



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

COMMITTEE OF THE WHOLE **AGENDA**

MONDAY, MAY 26, 2008 – 6:00 P.M.

1. ADOPTION OF MINUTES

- a) of the May 12, 2008 minutes of the Committee of the Whole meeting – Pages 1 to 4

2. PUBLIC PRESENTATIONS

- a) Diane Snyder – Vancouver Island Health Authority – Integrated Health Network – Living with Chronic Health Conditions
- b) John Olsen – Oceanside Affordable Housing Society – Development of Affordable Housing in the Oceanside Area – Pages 5 to 7

3. CORRESPONDENCE

4. DISCUSSION RELATED TO DELEGATIONS OR CORRESPONDENCE

5. STAFF PRESENTATIONS

- a) Manager of Budgets and Special Projects – DCC Open House Update and Recommendations – Pages 8 to 18

Late 2007, City staff undertook a complete review of the Development Cost Charges program. The DCC Program review was presented to council for their consideration in December 2007. Public consultations were set up for January and February 2008 in order to give and receive information. Several recommendations were noted upon review of the input. The results of those recommendations are now being presented to Council for their consideration.

***Recommendation: THAT the report from the Manager of Budgets and Special Projects dated May 13, 2008 entitled "DCC Open House Update and Recommendations", be received as information;
AND THAT Council direct staff to prepare the necessary bylaw for consideration.***

- b) Director of Finance – Quarterly Report (verbal)
For April, May and June 2008

- c) Planner – Issuance of Development Permit [1152 Herring Gull Way] – Pages 19 to 31

On March 6, 2008 the City received a development permit application from Valliere Construction Inc. on behalf of the owners of the property. The applicant requests the issuance of a development permit to permit a 446 m², 2 storey building for handling and storage of furniture with a 2nd floor caretaker residence and related site improvements. The subject property is fronted by Herring Gull Way to the northwest and backs onto the E&N rail corridor to the rear. There is a narrow undeveloped parcel along the north property line. The balance of land use adjacencies is developed industrial properties.

Recommendation: THAT a development permit be issued to St. George Transportation Nanaimo Ltd., to permit a 446 m², 2 storey building for handling and storage of furniture with a 2nd floor caretaker residence and implementation of the overall site plan on Lot 1, Block 564, Nanoose District, Plan 49409 (1152 Herring Gull Way) subject to:

- (a) **A landscaping bond in the amount of \$14,962.40 be received prior to the issuance of the permit.**

- d) Manager of Current Planning – Consideration of a Request to Discharge Restrictive Covenant G54355 – Pages 32 to 47

The City has received a request from the owners of the above noted properties (Pioneer Plaza) to discharge restrictive covenant (G54355) that is registered on title. The restrictive covenant prohibits undertaking parlors, theaters, restaurants, hotel, bus terminal, recreation and places of amusement; refer to the attached covenant for details. The request to remove the covenant is intended to allow for a takeout and delivery pizza deli restaurant in a vacant unit of the existing building. The City is a signatory to the covenant and therefore must consent to its discharge.

Recommendation: THAT restrictive covenant G54355 be discharged from the title of the properties legally described as that part of Lot 4, District Lot 4, Nanoose District, Plan 5772, lying to the north of the northerly boundary of Plan 638 RW and Lot 5, District Lot 4, Nanoose District, Plan 5772, except that part lying to the south of Plan 638 RW (281 Island Highway East) subject to lot consolidation or the registration of a restrictive covenant in favour of the City prohibiting independent sale of the properties while the current building remains standing.

6. NEW BUSINESS

7. ADJOURNMENT

ooOOoo

TO BE ADOPTED

CITY OF PARKSVILLE

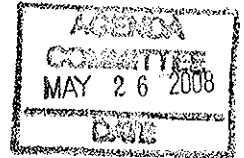
May 12, 2008

Minutes of the Committee of the Whole meeting held in the Civic and Technology Centre, 100 E. Jensen Avenue, Parksville, BC, on Monday, May 12, 2008 at 6:00 p.m.

PRESENT: Her Worship Mayor S. R. Herle

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

Staff: F. Manson, Chief Administrative Officer
L. Taylor, Director of Administrative Services



1. **MINUTES**

Patterson - Lefebvre

THAT the minutes of the Committee of the Whole meeting held April 28, 2008 be adopted.

CARRIED.

2. **PUBLIC PRESENTATIONS**

3. **CORRESPONDENCE**

- a) **Colin Stewart – Staples McDannold Stewart – Legal Opinion – Storage of Fireworks and Explosives in Residential Zones**

Johnston - Powell

THAT the correspondence from Staples McDannold Stewart, dated May 6, 2008, regarding the storage of fireworks and explosives in residential zones, be received for information.

CARRIED.

Mayor Herle declared a conflict of interest as her commercial enterprise is located in the building that is part of the development that is the subject of the letter from Russell Stubbs and Kenneth Henderson. She left the Council meeting at 6:01 p.m.

Acting Mayor Patterson assumed the Chair.

- b) **Russell Stubbs & Kenneth Henderson – Park Island Properties Ltd – Development Permit Application, Engineering Review**

Burger - Powell

THAT the correspondence from Park Island Properties Ltd., dated May 5, 2008, regarding the development permit application for the Thrifty Foods Store expansion, be received for information.

CARRIED.

4. DISCUSSION RELATED TO DELEGATIONS OR CORRESPONDENCE

Russell Stubbs & Kenneth Henderson – Park Island Properties Ltd – Development Permit Application, Engineering Review

Burger - Powell

THAT the correspondence from Park Island Properties Ltd., dated May 5, 2008, regarding the development permit application for the Thrifty Foods Store expansion, be referred to staff for comment and a detailed breakdown of the development costs.

CARRIED.

Mayor Herle returned to the Council meeting at 6:06 p.m. and resumed the Chair.

5. STAFF PRESENTATIONS

Mayor Herle noted that all recommendations adopted by the Committee at this meeting will be forwarded to Council for consideration at their May 21, 2008 meeting.

RECOMMENDATIONS:

a) **Director of Administrative Services – 2008 Special Events Application**

Patterson - Lefebvre

THAT the report from the Director of Administrative Services dated May 5, 2008 entitled "2008 Special Events Applications", be received;

AND THAT Oceanside Outdoor Sport be granted use of the beach volley ball courts on the west side of the road, and the surrounding lawns in the Community Park, to hold volleyball league and tournament events on the dates and during the times indicated on Schedule 1 attached to the Park Use Application Form dated April 29, 2008;

AND FURTHER THAT the approval be granted on condition that the organizers adhere to the signed Terms and Conditions form dated April 29, 2008 attached to the report from the Director of Administrative Services dated May 5, 2008 entitled "2008 Special Events Applications".

CARRIED.

b) **Director of Administrative Services – Municipal Ticket Information Bylaw No. 1444**

Main Motion:

Powell - Lefebvre

THAT the report from the Director of Administrative Services dated May 6, 2008 entitled "Municipal Ticket Information Bylaw No. 1444", be received for information.

AND THAT "Municipal Ticket Information Bylaw, 2008, No. 1444" be advanced for reading consideration.

CARRIED.

Amendment:

Burger - Johnston

THAT the fine for cutting trees without a permit be increased to \$1000.

CARRIED.

Main Motion as Amended:

Burger - Johnston

THAT the report from the Director of Administrative Services dated May 6, 2008 entitled "Municipal Ticket Information Bylaw No. 1444", be received for information.

AND THAT the fine for cutting trees without a permit be increased to \$1000;

AND FURTHER THAT "Municipal Ticket Information Bylaw, 2008, No. 1444" be advanced for reading consideration.

CARRIED.

c) **Chief Administrative Officer – Employee Code of Conduct**

Main Motion:

Lefebvre - Burger

THAT the report from the Chief Administrative Officer dated May 7, 2008 entitled "Employee Code of Conduct", be received;

AND THAT the revised Policy No. 7.16 "Employee Code of Conduct" as attached to the report from the Chief Administrative Officer, dated May 7, 2008 entitled "Employee Code of Conduct", be approved.

CARRIED.

Amendment:

Johnston - Lefebvre

THAT the Code of Conduct be amended to add the words "or inflexible" in the second sentence of the third paragraph of the Purpose after the words "be exhaustive" so the sentence now reads "This code is not meant to be exhaustive or inflexible and the City will continue to establish work rules on various matters as necessary."

CARRIED.

Main Motion as Amended:

Johnston - Lefebvre

THAT the report from the Chief Administrative Officer dated May 7, 2008 entitled "Employee Code of Conduct", be received;

AND THAT the Code of Conduct be amended to add the words "or inflexible" in the second sentence of the third paragraph of the Purpose after the words "be exhaustive" so the sentence now reads "This code is not meant to be exhaustive or inflexible and the City will continue to establish work rules on various matters as necessary."

AND FURTHER THAT the revised Policy No. 7.16 "Employee Code of Conduct" as attached to the report from the Chief Administrative Officer, dated May 7, 2008 entitled "Employee Code of Conduct", be approved as amended.

CARRIED.

d) **Chief Administrative Officer – Lease Agreement with the Parksville Lawn Bowling Club**

Johnston - Powell

THAT the report from the Chief Administrative Officer dated April 29, 2008 entitled "Lease Agreement with the Parksville Lawn Bowling Club", be received;

AND THAT the proposed draft 2008 – 2013 Parksville Lawn Bowling Club Lease for Lot 1, District Lot 13, Nanoose District, Plan VIP 71491 (149 E. Stanford Avenue) for the period September 1, 2008 and ending August 31, 2013 as

attached to the April 29, 2008 memo to Council from the Chief Administrative Officer titled "Lease Agreement with the Parksville Lawn Bowling Club" be amended to exclude section 17.8 and that section 17.7 be amended to remove the proposed change to "may" from "will";

AND FURTHER THAT the Mayor and Director of Administrative Services be authorized to sign the 2008 – 2013 Parksville Lawn Bowling Club Lease for Lot 1, District Lot 13, Nanoose District, Plan VIP 71491 (149 E. Stanford Avenue) for the period September 1, 2008 and ending August 31, 2013 as amended.

CARRIED.

6. NEW BUSINESS

7. ADJOURNMENT

Powell - Johnston
Rise and Report to Council at their May 21, 2008 meeting.

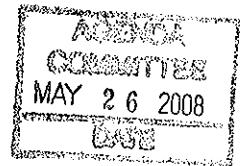
The meeting ended at 6:38 p.m.



Mayor



City of PARKSVILLE



REQUEST TO APPEAR AS A DELEGATION

TO BE HELD 26 - MAY, 2008 AT 6:00 P.M.
Day Date

NAME OF PERSON MAKING PRESENTATION: JOHN OLSEN
[Please print]

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

NAME OF ORGANIZATION [if applicable]: OCEANSIDE AFFORDABLE HOUSING

Mailing address: _____

Phone: _____ - 248-2268 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.]

SEE ATTACHED

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*.

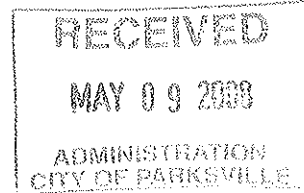


Oceanside Affordable Housing Society

110 – 198 Island Highway East
PO Box 503
Parksville, BC
V9P 2G6

Phone 250.248.3205, Local 101
Fax 250.248.4154
Email info@oceansidehousing.ca

Chair and members of the Committee of the Whole,
City of Parksville,
100 E. Jensen Ave.,
Parksville



BY HAND

We have assembled a team of people with all of the required experiences and skills¹ to actively pursue the development of affordable housing in the Oceanside area and are particularly interested in locating suitable properties in Parksville for construction of multiple family rental units. To that end, we are currently exploring opportunities for land owned by the City, church groups and School Board. Currently, we are drafting an application to CMHC for Seed Funding.

We have identified one such possibility and wish to explore others. The property currently occupied by the Shelley Facility and a small park is one such possibility. We have met with the officers of Pioneer Crescent Residents Association to explore the possibility of applying to the City for lease of lands at 186 Shelley Road (Lot 3). We have agreed with them that we will assess the feasibility of developing multiple family housing that would replace the existing structure but substantially leave the existing park space for community use. We have also agreed to continue to work closely with the organization and the residents and property owners of the area as the proposal proceeds through feasibility and design stages.

In situations where city-owned lands can be used, we propose that the City would lease appropriate lands to OAHS over the life of the facility and that the lease would initially be at a nominal rate, rising over time to a rate that reflects the affordable occupancy profile of the building.

What we are asking for at this time is the ability to enter into explorations and negotiations with City staff in pursuit of this particular project and others that may emerge as the exploration proceeds. If one or more sites offer significant potential, we would at that time bring a concrete proposal forward to Council for authorization to proceed further.

I would be happy to answer questions from the Committee on this matter.

Respectfully submitted,


John Olsen, President

¹ See attached profiles

PROFILE OF THE OCEANSIDE AFFORDABLE HOUSING SOCIETY
AND IT'S DIRECTORS AS OF 2008

President: John Olsen has been involved for 40 years in the co-operative movement, credit unions, housing co-operatives and worker co-operatives. He worked for 25 years as a community economic development and appropriate technology consultant.

Vice President: Steen Laursen was a Burnaby fire captain for 10 years and an officer of Exit Holdings involving 35 firefighters in a property management enterprise. Currently, he operates a home-based Health and Wellness business in Parksville.

Secretary-Treasurer: Sher Morison has been a social worker for 15 years, working with people with developmental delays. She has started her own consulting business in the area of social development.

Director: Rose Marie Hague, PhD, was an educator and psychologist with 30 years experience working with youth and families.

Director: Gerald Herkal worked for 35 years in the health care field in policy, procedures, operations, human resources, financing/budgeting and government *liaison*. He was CEO of a 168-bed multi-level care facility in Burnaby before moving to Oceanside.

Director: Milt Pearson was CEO of a large Ontario Credit Union and an officer and executive Director of Home Ownership Alternative Non-Profit Housing Corporation in Ontario.

Director: Larrie Taylor has been an architect for 30 years and served as Team Leader for projects of Habitat for Humanity and is currently a designer for the Nanaimo branch. He is a member of the City of Parksville Advisory design Panel and Advisory Planning Commission.

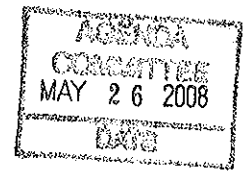
Director: Rick Sullivan was a teacher and active member and officer of the BC Teachers Federation. He served on the Kitimat Library and Hospital Boards and is currently active in several social justice organizations.

Ex Officio:

- Barry Avis, Councilor, Town of Qualicum Beach.
- Marc Lefebre, Councilor, City of Parksville.

Monthly board meetings are open to the public and several other community people have attended who are not profiled in the above.





May 13, 2008

MEMO TO: FRED MANSON, CHIEF ADMINISTRATIVE OFFICER

**FROM: PAMELA LOVEGROVE, MANAGER OF BUDGETS AND
SPECIAL PROJECTS**

SUBJECT: DCC OPEN HOUSE UPDATE AND RECOMMENDATIONS

Issue

2007-08 DCC Program Review Update

Executive Summary

Late 2007, City staff undertook a complete review of the Development Cost Charges program. The DCC Program review was presented to council for their consideration in December 2007.

Public consultations were set up for January and February 2008 in order to give and receive information. Several recommendations were noted upon review of the input.

The results of those recommendations are now being presented to Council for their consideration.

References

Sections 932 to Section 937 of the Local Government Act outline the legislative framework for establishing DCC's.

Development Cost Charges Best practices Guides outlines the steps required for establishing DCC programs and related bylaws.

Background

On January 24th, 2008 a public open house was held to advise the public of the recent DCC Program review and its impact on the community. A follow up open house was held on February 21st which invited the public to offer their comments and input to the DCC Program based on the information previously presented to them. Information was provided to us both verbally and in writing.

Upon review of the submissions presented to staff, it was determined that the following suggestions should be implemented into the DCC program: (Appendix I)

1. The term length of the proposed Long term financing for the AWS Treatment plant be changed from 20 years to 25 years
2. The unit of measure to determine the DCC rate for Multi family dwellings be changed from Units to Floor space (m²)
3. The DCC portion of certain Road, Sewer, & Water projects should be amended from the existing 100% DCC.

We believe we have satisfactorily answered all questions from the public meeting.

Options

1. Council accepts the recommendations as presented.
2. Direct staff to make further revisions to the DCC rates and program, with specific directions.

Analysis

1. The above recommendations were made after careful review and consideration was given to the input received from the Public consultation process. The DCC rates reflect the changes put forward. (Appendix II)
2. Additional changes to the DCC model may further reduce or increase the prior year's surpluses depending on the specific directions provided by Council. Further time will be required to implement the modifications and to present the results to Council.

Sustainability/environmental Analysis

No issues.

Financial Implications

The reduction in the DCC portion of the capital projects from our original presentation, will increase the amount of funds required from the City to complete the projects. This will result in a reduction of the Prior years surpluses in future years. (Appendix III)

Recommendation

THAT Council accepts this as information and direct staff to prepare the relevant bylaw reports for consideration.



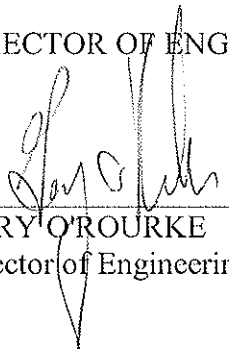
PAMELA LOVEGROVE, CMA
Manager, Budgets & Special Projects

DIRECTOR OF FINANCE COMMENTS




G. LUCKY BUTTERWORTH, CGA
Director of Financial Services

DIRECTOR OF ENGINEERING & OPERATIONS COMMENTS



GARY O'ROURKE
Director of Engineering and Operations

CHIEF ADMINISTRATIVE OFFICER COMMENTS:



FRED C. MANSON, CGA
Chief Administrative Officer

DCC RECOMMENDATIONS

Input received at Open House Meeting Held February 21, 2008-02-27

Changes implemented:

Revised length of term for Long Term borrowing from 20 to 25 years

Method of calculation for Multi Family residential was changed from units to floor space (m2). Collection of DCC's will still be at development permit application.

Open spaces – Acquisition for links – DCC portion has been reduced to 75% as per 2005 Parks Master Plan

Correction on current Long Term Debt amount for AWS

Springwood well changes

Sewer – Reduce DCC portion to 50% for :

- Molliet: Harnish to Hirst
- Corfield St: Stanford to Jensen
- Corfield St: Jensen to Hwy 19A

Drainage – Reduce DCC portion to 52% for:

- Jensen: Bagshaw to Hwy 19a
- Jensen: Corfield to Bagshaw
- McVickers: South of 19A/ring road
- Bagshaw St: Stanford to Hwy 19A

Reduce DCC Portion to 50%

- Moss Ave: Bass to Craig

Eliminated Sunray: Gaetjen to Oufall

Road – Reduced to 76% DCC:

- Corfield St: Stanford to Jensen
- Corfield St: Jensen to Hwy 19A

Eliminated: Downtown Core road upgrades

DCC PROGRAM REVIEW

CURRENT DCC RATES

	Roads	Storm	Water	Sanitary	Parks	Total
Single Family Residential - Unit	2,369.24	705.82	3,959.06	113.81	650.00	7,797.93
Multi Residential - Unit	1,231.07	224.59	2,639.38	75.87	650.00	4,820.91
Commercial M ²	32.52	2.26	14.85	0.43	2.68	52.74
Industrial M ²	12.89	3.18	14.85	0.43	-	31.35
Institutional M ²	11.61	1.27	18.15	0.52	-	31.55

INITIAL DCC PROPOSED RATES

Single Family Residential - Unit	4,141.20	1,669.02	7,653.64	601.88	2,089.96	16,155.70
Multi Residential - Unit	2,151.80	531.08	7,653.64	601.88	2,090.30	13,028.70
Commercial M ²	56.84	5.34	32.80	2.58	8.95	106.51
Industrial M ²	22.53	7.51	32.80	2.58	-	65.42
Institutional M ²	56.84	3.00	40.09	3.15	-	103.08

REVISED DCC PROPOSED RATES

Single Family Residential - Unit	3,799.98	1,383.79	6,997.14	381.49	1,911.04	14,473.44
Multi Residential - m2	17.95	4.00	63.61	3.47	17.37	106.40
Commercial M ²	52.16	4.43	29.99	1.63	8.19	96.40
Industrial M ²	20.68	6.23	29.99	1.63	-	58.53
Institutional M ²	52.16	2.49	36.65	2.00	-	93.30

PRIOR YEAR SURPLUS COMPARISONS

GENERAL REVENUE FUND

	2008	2009	2010	2011	2012
2008 Final Budget Prior year Surplus at End of Year	2,338,970	1,655,453	1,926,988	824,858	693,983
Changes from DCC recommendations	0	0	0	0	-462,084
Revised Prior year Surplus at End of Year	2,338,970	1,655,453	1,926,988	824,858	231,899

WATER UTILITY REVENUE FUND

2008 Final Budget Prior year Surplus at End of Year	485,871	563,136	741,514	590,337	302,252
Changes from DCC recommendations	0	0	0	0	-124,185
Revised Prior year Surplus at End of Year	485,871	563,136	741,514	590,337	178,067

SEWER UTILITY REVENUE FUND

2008 Final Budget Prior year Surplus at End of Year	2,363,666	2,211,762	2,251,633	2,151,134	1,933,512
Changes from DCC recommendations	0	-114,346	-118,877	-123,587	-285,406
Revised Prior year Surplus at End of Year	2,363,666	2,097,416	2,132,756	2,027,547	1,648,106

DCC COMPARISONS

**Parksville
(Proposed)**

Categories	Residential \$ per lot	MF \$/m2 GBFA	MF / unit	MF \$/m2 GBFA	SR Housing \$/m2 GBFA	Comm. \$/m2 GBFA	Inst. \$/m2 GBFA	Industrial \$/m2 GBFA	Industrial \$/hec sa
Sanitary -City	381.49		3.47			1.63	1.63	2.00	
Drainage	1,383.79		4.00			4.43	6.23	2.49	
Water-City	6,997.14		63.61			29.99	29.99	36.65	
ParksO/S	1,911.04		17.37			8.19			
Roads	3,799.98		17.95			52.16	20.68	52.16	
Total DCC's	14,473.44	-	106.40	-	-	96.40	58.53	93.30	-

Notes: DCC's are currently under review

hect sa - hectare gross site area

MHP - mobile home park

Categories	Residential \$ per lot	MF \$/m2 GBFA	MF / unit	MF \$/m2 GBFA	SR Housing \$/m2 GBFA	Comm. \$/m2 GBFA	Inst. \$/m2 GBFA	Industrial* \$/m2 GBFA	Industrial \$/hec sa
Sanitary -City	916.07	5.49				5.33	5.33	1.37	
Drainage	630.63	3.78				3.66	3.66	0.93	
Water-City	5,912.26	35.47				34.36	34.36	8.77	
Water - distribution	327.00	1.97				1.91	1.91	0.49	
ParksO/S	327.81	10.40							
Roads	4,266.19	25.59				24.80	24.80	6.34	
Total DCC's	12,379.96	82.70			-	70.06	70.06	17.90	

Notes: Proposed rates

Water supply - 25% Assist factor

Rate changes effective on adoption or upon return from Minister

**Qualicum
Beach**

Categories	Residential \$ per lot	MF \$/m2 GBFA ^	MF / unit	MF \$/m2 GBFA ~	SR Housing \$/m2 GBFA	Comm. \$/m2 GBFA	Inst. \$/m2 GBFA	Industrial \$/m2 GBFA	Industrial \$/hec sa
Sanitary -City	2,055.00	20.55		18.49		20.55			
Drainage	2,985.00	22.39		20.15		22.39			
Water-City	3,675.00	27.56		24.81		9.19			
ParksO/S	3,058.00	22.92		20.64		30.58		30.58	
Roads									
Total DCC's	11,773.00	93.42	-	84.09	-	82.71	-	30.58	-

Notes: **** Per lot being created OR per residential unit constructed

^ Except within the area delineated on Schedule "D" (Village Neighbourhood); cannot exceed \$11,773.00 per unit

~Specifically applies to the area delineated on Schedule "D" (Village Neighbourhood); cannot exceed \$11,773.00 per unit.

DCC COMPARISONS

Categories	Residential \$ per lot	MF	MF	MF	MF	SR Housing	Comm.	Inst.	Industrial	Industrial
		\$/m2 GBFA	/ unit	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$ /hec sa
Sanitary -City	6,182.36	4,579.53		2,289.86	16.49	137.39			54,954.35	
Drainage	2,361.66	1,417.00		330.63	2.55	0.43			42,509.91	
Water-City	3,893.51	2,884.08		1,442.04	10.38	86.52			34,609.00	
ParksO/S	1,540.49	1,141.10		570.55						
Roads	1,935.40	1,185.11		408.52	72.60	31.55			26,521.31	
Total DCC's	15,913.42	11,206.82	-	5,041.60	102.02	255.89	-	-	158,594.57	

Lantzville

Notes: Rates went into effect April, 2007

Categories	Residential \$ per lot	MF	MF	MF	MF	SR Housing	Comm.	Inst.	Industrial	Industrial
		\$/m2 GBFA	/ unit	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$ /hec sa
Sanitary -City	503.56	402.85			1.06				0.50	
Drainage	467.73	280.64			0.98				0.47	
Water-City	2,694.96	2,155.97			5.66				2.69	
ParksO/S	1,758.15	1,406.52								
Roads	3,460.36	2,768.29			17.30				5.19	
Total DCC's	8,884.76	7,014.27	-	-	25.00	-	-	-	8.85	

Ladysmith

Last bylaw adoption 2000

Categories	Residential \$ per lot	MF	MF	MF	MF	SR Housing	Comm.	Inst.	Industrial	Industrial
		\$/m2 GBFA	/ unit	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$ /hec sa
Sanitary -City	1,500.00	1,440.00			7.13					
Drainage	1,400.00	935.00			14000/hect					
Water-City	975.00				2.93					
ParksO/S										
Roads *	185.00	185.00			185.00					
Total DCC's	4,060.00	2,560.00	-	-	195.06	-	-	-	-	

Duncan

Adopted July 2007

* per parking space

Categories	Residential \$ per lot	MF	MF	MF	MF	SR Housing	Comm.	Inst.	Industrial	Industrial
		\$/m2 GBFA	/ unit	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$ /hec sa
Sanitary -City	974.5	6.91			4.29				1.75	
Drainage	212.50	0.78			0.68				0.48	
Water-City	218.85	1.55			0.96				0.39	
ParksO/S	1,432.62	4.28			1.79				0.74	
Roads	1,576.31	12.17			15.46				1.55	
Total DCC's	4,414.78	25.69	-	-	23.18	-	-	-	4.91	

Victoria

Effective October 1, 2007

DCC COMPARISONS

Categories	Residential \$ per lot	MF \$/m2 GBFA	MF / unit	MF \$/m2 GBFA	MF \$/1000 sq ft	SR Housing \$/m2 GBFA	Comm. \$/1000 sq ft	Inst. \$/1000 sq ft	Industrial \$/m2 GBFA	Industrial \$/acre
Sanitary -City	2,178.00		1,452.00		660.00		660.00	660.00		5,939.00
Drainage	6,545.00		823.00		2,431.00		1,459.00			31,792.00
Water-City	1,858.00		1,239.00		563.00		563.00			5,069.00
ParksO/S	2,619.00		4,762.00		-		-			-
Roads	10,328.00		5,681.00		4,441.00		2,892.00			22,826.00
Total DCC's	23,528.00	-	13,957.00	-	8,095.00	-	5,574.00	-	-	65,626.00

Surrey

Adopted 2007

Categories	Residential \$ per lot	MF \$/m2 GBFA	MF / unit	MF \$/m2 GBFA	MF \$/1000 sq ft	SR Housing \$/m2 GBFA	Comm. \$/1000 sq ft	Inst. \$/m2 GBFA	Industrial \$/m2 GBFA	Industrial \$/acre
Sanitary -City	764.00		605.00		207.00		207.00			5,793.00
Drainage	1,071.00		321.00		448.00		448.00			7,370.00
Water-City	433.00		343.00		117.00		117.00			3,285.00
ParksO/S	698.00		553.00		-		-			-
Roads	3,769.00		2,313.00		5,036.00		5,036.00			17,893.00
Total DCC's	6,735.00	-	4,135.00	-	5,808.00	-	-	-	-	34,341.00

Courtenay

Adopted Sept 2005

Categories	Residential \$ per lot	MF \$/m2 GBFA	MF / unit	MF \$/m2 GBFA	MF \$/1000 sq ft	SR Housing \$/m2 GBFA	Comm. \$/1000 sq ft	Inst. \$/m2 GBFA	Industrial \$/m2 GBFA	Industrial \$/hec sa
Sanitary -City	3,500.34	20.28			1,235.00		14.03	13.75	7.50	
Drainage *	4,384.71	20.28			4.50		4.96			
Water-City	1,261.30	8.26			3.65		4.45	4.45	1.77	
ParksO/S	1,135.14	7.43			27.46		35.30	35.30	5.49	
Roads	2,000.33	10.32			-		-	-	-	
Total DCC's	12,281.82	66.57	-	-	1,284.64	-	58.46	17.46	-	-

**City of
Campbell River**

Adopted Oct 2007

* area specific

Categories	Residential \$ per lot	MF \$/m2 GBFA	MF / unit	MF \$/m2 GBFA	MF \$/1000 sq ft	SR Housing \$/m2 GBFA	Comm. \$/1000 sq ft	Inst. \$/m2 GBFA	Industrial \$/m2 GBFA	Industrial \$/hec sa
Sanitary -City	2,604.57		1,915.13		5.79		5.79	5.79	3.31	
Drainage	745.50		384.77		-		-	4.81	-	
Water-City	2,599.38		1,911.31		11.55		11.55	11.55	6.60	
ParksO/S	1,601.31		826.48		-		-	10.33	-	
Roads	14,079.85		11,135.88		10.96		10.96	10.96	10.96	
Total DCC's	21,630.61	-	16,173.57	-	28.30	-	43.44	20.87	-	-

**City of
Chilliwack**

Adopted Dec 3/07

DCC COMPARISONS

Categories	Residential	MF	MF	MF	MF	SR Housing	Comm.	Inst.	Industrial	Industrial
	\$ per lot	\$/m2 GBFA	/ unit	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/hec sa
Sanitary -City	968.66	807.21	403.61	2.91	2.91	807.21				807.21
Drainage	3,432.35	2,282.51	737.96	0.93	0.93	95,041.86				95,041.86
Water-City	636.15	530.13	265.06	1.91	1.91	530.13				530.13
ParksO/S	3,349.30	2,791.08	1,395.54	50.74	50.74	18,533.73				18,533.73
Roads	1,352.51	828.18	285.48	22.05	22.05	114,912.93				114,912.93
Total DCC's	9,738.97	-	7,239.11	62.22	62.22	-	-	-	-	-

Town of Comox

Adopted July 5/06 - under review

Categories	Residential	MF	MF	MF	MF	SR Housing	Comm.	Inst.	Industrial	Industrial
	\$ per lot	\$/m2 GBFA	/ unit	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/acre
Sanitary -City	1,862.00			978.00	978.00	7,117.00				7,117.00
Drainage	980.00			515.00	515.00	2,498.00				2,498.00
Water-City	1,221.00			754.00	754.00	5,489.00				5,489.00
ParksO/S	3,610.00									
Roads	9,305.00			4,193.00	4,193.00	13,629.00				13,629.00
Total DCC's	16,978.00	-	-	6,440.00	6,440.00	28,733.00				28,733.00

Kelowna

Average of all classes

Effective Mar 1/08

Categories	Residential	MF	MF	MF	MF	SR Housing	Comm.	Inst.	Industrial	Industrial
	\$ per lot	\$/m2 GBFA	/ unit	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/hec sa
Sanitary -City	459.00	152.00		1,700.00	1,700.00	10,337.00				10,337.00
Drainage	66.00	50.00		220.00	220.00	1,115.00				1,115.00
Water-City	69.00	52.00		9,680.00	9,680.00	8,067.00				8,067.00
ParksO/S	329.00	242.00								
Roads	923.00	496.00		11,600.00	11,600.00	19,519.00				19,519.00
Total DCC's	923.00	-	-	-	-	-	-	-	-	-

Central Saanich

Effective October 2002

Categories	Residential	MF	MF	MF	MF	SR Housing	Comm.	Inst.	Industrial	Industrial
	\$ per lot	\$/m2 GBFA	/ unit	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/m2 GBFA	\$/hec sa
Sanitary -City	541.00	355.00		2.70	2.70	6,556.00				6,556.00
Drainage	385.00	221.00		3.81	3.81	9,547.00				9,547.00
Water-City	699.00	459.00		3.50	3.50	8,481.00				8,481.00
ParksO/S										
Roads	407.00	223.00		21.38	21.38	7,602.00				7,602.00
Total DCC's	2,032.00	-	-	31.39	31.39	32,186.00				32,186.00

Cranbrook

Effective June 2004

* Averaged among MF classes

DCC COMPARISONS

Categories	Residential \$ per lot	MF \$/m2 GBFA	MF / unit *	MF \$/m2 GBFA	MF	SR Housing \$/m2 GBFA	Comm. \$/m2 GBFA	Inst. \$/m2 GBFA	Industrial \$/m2 GBFA	Industrial \$/hec sa
Sanitary -City	2,195.00		1,153.00				4.24	4.24		42,384.00
Drainage	849.00		347.00				2.29	2.29		22,915.00
Water-City	933.00		368.00				3.13	3.13		46,856.00
ParksO/S	1,171.00		614.00				-	-		-
Roads	5,125.00		2,690.00				34.80	34.80		38,555.00
Total DCC's	10,273.00	-	5,172.00	-	-	-	44.46	44.46	-	150,710.00

Squamish

Adopted June 28/05

* Averaged among MF classes

Categories	Residential \$ per lot	MF \$/m2 GBFA	MF / unit	MF \$/m2 GBFA	MF	SR Housing \$/m2 GBFA	Comm. \$/m2 GBFA	Inst. \$/m2 GBFA	Industrial \$/m2 GBFA	Industrial \$/hec sa
Sanitary -City	1,936.48		522.85				3.87		3.87	
Drainage										
Water-City	2,860.12		2,860.12				9.67		4.83	
ParksO/S	805.66		628.41							
Roads										
Total DCC's	5,602.26	-	4,011.38	-	-	-	13.54	-	8.70	-

White Rock

Adopted October 10/2006

Categories	Residential \$ per lot	MF \$/m2 GBFA	MF / unit ***	MF \$/m2 GBFA	MF	SR Housing \$/m2 GBFA	Comm. \$/m2 GBFA	Inst. \$/m2 GBFA	Industrial \$/m2 GBFA	Industrial \$/hec sa
Sanitary -City	1,387.00		1,179.00				5.68	5.68	0.96	
Drainage *	534.00		353.00				1.98	1.98	1.22	
Water-City	1,257.00		1,068.00				5.14	5.14	0.87	
ParksO/S **	1,247.00		2,120.00							
Roads **	4,187.00		3,559.00				13.97	13.97	1.03	
Total DCC's	8,612.00	-	8,279.00	-	-	-	26.77	26.77	4.08	-

Summerland

Adopted Feb 13/06

* Drainage - 70% Assist Factor

** Roads & Parks - 50% Assist Factor

*** averaged over MF classes

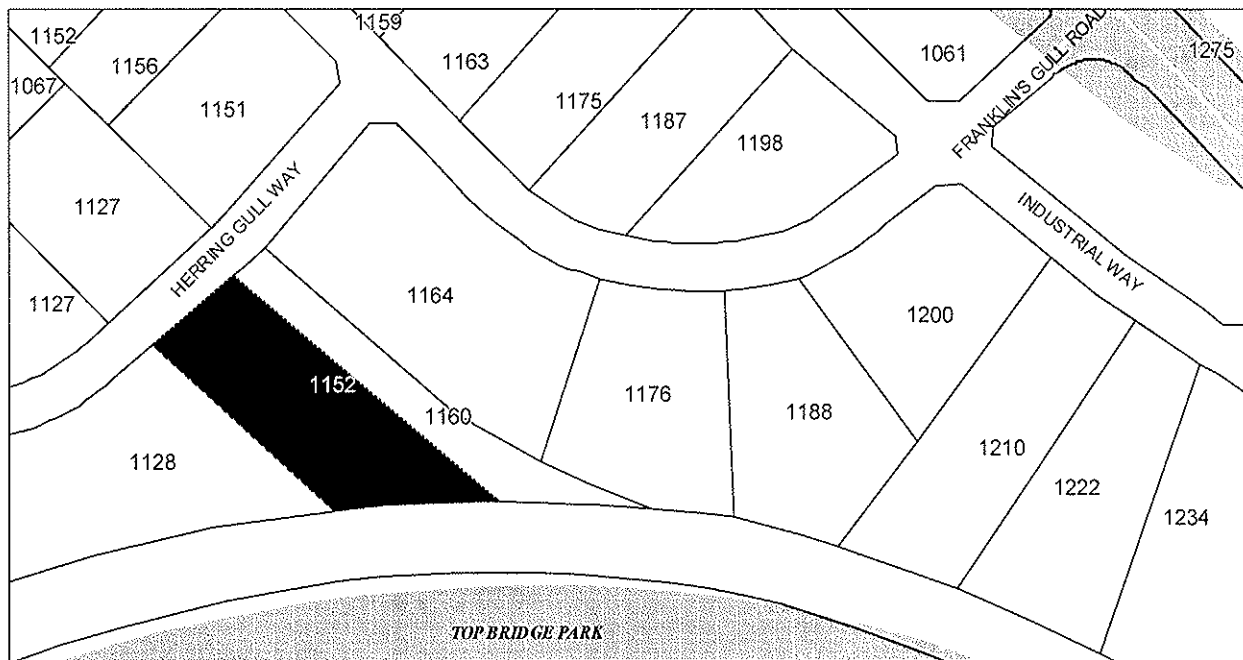


COMMITTEE OF THE WHOLE REPORT

AGENDA
COMMITTEE
MAY 26 2008
DME

May 12, 2008

REPORT TO: F. C. MANSON, C. G. A., CHIEF ADMINISTRATIVE OFFICER
FROM: N. GRAY, MBCSLA, PLANNER
SUBJECT: DEVELOPMENT PERMIT FOR LOT 1, BLOCK 564, NANOOSE DISTRICT, PLAN 49409 [1152 HERRING GULL WAY]
REGISTERED OWNER: ST. GEORGE TRANSPORTATION NANAIMO LTD., BC0747425
APPLICANT: VALLIERE CONSTRUCTION INC.
FILE: 3060-08-03



Issue:

Consideration of issuing a development permit to permit a 446 m², 2 storey building for the handling & storage of furniture with 2nd floor caretaker residence

Executive Summary:

On March 6, 2008 the City received a development permit application from Valliere Construction Inc. on behalf of the owners of the property. The applicant requests the issuance of a development permit to permit a 446 m², 2 storey building for handling and storage of furniture with a 2nd floor caretaker residence and related site improvements. The subject property is fronted by Herring Gull Way to the northwest and backs onto the E&N rail corridor to the rear. There is a narrow undeveloped parcel along the north property line. The balance of land use adjacencies is developed industrial properties.

References:

Official Community Plan Bylaw, 2002, No. 1370 excerpt – 5.2.14 Development Permit Area No. 14 - INDUSTRIAL PARK;
Schedule "A" – Development Permit Guideline Evaluation;
Architectural Elevations Plan – Herold Engineering Ltd., date stamp received April 11, 2008;
Site Plan – prepared by Herold Engineering Ltd., date stamp received April 11, 2008;
Landscape Plan – prepared by Victoria Drakeford landscape Architect, date stamp received February 22, 2008;
Sustainable Community Builder Checklist – by Valliere Construction Inc., date stamp received April 11, 2008.

Background:

The subject property is within Development Permit Area No. 14 - INDUSTRIAL PARK. The development permit designation is under the form and character category. The attached Schedule "A" provides a brief point form summary of the guideline evaluation for the proposed development.

The proposal was reviewed by the Advisory Design Panel on April 10, 2008. The recommendation to Council from the Advisory Design Panel is as follows:

That Council should accept the design proposal based on revised drawings and presentations provided to the Advisory Design Panel for Lot 1, Block 564, Nanoose District, Plan 49409, subject to revision considering a simplified front façade to be referred back to Staff. CARRIED

The applicant has made the revisions that are, in Staff's opinion, consistent with the subjects of the Advisory Design Panel resolution and the development permit guidelines. Please refer to the attached building elevation plans for details.

The proposal is consistent with the Zoning and Development Bylaw, 1994, No. 2000 and no relaxations or variances are required.

Options:

Council may:

1. Authorize issuance of a development permit.
2. Deny issuance of a development permit.

Analysis:

One 2 storey building and associated site improvements are proposed for the subject property; a property which is located within Development Permit Area No. 14 – INDUSTRIAL PARK. The stated objective of the development permit area is to ensure that the development of the Industrial Park is done in a uniform and orderly manner. As such the form and character of the proposal, as established through the development permit area guidelines, is to be considered.

1. Acceptance of the size, shape and exterior finish of buildings as well as the proposed landscaping. The proposed form and character of the building and related site treatments have been reviewed through the Advisory Design Panel. The applicant has revised the building façade design in response to the Panel's recommendations regarding the simplified front façade. For these reasons, Staff is of the opinion that development permit guidelines have been met and that it is appropriate for Council to issue a development permit to the applicant. A detailed analysis of the development permit guidelines is provided in Schedule "A" of this report.
2. Should a development permit be denied by Council, the decision must be based on the application not meeting the development permit guidelines or that insufficient information has been provided to Council. Application deficiencies in meeting the guidelines would have to be clearly communicated to the applicant so that they may be addressed and made satisfactory. The *Local Government Act* does not provide Council with the discretionary ability to deny permit issuance. Denial may keep the location in its present state for a longer duration.

Sustainability/Environmental Analysis:

The attached Sustainable Community Builder Checklist has been completed in detail by the applicant. Geothermal heating is proposed for the building. Storm water infiltration was a consideration during the design.

Financial Implications:

There are no financial implications other than the cost of processing this permit.

Recommendation:

That the report from the Planner dated May 13, 2008 for the issuance of a Development Permit at 1152 Herring Gull Way be received for information;
And That Council authorize issuance of a development permit to permit a 446 m², 2 storey building for handling and storage of furniture with a 2nd floor caretaker residence and implementation of the overall site plan to St. George Transportation Nanaimo Ltd., BC0747425, on Lot 1, Block 564, Nanoose District, Plan 49409 (1152 Herring Gull Way);
And Further That a landscaping bond in the amount of \$14,962.40 be received prior to the issuance of the permit.



N. GRAY/MBCSLA



B. RUSSELL

NG/sh
Attachments

I:/Users/Planning/Dpermit/2008/08-03/Agenda/Report-1.

DIRECTOR OF ADMINISTRATIVE SERVICES' COMMENTS:

L. Taylor

L. TAYLOR

DIRECTOR OF ENGINEERING'S COMMENTS:

G. O'Rourke

G. O'ROURKE, P. ENG

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

F. Manson

F. MANSON, C.G.A.