as "Zoning and Development Amendment Bylaw, 2008, No. 2000.72".

READ A FIRST TIME this day of 2008
READ A SECOND TIME this day of 2008
PUBLIC HEARING HELD this day of 2008
READ A THIRD TIME this day of 2008
ADOPTED this day of 2008

Mayor

Director of Administrative Services