



City of PARKSVILLE

PO Box 1390, 100 E. Jensen Avenue, Parksville, BC V9P 2H3
Telephone: (250) 248-6144 Fax: (250) 248-6650
www.parksville.ca

COUNCIL MEETING AGENDA

MONDAY, SEPTEMBER 15, 2008 – 6:00 P.M.

1. ADOPTION OF MINUTES

- a) of the Public Hearing held September 3, 2008 – Pages 1 to 2
"Zoning and Development Amendment Bylaw, 2008, No. 2000.69" and "Zoning and Development Amendment Bylaw, 2008 No. 2000.70"

Recommendation: THAT the minutes of the Public Hearing held September 3, 2008 be adopted.

- b) of the regular meeting of Council held September 3, 2008 – Pages 3 to 7

Recommendation: THAT the minutes of the regular meeting of Council held September 3, 2008 be adopted.

2. APPROVAL OF AGENDA

3. PRESENTATIONS

4. DELEGATIONS

- a) Gerry Price and Regan Myers – Measuring Up Parksville – Universal Design as it relates to individuals with disabilities – Page 8

5. UNFINISHED BUSINESS

6. CORRESPONDENCE

7. DISCUSSION RELATED TO DELEGATIONS OR CORRESPONDENCE

8. REPORTS

- a) **Committee of the Whole – September 8, 2008** – Page 9

- (1) Director of Administrative Services – 2008 Fall Grant-In-Aid Applications
Under the provisions of the City's Grant-In-Aid Application policy the City of Parksville may provide direct financial assistance to community groups and organizations for events and projects that will benefit the citizens and visitors of the municipality contingent upon provisions being included in the annual operating budget. The 2008 budget for this purpose is \$5000. As provided under the policy the award of grants is

split into a spring and fall intake. The deadline for fall intake was August 29, 2008. The purpose of this report is to establish a Grant-in-Aid Select Committee to review the applications received by fall deadline.

**Recommendation: THAT the report from the Director of Administrative Services dated September 2, 2008 entitled "2008 Fall Grant-In-Aid Applications" be received;
AND THAT a Grant-In-Aid Select Committee be appointed to review and recommend back to Council on the allocation of the \$2,500.00 budgeted funds for the submissions received for the period ending August 29, 2008;
AND THAT the Grant-In-Aid Select Committee be comprised of the Director of Administrative Services and two Councillors appointed by the Mayor.**

Mayor Herle appointed Councillors Burger and Powell to the Grant-In-Aid Select Committee.

(2) Director of Administrative Services – 2009 Permissive Taxation Exemption Applications

Annual taxation exemptions provided under the Community Charter. In order for 2009 taxation exemptions to take affect, the bylaw must be adopted in the preceding year, on or before October 31, 2008.

**Recommendation: THAT the report from the Director of Administrative Services dated September 2, 2008 entitled "2009 Permissive Taxation Exemption Applications" be received;
AND THAT the properties contained in the list entitled "Permissive Taxation Exemption Applicants 2009", dated August 29, 2008, attached to the report from the Director of Administrative Services, be considered for permissive taxation exemption for the municipal portion of their taxes in the 2009 calendar year;
AND THAT the necessary bylaw be forwarded to Council for reading consideration.**

b) Building Inspector – Summary of Permit Types August 2008 – Page 10

Recommendation: THAT the Building Inspector's Summary of Permit Type report for August 2008 showing a cumulative year to date value of \$12,179,958, be received.

c) Fire Chief – Monthly Incident and Inspection Reports August 2008 – Pages 11 to 12

Recommendation: THAT the Fire Chief's Summary of Incident Type report for August 2008 showing a total of 47 calls and the monthly Inspection Report for August 2008 showing 48 inspections, be received

d) Director of Engineering and Operations – Water Supply Verbal Presentation

e) Manager of Current Planning – Bylaw to Enter into an Affordable Housing Agreement [352 Hirst Avenue) – Pages 13 to 26

The City has received a Housing Agreement for four affordable housing units from Carel Properties Ltd. for 352 Hirst Street. The consideration of a Housing Agreement Authorization Bylaw is to allow the city to enter into a housing agreement with the property owner to facilitate four affordable housing units.

Recommendation: THAT the "Housing Agreement Authorization Bylaw, 2008, No. 1441" be brought forward for consideration to allow the City to enter into an affordable housing agreement with the property owner, Carel Properties Ltd., Inc. No. BC0752485, for four (4) affordable housing rental units on the land legally described as Lot 5, District Lot 14, Nanoose District, Plan 5797 (352 Hirst Avenue).

f) Fire Chief – Fire Hall Expansion Project Loan Authorization Referendum – Pages 27 to 35

Staff has requested and has received from Liberty Contract Management Inc. an updated cost estimate for the proposed Fire Hall Renovation and Expansion project. The updated cost estimate reflects a 6% increase for a new total estimated project cost of \$5,724,000. Council direction is now required to direct staff to either proceed to referendum with the updated costs or to again review the scope of the project.

**Recommendation: THAT third reading of "Fire Hall Addition Loan Authorization Bylaw, 2008, No. 1443" given June 2, 2008 be rescinded;
AND THAT "Fire Hall Loan Authorization Bylaw, 2008 No. 1443" be amended to increase the total amount of the borrowing from the sum of Five Million Four Hundred Thousand Dollars (\$5,400,000.00) to the sum of Five Million Seven Hundred and Twenty Four Thousand Dollars (\$5,724,000);
AND THAT "Fire Hall Addition Loan Authorization Bylaw, 2008, No. 1443" be given third reading as amended;
AND THAT "Fire Hall Addition Loan Authorization Bylaw, 2008, No. 1443" be sent to referendum at the Local Government Election on November 15, 2008
AND FURTHER THAT the referendum question be as follows:
"Are you in favor of the adoption of "Fire Hall Addition Loan Authorization Bylaw, 2008, No. 1443" which, if passed, authorizes the borrowing of up to the sum of Five Million Seven Hundred and Twenty Four Thousand Dollars (\$5,724,000) for the renovation and construction of an addition to the City of Parksville Fire Hall?"**

9. BYLAWS

a) "Housing Agreement Authorization Bylaw, 2008, No. 1441" – Pages 36 to 46
To allow the city to enter into a housing agreement with Carel Properties Ltd. to facilitate four affordable housing units at 352 Hirst Street.

(i) **Recommendation: THAT "Housing Agreement Authorization Bylaw, 2008, No. 1441" be read a first time.**

(ii) **Recommendation: THAT "Housing Agreement Authorization Bylaw, 2008, No. 1441" be read a second and third time.**

- b) "Official Community Plan Amendment Bylaw, 2008, No. 1370.10" – Page 47
Amendment to provide criteria for the evaluation of rezoning applications to determine whether the proposal contains community benefits and will not adversely impact community services.
 - (i) **Recommendation: THAT "Official Community Plan Amendment Bylaw, 2008, No. 1370.10" be read a first time.**
 - (ii) **Recommendation: THAT "Official Community Plan Amendment Bylaw, 2008, No. 1370.10" be read a second time.**

- c) "Permissive Taxation Exemption Bylaw, 2008, No. 1452" – Pages 48 to 54
Annual taxation exemptions provided under the Community Charter. In order for 2009 taxation exemptions to take affect, the bylaw must be adopted in the preceding year, on or before October 31, 2008.
 - (i) **Recommendation: THAT "Permissive Taxation Exemption Bylaw, 2008, No. 1452" be read a first time.**
 - (ii) **Recommendation: THAT "Permissive Taxation Exemption Bylaw, 2008, No. 1452" be read a second and third time.**

- d) "Development Cost Charges, 2008, No. 1437"
DCC's may be imposed to provide funds to assist the City to pay the capital costs of providing, constructing, altering or expanding sewage, water, drainage and highway facilities and of providing and improving parkland, in order to service, directly or indirectly, the development for which the charges are imposed.
 - (i) **Recommendation: THAT "Development Cost Charges, 2008, No. 1437" be adopted.**

10. NEW BUSINESS

11. NOTICE OF MOTION

12. SPECIAL BUSINESS (Closed/In Camera)

Pursuant to Sections 90 (1) (c) of the *Community Charter* Council proceed to a closed meeting to consider an item relating to personnel.

13. ADJOURNMENT

ooOOoo

TO BE ADOPTED



CITY OF PARKSVILLE

SEPTEMBER 3, 2008

Minutes of the Public Hearing held in the Civic and Technology Centre, 100 E. Jensen Avenue, Parksville, BC, on Wednesday, September 3, 2008 at 6:00 pm

PRESENT: Her Worship Mayor S. R. Herle

Councillors: C. R. Burger
M. Lefebvre
T. C. Patterson
S. E. Powell
C. Robinson

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

1. Mayor Herle called the Hearing to order at 6:00 p.m.
2. Mayor Herle advised the purpose of the Public Hearing was to consider certain bylaws which, if adopted, will amend the "Zoning and Development Bylaw, 1994, No. 2000", and all submissions either in writing or verbally, will be taken into consideration by the Municipal Council when the proposed bylaws are presented for third reading at a future date. The Chair introduced the bylaws on the Public Hearing agenda that will be considered concurrently.

3. ZONING AND DEVELOPMENT AMENDMENT BYLAW, 2008, NO. 2000.69

To add to 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

To add miniature golf course as a permitted use to the Resort Area Tourist Accommodation RA-2A Zone.

The Director of Administrative Services advised notice of this Public Hearing was advertised by being posted on the notice board at the Parksville Civic and Technology Centre on August 26, 2008 and by being in *The News* issues of August 26 and August 29, 2008. As proposed Zoning and Development Amendment Bylaw, 2008, No. 2000.69 and Zoning and Development Amendment Bylaw, 2008, No. 2000.70 are bylaw amendments affecting ten or more parcels owned by ten or more persons that would be subject to the bylaw alteration, Section 892(7) of the *Local Government Act* does not require the mailing or hand delivering of individual Public Hearing notices to any property owners or tenants.

The Director of Administrative Services advised that as of September 3, 2008 no correspondence regarding the proposed bylaws had been received.

The Chair invited views and comments from persons present in the gallery who would be affected by proposed Zoning and Development Amendment Bylaw, 2008, No. 2000.69 and Zoning and Development Amendment Bylaw, 2008, No. 2000.70.

Zoning and Development Amendment Bylaw, 2008, No. 2000.69

Charlie Stone, 624 Island Highway West

- Read letter that he then submitted for the record
- Have not required staff to report on issues of the bylaw

Christian Wikeruk, 1516 Memory Lane, Qualicum Beach

- Considering building shop and carriage house for parents
- Limited in space; 90m²
- Asking that size of carriage houses be increased

Zoning and Development Amendment Bylaw, 2008, No. 2000.70

No comments from the galley

The Chair invited views and comments from the gallery a second time.

The Chair invited views and comments from the gallery a third time.

4. Before declaring the hearing adjourned, Mayor Herle advised that Council cannot entertain further submissions or correspondence from the public on the proposed bylaws.

5. ADJOURNMENT

Mayor Herle declared the Hearing adjourned at 6:13 p.m.

Certified Correct.

Chair



Director of Administrative Services

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TO BE ADOPTED



4532.

CITY OF PARKSVILLE

September 3, 2008

Minutes of the regular meeting of Council held in the Civic and Technology Centre, 100 E. Jensen Avenue, Parksville, BC, on Wednesday, September 3, 2008 at 6:00 p.m.

PRESENT: Her Worship Mayor S. R. Herle

Councillors: C. R. Burger
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
D. Banks, Fire Chief

1. PUBLIC HEARING

Lefebvre - Patterson
08-245 THAT Council resolve into a Public Hearing for "Zoning and Development Amendment Bylaw, 2008, No. 2000.69" and "Zoning and Development Amendment Bylaw, 2008, No. 2000.70". CARRIED.

Time 6:00 p.m.

The Council meeting reconvened at 6:13 p.m.

2. ADOPTION OF MINUTES

Lefebvre - Powell
08-246 THAT the minutes of the regular meeting of Council held August 18, 2008 be adopted. CARRIED.

3. APPROVAL OF AGENDA

Lefebvre - Powell
08-247 THAT the September 3, 2008 Council meeting agenda be approved. CARRIED.

4. PRESENTATIONS - Nil

5. DELEGATIONS

Mayor Herle declared a conflict of interest as she is the President Elect of the AM Rotary Club. She left the meeting at 6:20 p.m. Councillor Robinson assumed the Chair.

- a) Kay Burgoyne from the Rotary Clubs' of Parksville Peace Park Committee requested that the City take over maintenance of the Rotary Peace Park.

Mayor Herle returned to the meeting at 6:36 p.m. and resumed the Chair.

6. UNFINISHED BUSINESS - Nil
7. CORRESPONDENCE - Nil
8. DISCUSSION RELATED TO DELEGATIONS OR CORRESPONDENCE - Nil
9. REPORTS

a) Committee of the Whole – August 25, 2008

08-248 THAT the report of the Special Committee of the Whole meeting held August 25, 2008 be received and the following recommendations considered:

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

Powell - Burger

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. CARRIED.

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

Lefebvre - Powell

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 five trees on the City property located behind the SOS on 183 Jensen Avenue, be approved. CARRIED.

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

Lefebvre - Powell

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. CARRIED.

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

Powell - Burger

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. CARRIED.

(5) **Dogs Off Leash**

Lefebvre - Powell

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 the Community Park, for the months of May to September. CARRIED.

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

08-249 Lefebvre - Patterson
THAT the report from the Director of Administrative Services dated September 2, 2008 entitled "Fire Hall Borrowing Bylaw No. 1443 - AAP - Certificate of Sufficiency" be received for information;
AND THAT Council receive the Certificate of Sufficiency dated September 2, 2008 pertaining to the Fire Hall Addition Loan Authorization Bylaw, 2008, No. 1443. CARRIED.

10. BYLAWS

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

08-250 Lefebvre - Powell
THAT "Dog Licence and Pound Amendment Bylaw, 2008, No. 1284.1" be adopted. CARRIED.

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

08-251 Powell - Burger
THAT "Fees and Charges Amendment Bylaw, 2008, No. 1421.1" be adopted. CARRIED.

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

08-252 Patterson - Lefebvre
THAT "Repealing Bylaw, 2008, No. 1450" be adopted. CARRIED.

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

08-253 Powell - Lefebvre
THAT "Five Year Financial Plan Bylaw, 2009 – 2013, No. 1451" be adopted. CARRIED.

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

08-254 Powell - Lefebvre
THAT "Zoning and Development Amendment Bylaw, 2008, No. 2000.71" be read a first time. CARRIED.

08-255 Lefebvre - Powell
THAT "Zoning and Development Amendment Bylaw, 2008, No. 2000.71" be read a second time. CARRIED.

- f) **"Zoning and Development Amendment Bylaw, 2008, No. 2000.72"**
To amend Density Residential (RS-3) Zone to make the bonus provision for affordable housing more effective.

08-256 Lefebvre - Powell
THAT "Zoning and Development Amendment Bylaw, 2008, No. 2000.72" be read a first time. CARRIED.

08-257 Lefebvre - Powell
THAT "Zoning and Development Amendment Bylaw, 2008, No. 2000.72" be read a second time. CARRIED.

11. NEW BUSINESS

- a) **Goose Control**

08-258 Burger - Lefebvre
THAT staff investigate the options, including costs, available for controlling geese and report back to Council as soon as possible. CARRIED.

- b) **Rotary Peace Park**

Mayor Herle declared a conflict of interest as she is the President Elect of the AM Rotary Club. She left the meeting at 7:00 p.m. Councillor Robinson assumed the Chair.

08-259 Patterson - Lefebvre
THAT staff prepare a report on the request from the Rotary Club that the City take over the Rotary Peace Park, including the costs of the operation and maintenance of the park. CARRIED.

Mayor Herle returned to the meeting at 7:06 p.m. and resumed the Chair.

12. NOTICE OF MOTION - Nil

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

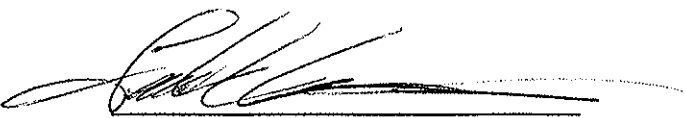
14. ADJOURNMENT

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

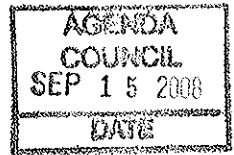
The meeting adjourned at 7:07 p.m.

Certified Correct.

Mayor



Director of Administrative Services



City of PARKSVILLE

REQUEST TO APPEAR AS A DELEGATION

TO BE HELD Monday - September 15, 2008 AT 6 P.M.
Day Date

NAME OF PERSON MAKING PRESENTATION: Gerry Price and Regan Myers
[Please print]

NAME OF APPLICANT IF OTHER THAN ABOVE: Gail Hadfield
[Please print]

NAME OF ORGANIZATION [if applicable]: Measuring Up Parksville

Mailing address: 2368 15th ave PORT ALBERNI, BC V9Y 2Z7

Phone: (250) 723-1254 - (250) 723-1254 Fax: (250) 723-1254
[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 presentation will be on Universal Design as it relates to individuals with disabilities and its application to other individuals and situations. The purpose of the presentation is to raise awareness of this concept as well as give the City Council information on the endeavors of the Measuring Up Project to date.

NOTE: Any personal information on this form is collected for the purpose of administering the meetings of Council as noted in Section 25(c) of the Freedom of Information and Protection of Privacy Act.

September 9, 2008

REPORT TO: MAYOR AND COUNCIL
FROM: COMMITTEE OF THE WHOLE
SUBJECT: September 8, 2008 MEETING RECOMMENDATION

The following item was considered by the Committee of the Whole at its special meeting held Monday, September 8, 2008:

RECOMMENDATIONS

1) Director of Administrative Services – 2008 Fall Grant-In-Aid Applications

THAT the report from the Director of Administrative Services dated September 2, 2008 entitled "2008 Fall Grant-In-Aid Applications" be received;
AND THAT a Grant-In-Aid Select Committee be appointed to review and recommend back to Council on the allocation of the \$2,500.00 budgeted funds for the submissions received for the period ending August 29, 2008;
AND THAT the Grant-In-Aid Select Committee be comprised of the Director of Administrative Services and two Councillors appointed by the Mayor.

Mayor Herle appointed Councillors Burger and Powell to the Grant-In-Aid Select Committee.

2) Director of Administrative Services – 2009 Permissive Taxation Exemption Applications

THAT the report from the Director of Administrative Services dated September 2, 2008 entitled "2009 Permissive Taxation Exemption Applications" be received;
AND THAT the properties contained in the list entitled "Permissive Taxation Exemption Applicants 2009", dated August 29, 2008, attached to the report from the Director of Administrative Services, be considered for permissive taxation exemption for the municipal portion of their taxes in the 2009 calendar year;
AND THAT the necessary bylaw be forwarded to Council for reading consideration.


MAYOR SANDY HERLE, Chair
COMMITTEE OF THE WHOLE

**CITY OF PARKVILLE
BUILDING INSPECTOR'S MONTHLY REPORT
August-08**

AGORIA
COUNCIL
SEP 15 2008
DATE

August-08

PERMIT TYPE	Aug-08	Units	VALUE OF PERMITS	2008 YTD NO OF PRMTS	2008 YTD Units	2008 RUNNING TOTAL
RESIDENTIAL - Single Family Dwelling	1	1	218,700	37	37	7,618,204
- Alterations/Additions SFD	2		7,800	30	0	471,355
- Multi Family Dwelling:						
-Single townhouse unit				4	4	554,580
-Apartment building				0	0	0
- Alterations/Additions MF:						
-Single townhouse unit				1	0	39,800
-Apartment building				0	0	0
COMMERCIAL - Permits				27	26	2,279,960
- Alterations/Additions	2		3,700	11	0	311,900
- Residential				0	0	0
INDUSTRIAL - Permits	1	1	234,000	4	4	868,000
- Alterations/Additions				2	0	1,500
- Residential				0	0	0
INSTITUTIONAL - Permits				0	0	0
- Alterations/Additions				0	0	0
MOVING	1		0	2	0	0
ACCESS				0	0	0
DEMOLITION				5	0	0
SIGNS	1		500	16	0	34,659
Irrigation Permits (backflow protection)				0	0	0
Service Connections	1		0	7	0	0
TOTALS:	9	2	464,700	146	71	12,179,958

TOTAL NUMBER AND VALUE
OF PERMITS MONTHLY

9	2	464,700
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August-07

PERMIT TYPE	Aug-07	Units	VALUE OF PERMITS	2007 YTD NO OF PRMTS	2007 YTD Units	2007 RUNNING TOTALS
RESIDENTIAL - Single Family Dwelling	7	0	1,752,240	21	0	4,448,999
- Alterations/Additions SFD	2	0	205,000	39	0	815,416
- Multi Family Dwelling	0	0	0	22	69	14,306,590
- Alterations/Additions MF	0	0	0	0	0	0
COMMERCIAL - Permits	0	0	0	20	8	3,812,915
- Alterations/Additions	0	0	0	11	0	179,000
- Residential	0	0	0	0	0	0
INDUSTRIAL - Permits	0	0	0	0	0	0
- Alterations/Additions	0	0	0	1	0	550,000
- Residential	0	0	0	0	0	0
INSTITUTIONAL - Permits	0	0	0	2	0	22,984,800
- Alterations/Additions	0	0	0	5	0	47,000
MOVING	0	0	0	0	0	0
Access	0	0	0	0	0	0
DEMOLITION	0	0	0	7	0	4,000
SIGNS	1	0	300	27	0	59,269
Irrigation Permits (backflow protection)	0	0	0	2	0	1,000
Service Connections	1	0	0	6	0	0
TOTALS:	11	0	1,957,540	163	77	47,209,989

TOTAL NUMBER AND VALUE
OF PERMITS MONTHLY
PREVIOUS YEAR

11	0	1,957,540
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**PARKSVILLE FIRE DEPARTMENT
MONTHLY INCIDENT REPORT
AUGUST 2008**

AGENDA COUNCIL SEP 15 2008 DATE
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Incident Type Description	Reponse Time (Avg)	Incident Duration (Avg)	Total Loss (Sum)	Total Saved (Sum)	Total Manpower (Avg)	Total Manhours (Sum)
8 Alarms (accidental)	5 min 21 sec	30 min 25 sec	\$0.00	\$0.00	10.6	56.30
1 Bark mulch	8 min 25 sec	29 min 50 sec	\$0.00	\$0.00	1.0	0.50
4 Burning complaints	11 min 21 sec	31 min 21 sec	\$0.00	\$0.00	1.0	2.50
4 Bush fires	8 min 18 sec	4 hrs 27 min 13 sec	\$0.00	\$0.00	6.0	48.50
1 Carbon Mon Detector	5 min 13 sec	20 min 39 sec	\$0.00	\$0.00	1.0	0.50
3 Complaints	6 min 29 sec	39 min 25 sec	\$0.00	\$0.00	1.0	2.30
2 Equipt. Maintenance	n/a	2 hr 0 min	\$0.00	\$0.00	4.5	18.00
4 Fire (No \$ loss)	8 min 31 sec	42 min 30 sec	\$0.00	\$0.00	3.3	6.30
3 First Response	4 min 17 sec	30 min 2 sec	\$0.00	\$0.00	8.0	14.50
2 Fuel Spill (gas/diesel)	8 min 6 sec	42 min 10 sec	\$0.00	\$0.00	9.5	10.00
1 Grass fire	4 min 56 sec	1 hr 7 mins 31 sec	\$0.00	\$0.00	18.0	22.50
5 Motor Vehicle Incident	4 min 38 sec	25 min 18 sec	\$0.00	\$0.00	8.6	26.30
2 Public Education	n/a	1 hr 0 min 28 sec	\$0.00	\$0.00	3.5	7.00
5 Public Service	9 min 30 sec	28 min 45 sec	\$0.00	\$0.00	6.6	21.00
1 Rescue (inside FPA)	10 min 6 sec	56 min. 24 sec	\$0.00	\$0.00	8.0	8.00
1 Vehicle fire	3 min 44 sec	38 min 43 sec	\$0.00	\$0.00	15.0	15.00
<i>Training</i>						
47	6 min 32 sec	58 min 24 sec	\$0.00	\$0.00	6.5	551
TOTALS						292.00



Parksville Volunteer Fire Department

160 W. Jensen Avenue, P.O. Box 1390, Parksville, B.C. V9P2H3 - Phone: (250) 248-3242 Fax: (250) 248-3925

Visit us on the WEB @ WWW.PVFD.CA

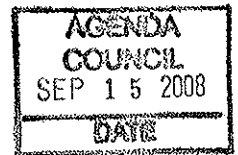
MONTHLY INSPECTION REPORT, AUGUST 2008

<u>OCCUPANCY</u>	AUG	YTD TOTAL
MERCANTILE	18	76
OFFICE	3	19
DRYCLEANERS	0	0
SERVICE STATION	5	14
RESTAURANTS	0	13
ASSEMBLY	0	14
HOTEL/MOTEL	0	16
SCHOOLS	0	1
DAYCARE/PRESCHOOL	0	2
VACANT AT INSP	0	0
APARTMENTS	0	6
INDUSTRIAL	7	11
F.S. PLAN REVIEW	0	1
COMMUNITY CARE	0	0
REINSPECTIONS	14	69
SPECIAL EVENTS	0	1
LICENSING	1	1
<u>MONTHLY TOTAL</u>	48	244

FIRE PREVENTION SAVES LIVES AND REDUCES PROPERTY LOSS!

PAGE
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COUNCIL REPORT



September 10, 2008

REPORT TO: F. C. MANSON, C.G.A., CHIEF ADMINISTRATIVE OFFICER
FROM: B. C. RUSSELL, MANAGER OF CURRENT PLANNING
SUBJECT: CONSIDERATION OF BYLAW TO ENTER INTO AN AFFORDABLE HOUSING AGREEMENT ON LOT 5, DISTRICT LOT 14, NANOOSE DISTRICT, PLAN 5797 (352 HIRST AVENUE)
APPLICANT: CAREL PROPERTIES LTD.

Issue:

Consideration of a Housing Agreement Authorization Bylaw to allow the City to enter into a housing agreement with the property owner to facilitate four affordable housing units.

References:

Housing Agreement Authorization Bylaw (includes Housing Agreement as Schedule "A")

Background:

The City has received a Housing Agreement for four affordable housing units from Carel Properties Ltd. for the above noted property.

The main components of the Housing Agreement were presented as part of the zoning bylaw amendment Staff report dated January 21, 2008 (Bylaw No. 2000.60) that was presented to the Committee of the Whole on January 28, 2008 as follows:

- Number of Affordable Units Provided: 4 units (20% of 18 unit total)
- Configuration: one-bedroom units
- Tenure: Rental
- Initial Rent: \$820 per month
- Maximum annual rate increase: 4% per year
- Duration of agreement: 15 years with an automatic renewing clause
- Tenants: must have total household income of less than 80% of median household income as established for residents of the City of Parksville by Statistics Canada.

Other aspects of the housing agreement are summarized as follows:

- Annual compliance report must be submitted to the City
- City may inspect affordable housing units at any time, subject to the *Rental Tenancy Act* and *Community Charter*.
- Failure to rectify any breach of agreement within 30 days of receiving notice subjects owner to owing the City a daily amount of \$200, in addition to any other legal remedies.

The complete housing agreement is provided as Schedule "A" to the attached housing agreement bylaw.

Options:

1. Advance Housing Agreement Authorization Bylaw for consideration
2. Deny housing agreement

Analysis:

1. Approval will result in the implementation of an affordable housing agreement between the City and the property owner as summarized in this report and detailed in Schedule "A" to the attached housing agreement bylaw.
2. Denial would appear inconsistent with the affordable housing objective of the Official Community Plan and other affordable housing initiatives. In addition, denial combined with proposed changes to the underlying RS-3 zone that are being considered as well as proposed changes to the Development Cost Charge rate could result in this affordable housing proposal being non viable.

Financial Implications:

The financial implications are the costs of processing this application. No net financial impacts to the City are anticipated.


Recommendation:

That the report from the Manager of Current Planning dated September 11, 2008 for consideration of a bylaw to enter into an affordable housing agreement be received;

And That "Housing Agreement Authorization Bylaw, 2008, No. 1441" be brought forward for consideration to allow the City to enter into an affordable housing agreement with the property owner, Carel Properties Ltd., Inc. No. BC0752485, for four (4) affordable housing rental units on the land legally described as Lot 5, District Lot 14, Nanoose District, Plan 5797 (352 Hirst Avenue).



B. C. RUSSELL

Per 

G. A. JACKSON

BR
Attachment(s)

DIRECTOR OF ADMINISTRATIVE SERVICES COMMENTS:

**L. TAYLOR
CHIEF ADMINISTRATIVE OFFICER COMMENTS:**



F. MANSON, C.G.A.

CITY OF PARKSVILLE

BYLAW NO. 1441

Housing Agreement Authorization Bylaw – 352 Hirst Avenue

WHEREAS under Section 905 of the *Local Government Act*, a local government may, by bylaw, enter into a housing agreement;

The Municipal Council of the City of Parksville in open meeting assembled enacts as follows:

1. The Municipal Council hereby authorizes the City of Parksville to enter into a housing agreement with Carel Properties Ltd., Inc. No. BC0752485, for the lands known as Lot 5, District Lot 14, Nanoose District, Plan 5797 (352 Hirst Avenue) a true copy of which is attached to, and forms part of this bylaw, as Schedule "A".
2. The Mayor and Director of Administrative Services are hereby authorized to execute the attached agreement as well as any conveyances, deeds, receipts or other documents in connection with the attached agreement.
3. This bylaw may be cited for all purposes as "Housing Agreement Authorization Bylaw, 2008, No. 1441".

READ A FIRST TIME this

READ A SECOND TIME this

READ A THIRD TIME this

ADOPTED this

Mayor

Director of Administrative Services