

- III. The City must receive notification from the Ministry of Environment that the Department of Fisheries and Oceans and the Ministry have been notified of the development proposal and provided with an acceptable copy of an assessment report prepared by a QEP that:
- certifies that he or she is qualified to carry out the assessment;
  - certifies that the assessment methods have been followed; and
  - provides their professional opinion that:
    - i. if the development proposal is implemented as proposed there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian area; or
    - ii. if the streamside protection and enhancement areas identified in the report are protected from the development and the measures identified in the report as necessary to protect the integrity of those areas from the effects of the development are implemented by the developer, there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian area;
- IV. Where no assessment report has been provided to the Ministry of Environment, Department of Fisheries and Oceans, or the City no development shall occur within a riparian assessment area;
- V. Where the QEP report proposes a Harmful Alteration, Disruption or Destruction (HADD) to fish habitat pursuant to Section 35(2) of the ***Fisheries Act*** (Canada), the development permit shall not be issued unless the HADD is subsequently approved by Fisheries and Oceans Canada and the City is satisfied that the works are necessary and there is no other practical alternative;
- VI. Where the QEP report describes an area designated as Streamside Protection and Enhancement Area (SPEA), the development permit shall not allow any development activities within the SPEA except in accordance with the QEP's assessment report;
- VII. If the nature of a proposed project in a riparian assessment area evolves due to new substantial information or some other change, the QEP will be required, at the property owner's expense, to re-assess the proposal with respect to the SPEA;
- VIII. Where a watercourse is found to be non-fish bearing new development activities should generally remain at least 15 metres away from the natural boundary;

Adjacent watercourses where fish or fish habitat is not present:

- IX. All development within the Development Permit Area adjacent to those watercourses not subject to the RAR may be required to be evaluated by a registered professional biologist or QEP who shall prepare a report(s) assessing the environmental components of the proposal. This report should generally include the following information:
- detailed site plan identifying the environmentally sensitive area within the site, location of existing and proposed buildings and structures, new lot lines, and an assessment of existing natural vegetation;
  - criteria used to define the boundaries of the environmentally sensitive area;
  - inventory of wildlife species and related habitat;
  - impact statement describing affects of proposed development or subdivision on natural conditions or any neighbouring sensitive ecosystem as identified in the province's Sensitive Ecosystem Inventory (SEI); and
  - provide guidelines for mitigating habitat degradation including limits of proposed leave areas;
- X. The measures and recommendations of the registered professional biologist report may form the terms of the development permit;

Adjacent all watercourses:

- XI. Development should be encouraged to locate where it will cause the least impact to the environmental values and the site specific natural features, functions and conditions that support fish, wildlife and unique ecosystems within the riparian assessment area;
- XII. Native vegetation should be retained within the riparian assessment area;
- XIII. All proposed development activity should minimize the area of encroachment into the riparian assessment area and must minimize the area of encroachment into the SPEA;
- XIV. A development permit under this section is not intended to relax watercourse setback requirement pursuant to the zoning bylaw; however, consideration may be given to relaxation of other zoning bylaw

requirements where result of the relaxation will minimize encroachment into the riparian assessment area or the corresponding SPEA;

- XV. In the case of subdivision, minimum parcel sizes should be met exclusive of the SPEA and where possible subdivision within the SPEA should be avoided;
- XVI. Development must be undertaken and completed in such a manner as to prevent the release of sediment into any watercourse or storm drain;
- XVII. An erosion and sediment control plan, prepared by a qualified engineer at the property owner's expense, may be required complete with recommendations for implementation, including actions to be taken prior to land clearing and site preparation and the proposed timing of development activities to reduce the risk of erosion;
- XVIII. Prior to development or subdivision of land containing or adjacent to a watercourse, consideration may be given to dedication of the watercourse and surrounding area to the Crown or City for the preservation of the area;
- XIX. To ensure that integrity of the SPEA is maintained the City in consultation with the property owner may, consider the following:
  - o dedicating back to the Crown or the City all or part of the SPEA;
  - o gifting to a nature preservation organization all or part of the SPEA;
- XX. In order to maintain the integrity of the SPEA monitoring and regular reporting by a QEP, at the expense of the property owner, may be required as a term of a development permit;
- XXI. QEP's assessment report and the measures and recommendations contained therein should form the terms of the development permit;
- XXII. The property owner may be required at their expense to prepare and register a restrictive covenant pursuant to Section 219 of the **Land Title Act** in order to secure the measure prescribed in the QEP assessment report or in the case of a non-fish bearing watercourse the recommendation of a registered professional biologist;
- XXIII. Measures should be taken to ensure that development within the riparian assessment area does not negatively impact the SPEA and the water quality and hydrology of the adjacent watercourse;
- XXIV. Within the riparian assessment area the hydrological characteristics of the land should be maintained to pre-development conditions;

- XXV. Development within the riparian assessment area should avoid the use of impervious surfaces;
- XXVI. The discharge of storm water into adjacent watercourses must be avoided;
- XXVII. Security may be taken as a term of development permit issuance to ensure that the conditions of the permit and the guidelines are met with respect to erosion control works, post-development success of re-vegetation and restoration works;

(d) Exemptions:

A Development Permit will not be required for this Development Permit Area only in the following circumstances:

- a) The development is proposed to occur outside of the riparian assessment area as confirmed by a British Columbia Land Surveyor (BSLS) via a certified site plan provided to the City or as otherwise determined by the City;
- b) developments that are not associated with or resulting from residential, commercial or industrial activities, or ancillary activities thereto;
- c) repair, renovation, or reconstruction of an existing permanent structure on its existing foundation, including existing roads;
- d) removal of a tree that is deemed imminent hazard to the safety of life and buildings as determined by an Arborist certified by the International Society of Arboriculture (ISA) or Registered Professional Forester via a tree assessment report provided to the City at the property owners expense. Such removal shall be in accordance with the **Riparian Areas Regulation, Water Act** and **Wildlife Act** and the Canada **Fisheries Act**;
- e) Emergency procedures to prevent, control, or reduce erosion, or other immediate threats to life and property, including:
  - a. Emergency flood or protection works;
  - b. Clearing of an obstruction from bridge, culvert, or drainage flow; and
  - c. repairs to bridges and safety fences;

All emergency works are to be undertaken in accordance with the **Riparian Areas Regulation, Water Act** and **Wildlife Act** and the Canada **Fisheries Act**;

- f) Removal of noxious weeds, as identified in the **BC Weed Control Regulation** and known invasive species provided that measures are taken to prevent soil or debris being discharged into the watercourse and subject to immediate replanting with native vegetation suitable to local conditions;
- g) Stream enhancement and fish and wildlife habitat restoration works that are permitted by the Ministry of Environment and Fisheries and Oceans Canada where notification is given to the City;
- h) An application for subdivision where minimum lot sizes can be met exclusive of the development permit area and where no development will occur within the riparian assessment area including grading, clearing, trenching, or installation of drainage works;
- i) All parks and park land but specifically excludes ancillary commercial, residential, or industrial activities;
- j) Installation of public utilities, such as sewer and water lines, where such works are undertaken by the City or its agents and where such works have been approved by the Ministry of Environment and the Department of Fisheries and Oceans;
- k) Farm Operations as defined under the **Farm Practices Protection (Right to Farm) Act** where such activity is carried on in accordance with normal farm practices;
- l) Forestry activities in accordance with the **Forest Act** or **Private Managed Forest Land Act** and subsequent legislation that are not subject to regulation under the **Local Government Act**;
- m) Mining activities in accordance with the **Mines Act** and subsequent legislation that are not subject to regulation under the **Local Government Act**;
- n) Hydroelectric facilities licensed by the Province;
- o) Subdivision where a covenant under Section 219 of the **Land Title Act** is already registered against the title of the land that includes provisions which, in the opinion of City, protect riparian areas or sensitive ecosystems on the lands in a manner that is consistent with the riparian areas regulation and the applicable Development Permit Area guidelines.

(e) Definitions:

The following definitions apply to this Development Permit Area only:

**active floodplain** means an area of land that supports floodplain plant species and is:

- (a) adjacent to a stream that may be subject to temporary, frequent or seasonal inundation, or
- (b) within a boundary that is indicated by the visible high water mark;

**assessment methods** means the methods set out in the Schedule to the *Riparian Areas Regulation*;

**Assessment Report** means a report prepared in accordance with the *Riparian Areas Regulation* assessment methods to assess the potential impact of a proposed development in a riparian assessment area and which is certified for the purpose of the Riparian Areas Regulation by a qualified environmental professional;

**development** means any of the following associated with or resulting from the local government regulation or approval of residential, commercial or industrial activities or ancillary activities to the extent that they are subject to local government powers under Part 26 of the *Local Government Act*:

- (a) removal, alteration, disruption or destruction of vegetation;
- (b) disturbance of soils;
- (c) construction or erection of buildings and structures;
- (d) creation of non-structural impervious or semi-impervious surfaces;
- (e) flood protection works;
- (f) construction of roads, trails, docks, wharves and bridges;
- (g) provision and maintenance of sewer and water services;
- (h) development of drainage systems;
- (i) development of utility corridors;
- (j) subdivision as defined in Section 872 of the *Local Government Act*;

**Fish** means all stages of:

- (a) salmonids;
- (b) game fish; and
- (c) regionally significant fish;

**Fish Habitat** means the areas in or about a stream such as, spawning grounds and nursery, rearing, food supply and migration areas, on which fish depend directly or indirectly in order to carry out their life processes;

**high water mark** means, as determined by a qualified environmental professional, the visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain;

**Qualified Environmental Professional (QEP)** means an applied scientist or technologist, acting alone or together with another qualified environmental professional, if:

- (a) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association;
- (b) the individual's area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and
- (c) the individual is acting within that individual's area of expertise;

**ravine** means a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3:1;

**Riparian Areas Regulation (RAR)** means the Riparian Areas Regulation, and amendments thereto enacted pursuant to Section 12, 13(1), and 37(2) of the *Fish Protection Act*;

**riparian assessment area** means:

- (a) for a stream, the 30 meter strip on both sides of the stream, measured from the high water mark;
- (b) for a ravine less than 60 meters wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 meters beyond the top of the ravine bank; and
- (c) for a ravine 60 meters wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 meters beyond the top of the ravine bank;

**stream** includes any of the following:

(a) where fish habitat is provided:

- 1 ) a watercourse, whether it contains water or not,
- 2 ) a pond, lake, river, creek or brook,
- 3 ) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph 1) or 2), or

(b) in the absence of fish habitat:

- 1 ) any natural or man-made depression with well defined banks and a bed of 0.6 m or more below the surrounding land serving to give direction to or containing a current of water at least six months of the year and includes any lake, river, stream, creek, spring, ravine, swamp, gulch, surface source of water supply or source of groundwater supply;

**Streamside Protection and Enhancement Area (SPEA)** means an area:

- (a) adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream; and,
- (b) the size is determined according to the Riparian Areas Regulation on the basis of a report provided by a QEP in respect of a development proposal;

**top of the ravine bank** means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break, and the break does not include a bench within the ravine which could be developed;

**watercourse** means a **stream**.



Schedule "A" (continued)

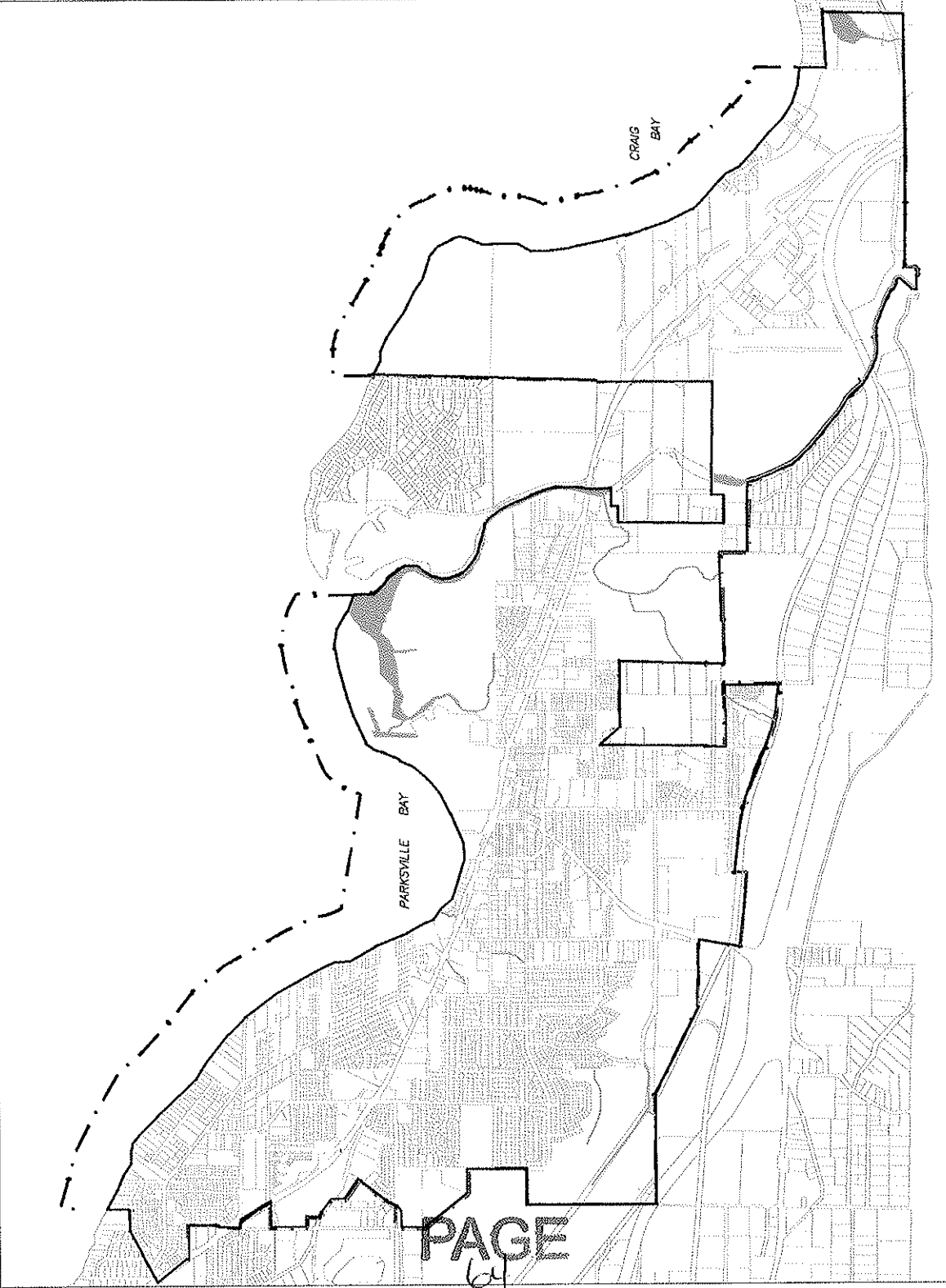
CITY OF  
PARKSVILLE

SCHEDULE "F"

- Development Permit Area No. 26 -
- Watercourse Protection
- Watercourse

SCALE: 1:600000

April 3, 2008

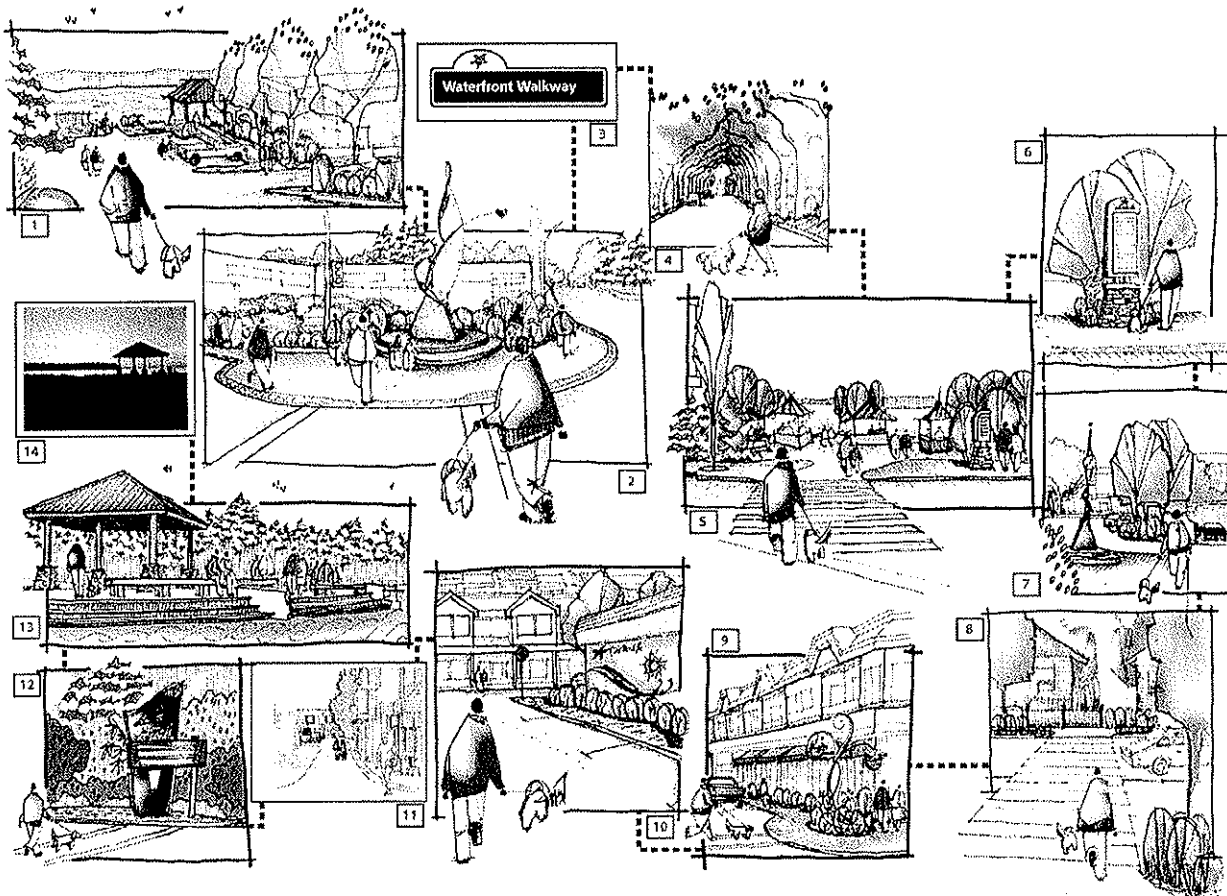


April 8, 2008

REPORT TO: F. C. MANSON, C.G.A., CHIEF ADMINISTRATIVE OFFICER  
FROM: N. GRAY, MBCSLA, PLANNER  
SUBJECT: TAKING DOWNTOWN REVITALIZATION PLAN DETAILS FROM  
CONCEPT TO SPECIFICATION (DOWNTOWN FIXTURES AND  
STREET FURNITURE)  
FILE: 6950-30-SD

**Issue:**

The provision of a status report for Council regarding design development of downtown revitalization details.



## **References:**

A Brief PowerPoint presentation will be provided to describe previous report recommendations, proposed storylines and a review of the proposed implementation strategy. Other guideline and policy documents used to develop this report included:

1. Official Community Plan Bylaw, 2002, No. 1370 (1994);
2. Downtown Master Plan and Development Guidelines (1996);
3. Downtown Waterfront Policy Update (2000);
4. Community Park Master Plan (2006);
5. Downtown Revitalization Strategies for the City of Parksville (2006);

## **Attachments:**

1. Schedule 'A' – Downtown Fixtures Design Development Process, as prepared by City of Parksville Staff;
2. Schedule 'B' – Advisory Group / Scope and Limitations / Supplemental Background Information, as prepared by City of Parksville Staff;
3. Drawing Sheets L1-L8 Alberni Highway Upgrades – Revitalization Works, as prepared by City of Parksville Staff;
4. Schedule of Quantities Estimate – Landscape and Site Amenities, dated March, 2008, as prepared by City of Parksville Staff;
5. Waste Receptacle Specifications, as prepared by City of Parksville Staff;
6. Above Ground planters Specifications, as prepared by City of Parksville Staff;
7. Bike Rack Standard Detail, as prepared by City of Parksville Staff;
8. Bike Rack Specifications, as prepared by City of Parksville Staff;
9. Downtown Bench Standard Detail, as prepared by City of Parksville Staff;
10. Downtown Bench Specifications, as prepared by City of Parksville Staff;
11. Downtown Banner Standard Detail, as prepared by City of Parksville Staff;
12. Way finding Plaque Standard Detail, as prepared by City of Parksville Staff;
13. Downtown Kiosk Standard Detail, as prepared by City of Parksville Staff;
14. Commercial Fence Standard Detail (Cedar), as prepared by City of Parksville Staff;
15. In Ground Planter Standard Detail, as prepared by City of Parksville Staff;
16. Interpretive Panel Detail, as prepared by City of Parksville Staff;

## **Executive Summary**

The goal of this report is to provide Council with information detail respecting the street fixture and furniture status of some aspects of the downtown revitalization report and also the plans for establishing these furniture and fixture items along the Alberni Highway.

## **Background:**

The 2006 Downtown Revitalization Strategies for the City of Parksville report advances many items in conceptual form. The next step is to take some of these concepts and advance them to the next stage by doing additional design and implementation work. This has now been done pertaining to physical items (street fixtures and furnishings) which will in future, be purchased so as to create a unified appearance theme and experience in the downtown area.

All of the design work was undertaken by Staff in the Planning and Engineering Departments. Consultation occurred with both the BIA and a local historian (Marge Leffler) in order to establish concepts for a specific theme that could be utilized as part of an interpretive signage program. This theme is intended to be a combination of cultural history (historical settlement patterns, pioneer life, and ties to the beach) and natural history (reconnecting the City with our natural environment).

It should be noted that the term "storyline" is perhaps a misnomer which conjures up a wrong perception of this work. In fact, the term "storyline" is used in reference to the themeing of the appurtenances. This will become clear in the PowerPoint presentation which is to accompany this report.

Now that this design work is complete it will make it possible to move towards implementation. The first area where the new fixtures and street furniture will appear is on the upgraded area of Alberni Highway. As budget funds are available for this purpose it is possible to implement these works in the 2008 time framework. Subsequently and as funds permit, the area of focus will be the walking route which was identified in the downtown revitalization plan. Now that the specifications are available for purchase of individual fixtures and features, it will be easy to implement on a one off basis as funds become available. It is possible that the BIA and others may wish to make individual purchases.

#### **Options:**

Council may:

1. Accept the report for information.
2. Request additional information from Staff or identify changes.

#### **Analysis:**

Staff will be proceeding with the implementation of a downtown storyline policy based on the recommended themes and specifications, unless otherwise directed by Council.

Staff will also be proceeding with the adoption of the proposed specifications for streetscape fixtures and furnishings as a downtown standard, unless otherwise directed by Council.

Additional instruction from Council will extend the time for implementation of a downtown storyline; as well as a catalogue of streetscape amenities as a downtown standard, and the implementation of Alberni Highway revitalization works. This is not a time sensitive issue, although it would be ideal to have the works completed in time for this year's Communities in Bloom Competition judging to occur mid July.

#### **Financial Implications:**

Adopting a standard storyline approach for the downtown core, and proposed catalogue of streetscape fixtures and furnishings as 'downtown' standards will require Staff time and print document production. The financial implications are limited.

Adoption of the proposed implementation plans for Alberni Highway Upgrades – Revitalization Works as a part of the 2008 budget year, would result in the allocation of existing Alberni Highway Upgrade funding to the project for construction within the calendar year. A cost estimate to complete the works is attached as a reference. The current estimate to complete landscape and site amenity works is \$184,109.90.

**Sustainability Implications:**

Sustainability considerations include cultural, environmental, and social sustainability concepts and approaches to urban design. Products and material specifications are sourced locally where possible, and are all made in Canada, in order to mitigate green house gas emissions during transport and stimulate the local economy.


Cultural sustainability is achieved through the storyline method which brings to light Parksville common history and cultural background for visitors and the community at large.


Social sustainability is achieved by developing a liveable pedestrian friendly streetscape that provides opportunities for all levels of social interaction.

Environmental Sustainability is achieved by reconnecting the City to its natural environment. Street planters are designed to mimic natural ecosystems typical to our region. Drought tolerant plant species have been used wherever possible and a low water use (Xeriscape™) demonstration garden is included as an educational tool.

**Recommendations:**

**THAT** the report from the Planner dated April 8, 2008 regarding design development of downtown revitalization details be received for information.


  
\_\_\_\_\_  
N. GRAY, MBCSLA

  
\_\_\_\_\_  
G. A. JACKSON

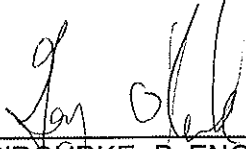
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Attachments

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**CORPORATE ADMINISTRATOR'S COMMENTS:**


  
\_\_\_\_\_  
L. TAYLOR

**DIRECTOR OF ENGINEERING AND OPERATIONS COMMENTS:**



\_\_\_\_\_  
G. O'ROURKE, P. ENG.

**CHIEF ADMINISTRATIVE OFFICER COMMENTS:**



\_\_\_\_\_  
F. MANSON, C.G.A.

## Schedule 'A'

### Downtown Fixtures Design Development Process

#### *Completed Planning Process Schedule Items*

1. The process commenced September 5, 2007 with a start-up meeting between the Planning Department and Economic Development office. Draft 'storyline' ideas were discussed and refined, to be brought forward for consideration by the advisory group.
2. An Informational Report – 'Downtown Storyline Selection and Implementation Strategy' was tabled for consideration by internal City departments on September 20, 2007. The two storyline threads: Natural History and Cultural history were selected for consideration under the report.
3. A coordination meeting was held on November 20, 2007 including Downtown Business Association representatives and Marjorie Leffler, historian, to view a draft PowerPoint presentation of the proposed storyline themes. Consensus support was received for the two proposed storyline themes.
4. The draft PowerPoint presentation of the proposed storyline themes was presented to the CAO, Engineering and Operations Department Staff, Planning and Building Department Staff on November 30, 2007. It was decided at this meeting that more work was needed to identify a schedule for implementation of works necessary to support the walking tour. Cost estimation to complete the Alberni Highway upgrades with the inclusion of storyline elements was indicated to be the first step. Any remaining budgetary funds previously allotted to the Alberni Highway improvements would be considered to supplement additional upgrades along the route to occur in 2008.
5. Conducted a dry-run of the walking tour on foot with DBA (BIA) and Historical Society members of the advisory group on February 06, 2008.
6. A second draft PowerPoint presentation of the proposed storyline themes was presented to the Advisory Planning Commission on January 17, 2008.
7. Completed an inventory of remaining works necessary to complete Alberni Highway streetscape improvements and resulting budgetary cost estimation figures.
8. Completed details and written specifications for all site furnishings.
9. Completed layout plan indicating locations for proposed site furnishings along Alberni Highway.
10. Identified remaining funds for 2008 works and develop priorities by block.
11. Identified priority streets and future schedule of improvements.
12. Budget for all works in 2008.
13. Walking route presentation to the Parksville Downtown Business Association (BIA) at their AGM on Thursday, February 21st. Presentation time from 7 – 9 PM in the Cedar Room of the Parksville Conference Centre.
14. Prepared and presented draft implementation plan and storyline concept to Committee of the Whole for deliberation on April 14, 2008.

## Schedule 'B

### Downtown Fixtures Design Development Process

#### ***Advisory Group / Scope and Limitations / Supplemental Background Information***

##### **Advisory Group:**

- Downtown Business Association (DBA)
- Marjorie Leffler, Parksville and District Historical Society
- City of Parksville Economic Development Office
- City of Parksville Public Works Department
- City of Parksville Engineering Department

##### **Scope of this work:**

##### **The resulting plan and implementation strategy:**

1. Identifies an appropriate 'storyline' and aesthetic vision for Parksville's Downtown Core area. The resulting 'storyline' theme:
  - a. Provides a structure for planning the 'downtown experience' which gives the City and BIA the security of knowing what knowledge, interaction and positive familiarity we intend our visitors or residents to acquire.
  - b. Ensures that the 'storyline' approach is sequential, in the implementation method, which ensures progression as the desired experience unfolds.
  - c. Answers the questions: 'What is this Place / where have we been / where are we going?'
  - d. Combines two different thematic threads. Storyline elements are realistic and based on the town's current size, physical attributes, existing land uses, community resources... etc.
  - e. Influences future urban design decisions; effectively creating an interpretive district dedicated to the promotion of Parksville's unique cultural & natural history.
2. Confirms a pedestrian network route based on the conceptual 'Walking Tour through Downtown' described in the Downtown Revitalization Strategies for the City of Parksville report (2006), prepared by Lanarc Consultants by:
  - a. Coordinating the approach with City Departments, the Parksville Downtown Business Association (DBA), and local historical society to identify and confirm the physical walking route and identify necessary streetscape improvements to provide a safe and accessible route.
  - b. Coordinating with the Parksville Downtown Business Association (DBA), to confirm proposed locations for streetscape framework amenities, such as: sidewalk upgrades (accessibility), benches, waste receptacles, bicycle racks, planters, pedestrian lighting, etc.
  - c. Coordinating with the local historical society to identify and confirm cultural and historical mapping along the proposed walking route(s). Locations for interpretive



panels, wayfinding kiosks and sign plaques will be confirmed. Detailed subject matter and related text descriptions are to be described during this process.

3. Develops an implementation strategy for streetscape improvements in support of a 'Walking Tour through Downtown' by:
  - a. Providing standard specifications, construction details and installation drawings for all site furnishings. A catalogue of site amenities will be produced and adopted as standards for the Downtown Core.
  - b. Formally mapping the confirmed pedestrian network route and related streetscape improvements.
  - c. Phasing streetscape improvements based on preliminary cost estimations for current year works and future budgeting considerations.
  - d. Consolidating works to occur within the current 2008 budget year. The completion of Alberni Highway upgrades such as in-ground planters and street furnishings is a priority. Additional improvement areas identified in Item 2 above, will be prioritized and considered for inclusion in 2008 works to the extent possible under existing budget restrictions.

#### **Scope Limitations:**

##### **The resulting plan and implementation strategy does not:**

1. Revisit broad range transportation planning for the Downtown Core, related to connectivity to the waterfront and Community Park as identified in previous studies and those currently underway.
2. Revisit current architectural form and character guidelines for buildings. These guidelines remain in place and are well conceived.

#### **Background reports:**

The City of Parkville has undertaken several research and guideline initiatives to direct revitalization of the downtown core. The first step in facilitating revitalization was undertaken when the Downtown Master Plan and Development Guidelines (Appendix 'I' of Bylaw No. 1050.4), were incorporated into the City's Current Official Community Plan Bylaw, 2002, No. 1370. The Master Plan document sets the framework for form and character in the core area and defines the appropriate scale of built form relationships to the public streetscape.

Building Character guidelines have been supplemented in recent years by the outcome of the Phase 01- Facade Design Recommendation study(2006), prepared by Chislet Manson and Company. The main focus of this study was to establish specific form and character goals by illustrating the intended building character. Appropriate architectural styles and authentic use of materials and colour palettes are described in depth.

A second report Downtown Revitalization Strategies for the City of Parkville (2006), prepared by Lanarc Consultants, was developed to compliment the direction of the Phase 01 study. The report identifies a core area that ties together existing commercial destination points based on logical pedestrian and transportation patterns. Locations, opportunities and a uniform design theme for streetscape works, signage, (public and private), banners, gateways and public art are established under the guidelines of this strategy.

**Storyline Considerations:**

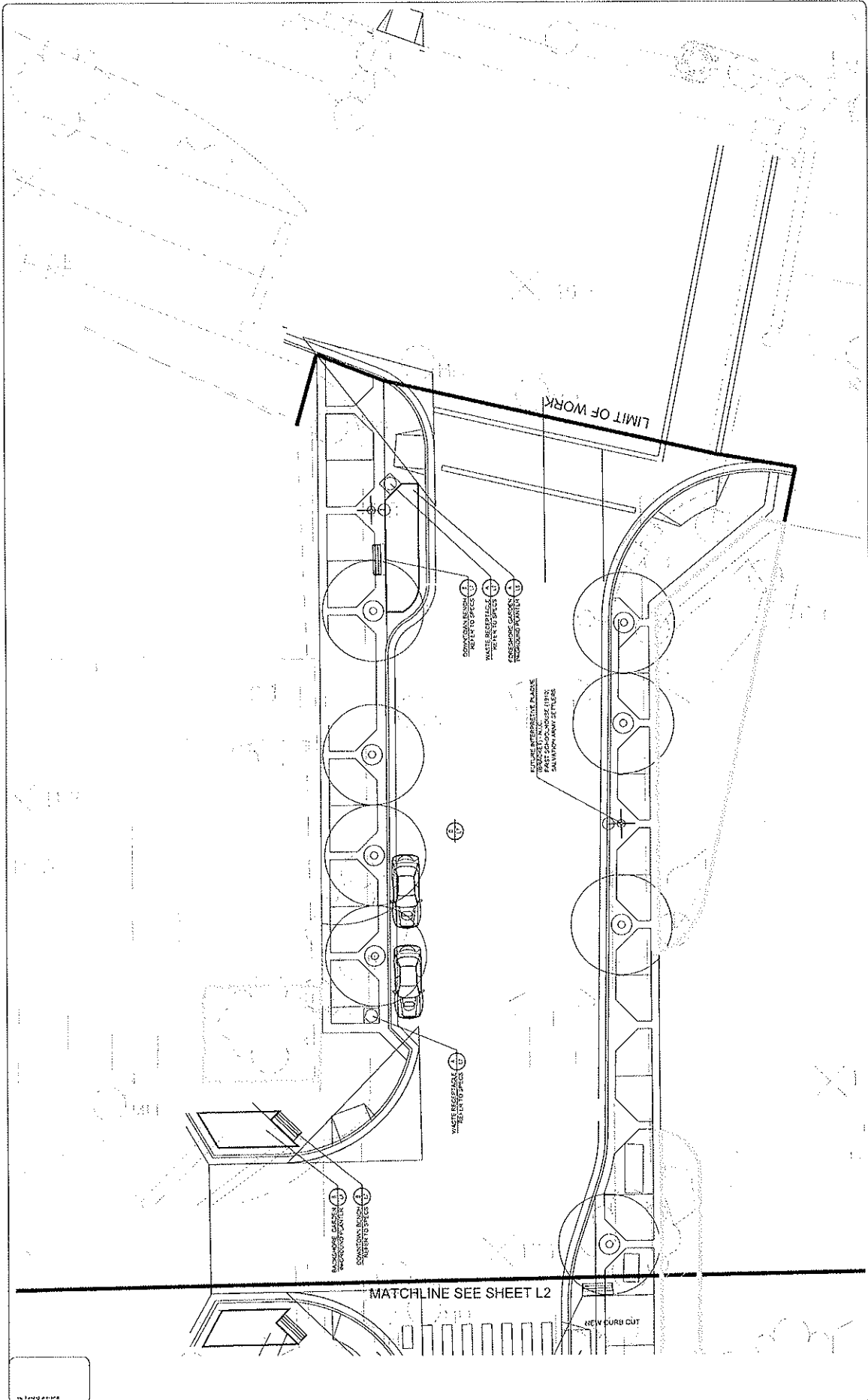
*".. authentic expression of the best that we can be, a place of true comfort and repose; a place at peace with itself and nature; an expression of striking ideas gracefully done - a place of enduring beauty."*

Frank Lloyd Wright

In keeping with prior studies and reports, the basis for the following storyline recommendations is an emphasis on marine life and Parksville's historical ties to the beach. The developed story lines respond to current marketing and branding efforts as well as considering the burgeoning eco-tourist sector.

There are two levels of the streetscape environment related to the application of storyline. The 'framework' or 'spine' of the ground level experience is an integrated and cohesive suite of streetscape standards that include: Streets, Sidewalks / Pedestrian Crossings, Boulevards and Planters, Street Furniture (lamp standards, benches, bicycle racks, waste receptacles, way finding signage, Etc.). The simple, elegant and streamlined framework is static. The framework forms the main substance of positive familiarity on the part of the user.

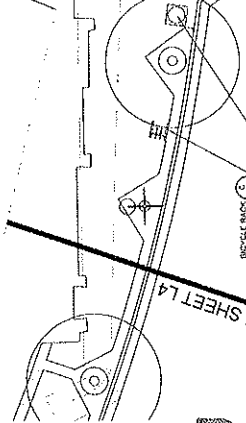
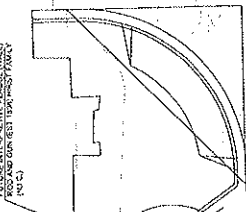
The second level of experience can be described as 'art' or 'flare'. With a well conceived streetscape framework in place, kinetic eye-catching displays and public art initiatives add depth to the downtown environment. Common applications include: Banners, Public Art, Street Tree Lighting, Hanging Baskets, Historical Markers, Interpretive Signage, Etc...



Project No. City of Parkersville, Iowa Department of Public Works Division of Engineering	
Date of Meeting: 11/19/2014	City of Parkersville, Iowa Department of Public Works Division of Engineering
<b>ALBERNI HWY UPGRADES</b> <b>REVITALIZATION WORKS</b>	
Sheet No. <b>L1</b> of <b>8</b>	
City of Parkersville, Iowa Department of Public Works Division of Engineering	
Project No. City of Parkersville, Iowa Department of Public Works Division of Engineering	
Date of Meeting: 11/19/2014	
City of Parkersville, Iowa Department of Public Works Division of Engineering	
<b>DRAFT</b>	

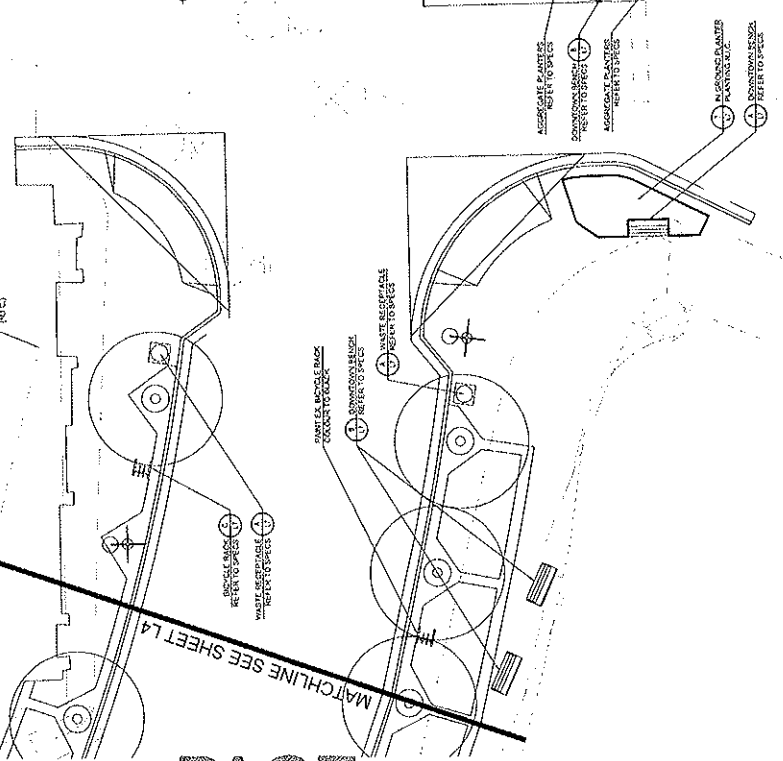
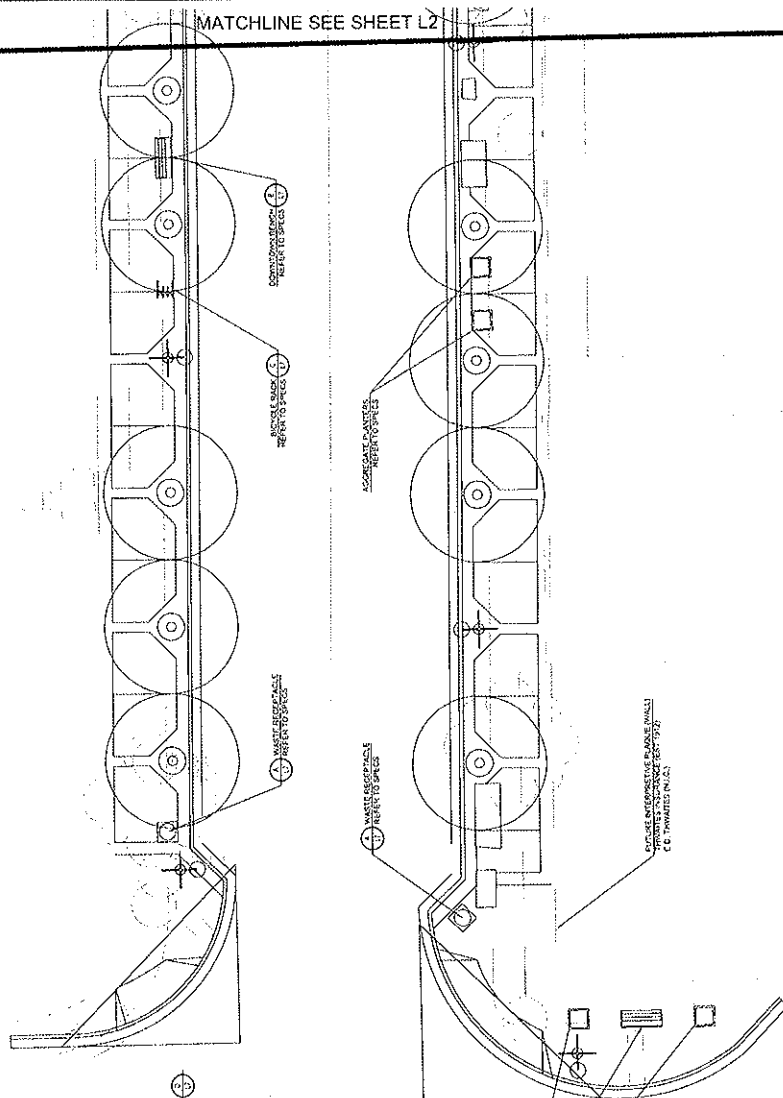


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76

2025 RELEASE UNDER E.O. 14176



Scale: 1" = 10' METRIC  
Date: \_\_\_\_\_  
Checked by: \_\_\_\_\_

Sheet No. L3 OF 8

ALBERNI HWY UPGRADES  
REVITALIZATION WORKS

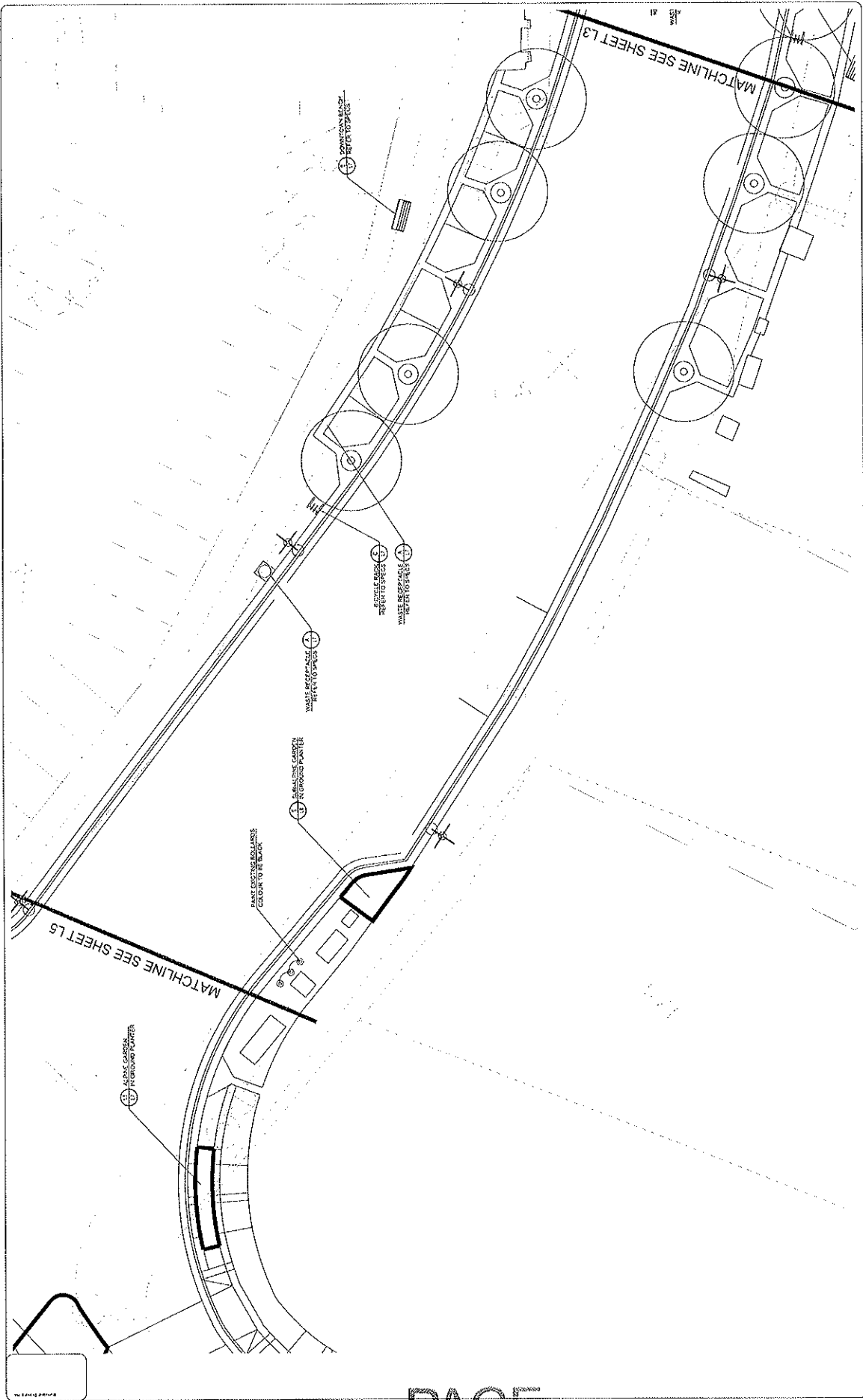


NO.	DATE	REVISION

NO.	DATE	REVISION

Project No. \_\_\_\_\_  
Contract No. \_\_\_\_\_  
Drawing No. \_\_\_\_\_

**DRAFT**

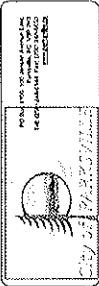


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77

Scale: 1:100 METERS

Project: ALBERNI HWY UPGRADES  
Revitalization Works

Sheet: L4 OF 8

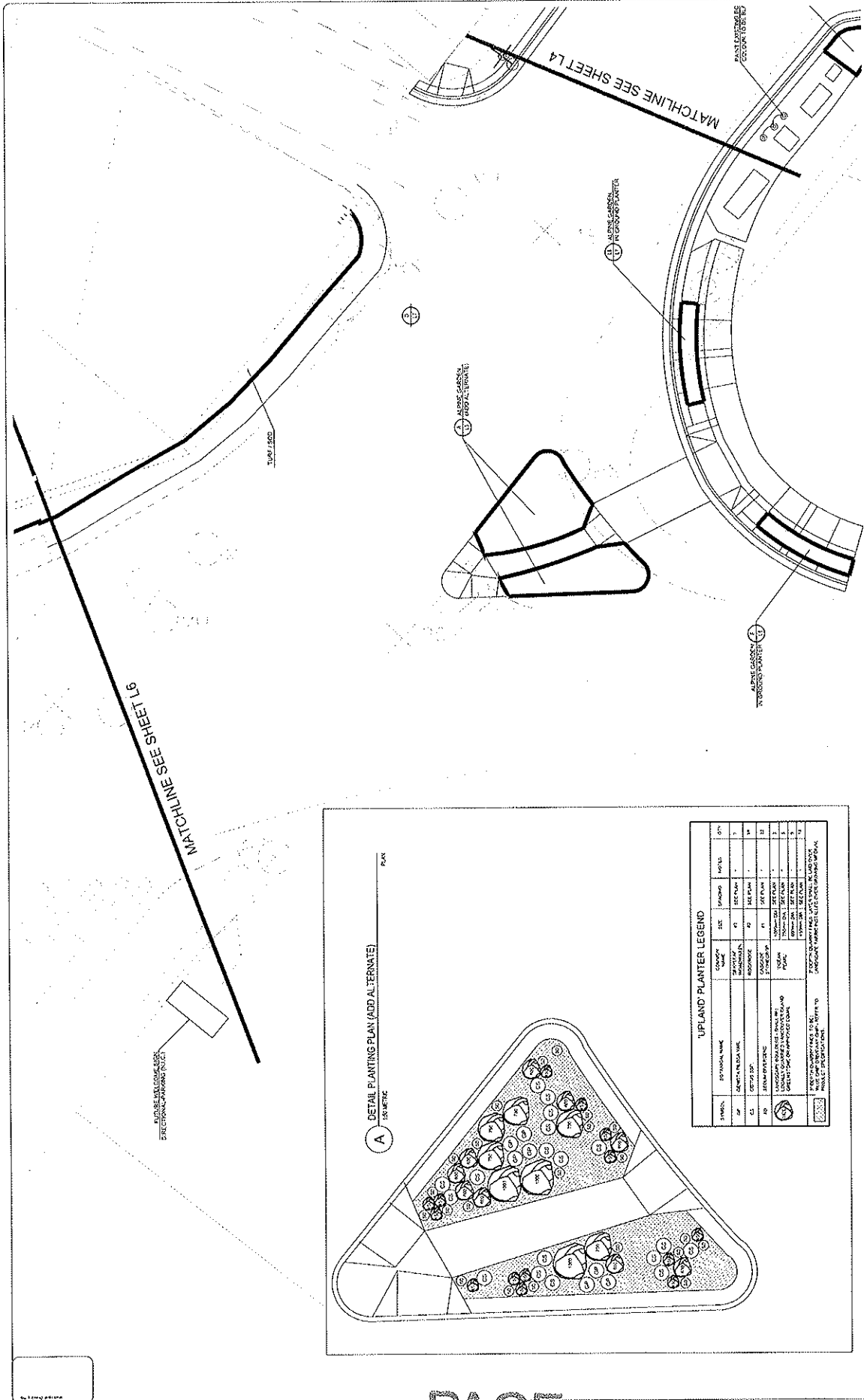


Project Name: ALBERNI HWY UPGRADES  
Revitalization Works

No.	Date	Description

Project No: 2018-001  
Drawn By: J. [Name]  
Checked By: [Name]

**DRAFT**



**A** DETAIL PLANTING PLAN (ADD ALTERNATE)  
SCALE: AS SHOWN

**UPLAND PLANTER LEGEND**

SYMBOL	PLANT NAME	SIZE	PLACING	NOTES	QTY
(Symbol)	LANEY PRUNELLA VAR.	41	SEE PLAN		1
(Symbol)	ROSEHOOD	41	SEE PLAN		14
(Symbol)	SPYRUM SP. (P)	41	SEE PLAN		12
(Symbol)	VEGETABLE PLANT		SEE PLAN		1

**NOTES:**  
 1. LANDSCAPE CONTRACTOR TO PROVIDE PLANTING AND MAINTENANCE FOR 1 YEAR.  
 2. VERIFY PLANTING REQUIREMENTS AND PLANTING SCHEDULE WITH THE CITY OF ALBANY PLANNING DEPARTMENT.  
 3. PLANTING SHALL BE COMPLETED WITHIN 14 DAYS OF APPROVAL OF THIS PLAN.  
 4. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ALBANY PLANNING DEPARTMENT'S PLANTING SPECIFICATIONS.

Scale: \_\_\_\_\_  
 Date: \_\_\_\_\_

**ALBANY HI-WAY UPGRADES  
REVITALIZATION WORKS**

L5 OF 8

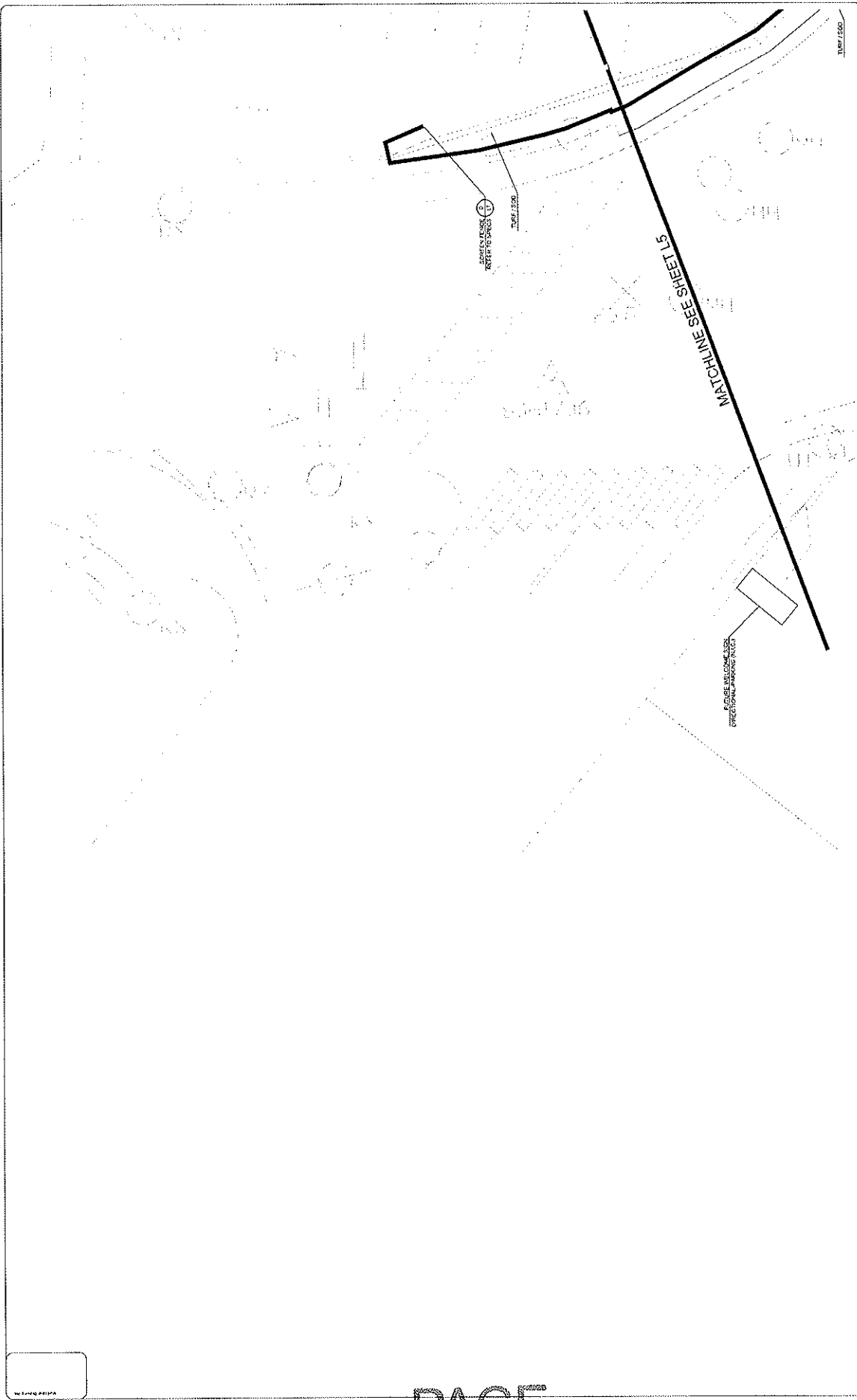
City of Albany  
 100 State Street  
 Albany, NY 12242

Project Name: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Date: \_\_\_\_\_

City of Albany  
 Planning Department

Author: \_\_\_\_\_  
 Designer: \_\_\_\_\_  
 Checker: \_\_\_\_\_  
 Date: \_\_\_\_\_

**DRAFT**



Scale: 1" = 50'

Project No. \_\_\_\_\_

Contract No. \_\_\_\_\_

Sheet No. **L6** of 8

**ALBERNI HWY UPGRADES  
REVITALIZATION WORKS**



Project Name: \_\_\_\_\_

Location: \_\_\_\_\_

Date: \_\_\_\_\_

No.	Date	Revisions / Comments

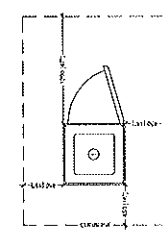
Prepared by: \_\_\_\_\_

Checked by: \_\_\_\_\_

Approved by: \_\_\_\_\_

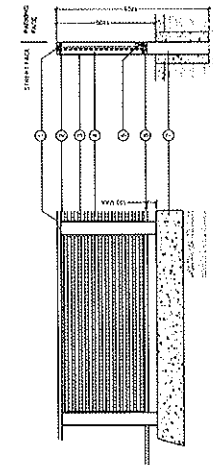
**DRAFT**





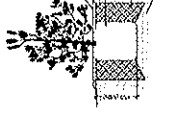
**A** WASTE RECEPTACLE CLEARANCES  
TEXT AND DIMENSION PLOT SCALE - 1:25 METRIC

- 1. WASTE RECEPTACLE CLEARANCES
- 2. WASTE RECEPTACLE CLEARANCES



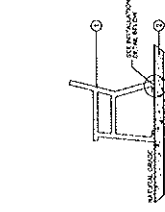
**B** DOWNTOWN BENCH STANDARD DETAIL  
TEXT AND DIMENSION PLOT SCALE - 1:25 METRIC

- 1. BENCH SEAT
- 2. BENCH SEAT
- 3. BENCH SEAT
- 4. BENCH SEAT
- 5. BENCH SEAT



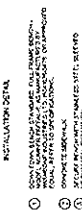
**C** COMMERCIAL FENCE STANDARD DETAIL (CEDAR)  
TEXT AND DIMENSION PLOT SCALE - 1:25 METRIC

- 1. WASTE RECEPTACLE CLEARANCES
- 2. WASTE RECEPTACLE CLEARANCES
- 3. WASTE RECEPTACLE CLEARANCES
- 4. WASTE RECEPTACLE CLEARANCES
- 5. WASTE RECEPTACLE CLEARANCES



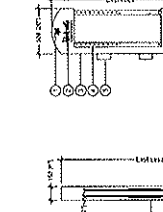
**D** WASTE RECEPTACLE CLEARANCES  
TEXT AND DIMENSION PLOT SCALE - 1:25 METRIC

- 1. WASTE RECEPTACLE CLEARANCES
- 2. WASTE RECEPTACLE CLEARANCES



**E** SHRUB PLANTING DETAIL  
TEXT AND DIMENSION PLOT SCALE - 1:25 METRIC

- 1. SHRUB PLANTING DETAIL
- 2. SHRUB PLANTING DETAIL



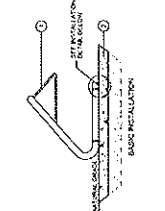
**F** DOWNTOWN KIOSK STANDARD DETAIL  
TEXT AND DIMENSION PLOT SCALE - 1:25 METRIC

- 1. DOWNTOWN KIOSK STANDARD DETAIL
- 2. DOWNTOWN KIOSK STANDARD DETAIL



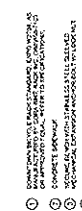
**G** IN-GROUND PLANTER DETAIL  
TEXT AND DIMENSION PLOT SCALE - 1:25 METRIC

- 1. IN-GROUND PLANTER DETAIL
- 2. IN-GROUND PLANTER DETAIL



**H** BIKE RACK STANDARD DETAIL  
TEXT AND DIMENSION PLOT SCALE - 1:25 METRIC

- 1. BIKE RACK STANDARD DETAIL
- 2. BIKE RACK STANDARD DETAIL



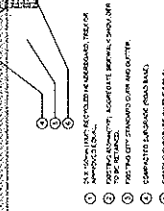
**I** GROUND PLANTER DETAIL  
TEXT AND DIMENSION PLOT SCALE - 1:25 METRIC

- 1. GROUND PLANTER DETAIL
- 2. GROUND PLANTER DETAIL



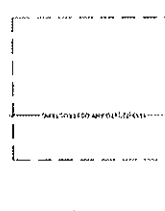
**J** DOWNTOWN BENCH STANDARD DETAIL  
TEXT AND DIMENSION PLOT SCALE - 1:25 METRIC

- 1. DOWNTOWN BENCH STANDARD DETAIL
- 2. DOWNTOWN BENCH STANDARD DETAIL



**K** COMMERCIAL FENCE STANDARD DETAIL (CEDAR)  
TEXT AND DIMENSION PLOT SCALE - 1:25 METRIC

- 1. COMMERCIAL FENCE STANDARD DETAIL (CEDAR)
- 2. COMMERCIAL FENCE STANDARD DETAIL (CEDAR)



**L** WASTE RECEPTACLE CLEARANCES  
TEXT AND DIMENSION PLOT SCALE - 1:25 METRIC

- 1. WASTE RECEPTACLE CLEARANCES
- 2. WASTE RECEPTACLE CLEARANCES



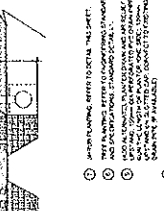
**M** DOWNTOWN BENCH STANDARD DETAIL  
TEXT AND DIMENSION PLOT SCALE - 1:25 METRIC

- 1. DOWNTOWN BENCH STANDARD DETAIL
- 2. DOWNTOWN BENCH STANDARD DETAIL



**N** COMMERCIAL FENCE STANDARD DETAIL (CEDAR)  
TEXT AND DIMENSION PLOT SCALE - 1:25 METRIC

- 1. COMMERCIAL FENCE STANDARD DETAIL (CEDAR)
- 2. COMMERCIAL FENCE STANDARD DETAIL (CEDAR)



**O** IN-GROUND PLANTER DETAIL  
TEXT AND DIMENSION PLOT SCALE - 1:25 METRIC

- 1. IN-GROUND PLANTER DETAIL
- 2. IN-GROUND PLANTER DETAIL

**DRAFT**

DATE	08/15/11
BY	ALBERTI ENGINEERS
CHECKED BY	ALBERTI ENGINEERS
PROJECT NO.	11-0000
SHEET NO.	17 OF 18

DATE	08/15/11
BY	ALBERTI ENGINEERS
CHECKED BY	ALBERTI ENGINEERS
PROJECT NO.	11-0000
SHEET NO.	17 OF 18

DATE	08/15/11
BY	ALBERTI ENGINEERS
CHECKED BY	ALBERTI ENGINEERS
PROJECT NO.	11-0000
SHEET NO.	17 OF 18

DATE	08/15/11
BY	ALBERTI ENGINEERS
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PROJECT NO.	11-0000
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DATE	08/15/11
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PROJECT NO.	11-0000
SHEET NO.	17 OF 18

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PROJECT NO.	11-0000
SHEET NO.	17 OF 18

DATE	08/15/11
BY	ALBERTI ENGINEERS
CHECKED BY	ALBERTI ENGINEERS
PROJECT NO.	11-0000
SHEET NO.	17 OF 18



**Downtown Alberni Highway Streetscape Development**  
**SCHEDULE OF QUANTITIES - Landscape and Site Amenities**

April-08  
 Planning

ITEM	UNIT	QUANTITY	UNIT-COST	TOTALS
<b>SITE PREPARATION</b>				
Sawcut and Off-Haul Existing Concrete Paving	sq.m.	190	25.00	4,750.00
Excavate and Off-Haul Existing Subgrade to 450mm Depth	sq.m.	90	25.00	2,250.00
<b>SUBTOTAL, SITE PREPARATION</b>				<b>7,000.00</b>
<b>IRRIGATION</b>				
Irrigation Water Supply	allowance	1	10,000.00	10,000.00
Irrigation System Extension	sq.m.	151	10.00	1,510.00
<b>SUBTOTAL, IRRIGATION</b>				<b>11,510.00</b>
<b>CROSSWALKS AND MARKINGS</b>				
Painted Crosswalk Markings	Allowance	1	3,000.00	3,000.00
C.I.P. Concrete Curb Cuts	sq.m.	8	350.00	2,800.00
<b>SUBTOTAL, CROSSWALKS</b>				<b>5,800.00</b>
<b>SITE FURNISHINGS</b>				
Waste receptacle	each	12	1,500.00	18,000.00
Bench	each	12	1,500.00	18,000.00
Bike Rack	each	5	1,500.00	7,500.00
Paint Existing Bollards - Black	allowance	1	1,000.00	1,000.00
Downtown Kiosk (shop drawings incl.)	each	1	10,000.00	10,000.00
37x36x24" Exposed Aggregate Planter (Above Ground)	each	4	1,500.00	6,000.00
<b>SUB-TOTAL, SITE FURNISHINGS</b>				<b>60,500.00</b>
<b>SOFT LANDSCAPE</b>				
Quarry Fines Aggregate Surfacing - In-Ground Planters	cu.m.	3	78.00	234.00
Growing Medium, 450mm Depth	cu.m.	67	56.00	3,752.00
Compost Mulch, in place, 75mm depth	cu.m.	4	56.00	224.00
Turf / Sod Application	sq.m.	78	10.00	780.00
In-Ground Planter Shrubs and Ground Cover	sq.m.	151	100.00	15,100.00
Landscape Boulders - 750mm Diameter	each	3	750.00	2,250.00
Landscape Boulders - 600mm Diameter	each	7	500.00	3,500.00
Landscape Boulders - 450mm Diameter	each	3	200.00	600.00
Establishment landscape maintenance (depends on area)	allowance	1	8,000.00	8,000.00
<b>SUB-TOTAL, SOFT LANDSCAPE</b>				<b>34,440.00</b>
<b>SUB-TOTAL</b>				<b>\$119,250.00</b>
Contingency 30%				\$35,775.00
<b>ORDER of MAGNITUDE ESTIMATE (Note: Accuracy is +/-20%)</b>				<b>\$155,025.00</b>

**Downtown Alberni Highway Streetscape Development**  
**SCHEDULE OF QUANTITIES - Landscape and Site Amenities**

April-08  
 Planning

ITEM	UNIT	QUANTITY	UNIT-COST	TOTALS
<b>Add Alternate Works (Alpine Garden / Xeriscape™ Demo)</b>				<b>Planning</b>
ITEM	UNIT	QUANTITY	UNIT-COST	TOTALS
<b>SITE PREPARATION</b>				
saw cut and Off-Haul Existing Paving	sq.m.	43	25.00	1,075.00
Excavate and Off-Haul Existing Subgrade to 450mm Depth	sq.m.	43	25.00	1,075.00
<b>SUBTOTAL, SITE PREPARATION</b>				<b>2,150.00</b>
<b>IRRIGATION</b>				
Irrigation System Extension	sq.m.	43	10.00	430.00
<b>SUBTOTAL, IRRIGATION</b>				<b>430.00</b>
<b>SOFT LANDSCAPE</b>				
Quarry Fines Aggregate Surfacing - In-Ground Planters	cu.m.	3.5	78.00	273.00
Growing Medium, 450mm Depth	cu.m.	20	56.00	1,120.00
In-Ground Planter Shrubs and Ground Cover	sq.m.	43	100.00	4,300.00
Landscape Boulders - 1000mm Diameter	each	3	750.00	2,250.00
Landscape Boulders - 750mm Diameter	each	5	750.00	3,750.00
Landscape Boulders - 600mm Diameter	each	9	500.00	4,500.00
Landscape Boulders - 450mm Diameter	each	14	200.00	2,800.00
Establishment landscape maintenance (depends on area)	allowance	1	800.00	800.00
<b>SUB-TOTAL, SOFT LANDSCAPE</b>				<b>19,793.00</b>
<b>SUB-TOTAL</b>				<b>\$22,373.00</b>
Contingency 30%				\$6,711.90
<b>ORDER of MAGNITUDE ESTIMATE (Note: Accuracy is +/-30%)</b>				<b>\$29,084.90</b>
<b>ORDER of MAGNITUDE ESTIMATE - ALL WORKS (Note: Accuracy is +/-30%)</b>				<b>\$184,109.90</b>

## WASTE RECEPTACLE SPECIFICATIONS (or Approved Equal)

### Approved Products:

**Manufacturer:** United Receptacle  
**Model Description:** 48 Gallon Side Door Waste Receptacle  
**Model Number:** KSR48SD-7000

**Dimensions:** Height: 42 in.  
Depth: 26 in.  
Length: 26 in.  
Weight: 725 lbs

**Capacity:** 48 Gallon Bin

**Required options:** Powder Coated, Heavy Gauge, Hot Dipped Galvanized Steel  
Custom Powder Coat Colour - Black Only  
Heavy Gauge, Hot Dipped Galvanized Steel Side Door  
7000 Series Brown Exposed Aggregate Concrete Base

***\*All Installation shall be by City Staff only\****

### Required Clearances

