

CITY OF PARKSVILLE
2007 Statement of Debt

Bylaw Number S/L/A	Issue #	Issue Date	Maturity Date	Purpose	Month	Day	Year	Opening Balance Jan. 1, 2007	New Borrowings	Actuarial Additions	Principal Payments	Interest Payments	Closing Balance, Dec. 31, 2007	Total 2007 Payments
General Revenue Fund														
1354	93	04/06/2005	04/06/2025	Resort Way	4	6	2007	\$ 768,839.61			31,954.98	19,605.41	736,884.63	\$ 51,560.39
1316/1346	75	10/10/2001	12/01/2021	Library	6	1	2007					29,872.50		29,872.50
1365/1316	78	03/10/2002	03/12/2022	Tec Space	6	3	2007					20,540.25		20,540.25
1354	93	04/06/2005	04/06/2025	Resort Way	10	6	2007					18,790.56		18,790.56
1316/1346	75	10/10/2001	12/01/2021	Library	12	1	2007	874,535.17		8,773.24	31,754.71	29,872.50	834,007.22	61,627.21
1365/1316	78	03/10/2002	03/12/2022	Tec Space	12	3	2007	665,282.78		4,985.86	23,135.58	20,540.25	637,161.34	43,675.83
								2,308,657.56		13,759.10	86,845.27	139,221.47	2,208,053.19	226,881.59
Water Utility Fund														
1263/1291	68	24/03/1998	24/03/2018		3	24	2007	853,452.32		17,327.38	36,291.10	33,300.00	799,833.84	69,591.10
1263/1295	69	14/10/1998	24/09/1998		3	24	2007					54,667.50		54,667.50
1263/1341	74	12/01/2001	06/01/2021		6	1	2007	241,538.27		2,423.09	8,770.35	8,598.50	230,344.83	17,368.85
772/764	33	06/15/1983	06/15/2008		6	15	2007	47,942.89			22,574.67	2,966.47	25,368.22	25,541.14
773/765	33	06/15/1988	06/15/2008		6	15	2007	61,408.78			28,914.98	3,799.67	32,493.80	32,714.65
1263/1291	68	24/03/1998	24/03/2018		9	24	2007					33,300.00		33,300.00
1263/1295	69	14/10/1998	24/09/1998		9	24	2007	1,401,084.26		28,445.79	59,577.89	54,667.50	1,313,060.58	114,245.39
1263/1341	74	12/01/2001	06/01/2021		12	1	2007					8,598.50		8,598.50
772/764	33	06/15/1983	06/15/2008		12	15	2007					1,569.66		1,569.66
773/765	33	06/15/1988	06/15/2008		12	15	2007					2,010.56		2,010.56
								2,605,426.52		48,196.26	156,128.99	203,478.36	2,401,101.27	359,607.35
Payments Stopped (no longer required)														
Water Utility Fund														
752/746	32	10/27/1982	9/24/2007		3	24	2007					12,959.25		12,959.25
752/746	32	10/27/1982	9/24/2007		9	24	2007	31,556.80		21,772.00	9,784.80	12,959.25		22,744.05
								31,556.80		21,772.00	9,784.80	25,918.50	0.00	35,703.30
Total Debenture Debt														
								4,945,640.88		83,727.36	252,759.06	368,618.33	4,609,154.46	\$ 622,192.24
General Fund Short Term Capital Borrowing														
Water Utility Fund Short Term Capital Borrowing														
								70,000.00	240,000.00		70,000.00	144.66		70,144.66
Total Short Term Capital Borrowing														
								70,000.00	240,000.00	0.00	70,000.00	144.66	240,000.00	70,144.66
Total Long Term Debt														
								\$ 5,015,640.88	240,000.00	83,727.36	322,759.06	368,762.99	4,849,154.46	\$ 692,336.90

CITY OF PARKSVILLE
STATEMENT OF FINANCIAL INFORMATION
YEAR ENDED DECEMBER 31, 2007

Schedule of Guarantee and Indemnity Agreements

This organization has not given any guarantees or indemnities under the Guarantees and Indemnities Regulation.

CITY OF PARKSVILLE
STATEMENT OF FINANCIAL INFORMATION
YEAR ENDED DECEMBER 31, 2007

Schedule of Elected Official Remuneration and Expenses

	<u>Remuneration</u>	<u>Expenses</u>
Mayor Sandra Herle	\$ 23,928.11	\$ 7,195.17
Councillor Christian Burger	10,464.01	1,319.60
Councillor Barry Johnston	11,981.34	421.87
Councillor Marc Lefebvre	10,464.01	5,417.81
Councillor Teresa Olson	10,716.90	3,488.14
Councillor Susan Powell	11,728.46	5,949.23
Councillor Charles Robinson	10,464.01	2,098.56
	<u>\$ 89,746.84</u>	<u>\$ 25,890.38</u>

CITY OF PARKSVILLE
 STATEMENT OF FINANCIAL INFORMATION
 YEAR ENDED DECEMBER 31, 2007

Schedule of Employee Remuneration and Expenses

	<u>Remuneration (including taxable benefits)</u>	<u>Employee Expenses</u>
EMPLOYEES OVER \$75,000		
MANSON FREDERICK	\$ 119,414.27	\$ 12,026.85
JACKSON GAYLE	99,086.40	2,061.84
O'ROURKE GARY	98,997.94	4,817.24
BUTTERWORTH G. LUCKY	93,262.15	3,504.71
TAYLOR LAURIE	87,800.14	2,774.08
BANKS W. DOUGLAS	84,100.92	2,701.53
METCALF ALAN	80,186.13	2,726.79
	<hr/>	<hr/>
	\$ 662,847.95	\$ 30,613.04
EMPLOYEES \$75,000 OR LESS		
Consolidated	<u>3,058,102.58</u>	<u>87,011.61</u>
Total	<u>\$ 3,720,950.53</u>	<u>\$ 117,624.65</u>

CITY OF PARKSVILLE
 STATEMENT OF FINANCIAL INFORMATION
 YEAR ENDED DECEMBER 31, 2007

Statement of Severance Agreements

There were no severance agreements made between City of Parksville and its non-union employees during the fiscal year 2007.

Vendor #	Name	Amount
01207	ADVANCE STRATEGIC CONSULTING	25,111.39
01328	ALUM TEK INDUSTRIES LTD.	37,084.34
01420	AON REED STENHOUSE INC.	29,599.00
01642	AURORA ROOFING LTD.	87,698.78
03540	BARBARA DAY SORT - IN TRUST	312,690.00
03100	BC HYDRO	287,216.40
03242	BC SPCA	35,557.96
03791	BRIDGEWATER LANE ESTATE LTD.	49,112.57
03040	BRITISH COLUMBIA ASSESSMENT AUTHORITY	154,721.80
03184	BRITISH COLUMBIA LIFE & CASUALTY COMPANY	79,498.60
05003	C. LANE CONTRACTING LTD.	66,145.72
05360	CANADIAN IMPERIAL BANK OF COMMERCE	35,143.47
05400	CANADIAN UNION OF PUBLIC EMPLOYEES	48,206.64
05462	CANEM SYSTEMS LTD.	27,996.57
07176	DAYTON & KNIGHT LTD.	85,725.08
07202	DELL CANADA INC.	33,735.22
09004	E. MADILL OFFICE COMPANY (2001)LTD.	51,388.94
09115	EMCON SERVICES INC	47,590.02
11470	FOUR STAR WATERWORKS LTD.	70,539.76
13780	GUILLEVIN INTERNATIONAL INC.	31,411.50
15140	HAYLOCK BROS. PAVING LTD.	297,805.01
15147	HAZELWOOD CONSTRUCTION SERVICES INC.	1,258,914.74
15168	HEROLD ENGINEERING LIMITED	57,570.50
15850	HUB EXCAVATING LTD.	481,871.44
15865	HUSKY OIL MARKETING COMPANY	112,983.86
17360	INSURANCE CORPORATION OF B.C.	38,959.00
19092	JARDINE LLOYD THOMPSON CANADA	45,824.00
19180	JOE CUNNINGHAM FORD LTD.	71,456.24
21131	KERR WOOD LEIDAL ASSOCIATES LIMITED	31,519.93
21340	KNAPPETT INDUSTRIES LTD.	1,843,143.44
21335	KNIGHT SIGNS	28,125.32
21400	KOERS & ASSOCIATES ENGINEERING LTD.	200,234.04
23140	LIDSTONE, YOUNG, ANDERSON	43,597.39
23142	LIDSTONE, YOUNG, ANDERSON - IN TRUST	85,600.00
25328	MAINROAD SOUTH ISL. CONT. LTD.	33,089.50
25004	MCELHANNEY CONSULTING SERVICES LTD.	55,550.74
25020	McGORMAN MacLEAN	34,768.00
25580	MEDICAL SERVICES PLAN	56,502.00
25747	MINISTER OF FINANCE	2,434,479.78
25960	MUNICIPAL FINANCE AUTHORITY OF B.C.	70,492.20
25980	MUNICIPAL INSURANCE ASSOCIATION OF B.C.	132,279.88
26004	MUNICIPAL PENSION PLAN	509,515.66
27129	NASH EXCAVATING LTD.	27,462.51
27270	NIKO PROJECTS INC.	50,954.15
29026	OCEANSIDE TOURISM ASSOCIATION	341,543.51
33117	PACIFIC BLUE CROSS	123,776.80
31020	PARKSVILLE & DISTRICT CHAMBER OF	91,827.19
31120	PARKSVILLE CHRYSLER * DODGE * JEEP	147,840.88
31124	PARKSVILLE COMMUNITY AND CONFERENCE	144,957.11
31139	PARKSVILLE DOWNTOWN BUSINESS ASSOCIATION	134,772.50
31156	PARKSVILLE HEAVY EQUIPMENT	134,431.62
33455	PIPE-EYE VIDEO INSPECTIONS & SERVICES LTD	31,474.85
33762	PROFIRE EMERGENCY EQUIPMENT INC.	166,500.37
37125	R.F. BINNIE & ASSOCIATES LTD.	110,017.01
37212	RAYLEC POWER LTD.	64,664.33
37203	RBC DOMINION SECURITIES	998,600.00
37218	RECEIVER GENERAL FOR CANADA	2,369,870.94
37300	REGIONAL DISTRICT OF NANAIMO	6,003,870.08
39082	SAYWELL CONTRACTING LTD	156,828.92
39170	SEAL TEC INDUSTRIES INC.	33,338.21
39227	SHAW ELECTRICAL SERVICES	60,751.79
39668	STANCO PROJECTS LTD.	1,142,969.38
39761	STAPLES McDANNOLD STEWART	49,717.61
39951	SYBERTECH WASTE REDUCTION LTD.	31,337.54
41082	TELUS COMMUNICATIONS (B.C.) INC.	53,840.06
41087	TEMPLE CONSULTING GROUP LTD.	39,677.91
41414	TNT LAND MANAGEMENT	32,131.35
41555	TRITON CONSULTANTS LTD.	66,704.20
45140	VANCOUVER ISLAND REGIONAL LIBRARY	387,610.00
47031	WASTE SERVICES (CA) INC.	38,353.19
47272	WESTGUARD SECURITY SERVICES (1986) INC.	67,351.63
48015	WL SOLUTIONS LTD.	36,885.56
48060	WORKERS' COMPENSATION BOARD OF B.C.	46,031.00

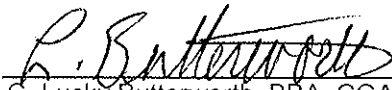
<u>Vendor #</u>	<u>Name</u>	<u>Amount</u>
	Payments Made (Vendors Over \$25000):	22,706,548.63
	Miscellaneous Payments (\$25000 and Under):	1,867,930.46
	Total Payments Made:	24,574,479.09

*** End of Report ***

CITY OF PARKSVILLE
STATEMENT OF FINANCIAL INFORMATION
YEAR ENDED DECEMBER 31, 2007

Statement of Financial Information Approval

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, subsection 9(2), approves all the statements and schedules included in this Statement of Financial Information, produced under the Financial Information Act.



G. Lucky Butterworth, BBA, CGA

Director of Finance

June 3, 2008

**CITY OF PARKSVILLE
MANAGEMENT REPORT
YEAR ENDED DECEMBER 31, 2007**

The Financial Statements contained in this Statement of Financial Information under the *Financial Information Act* have been prepared by management in accordance with generally accepted accounting principles or stated accounting principles, and the integrity and objectivity of these statements are management's responsibility. Management is responsible for all the statements and schedules, and for ensuring that this information is consistent, where appropriate, with the information contained in the financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

Council is responsible for ensuring that management fulfils its responsibilities for financial reporting and internal control.

The external auditors, McGorman MacLean, conduct an independent examination, in accordance with generally accepted auditing standards, and express their opinion on the financial statements. Their examination does not relate to the other schedules and statements required by the Act. Their examination includes a review and evaluation of the corporation's system of internal control and appropriate tests and procedures to provide reasonable assurance that the financial statements are presented fairly. The external auditors have full and free access to Council and meet with them on a regular basis.

On behalf of City of Parksville



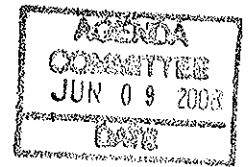
G. Lucky Butterworth, BBA, CGA

Director of Finance

June 3, 2008

- Prepared pursuant to Financial Information Regulation, Schedule 1, section 9

COMMITTEE OF THE WHOLE REPORT



May 28, 2008

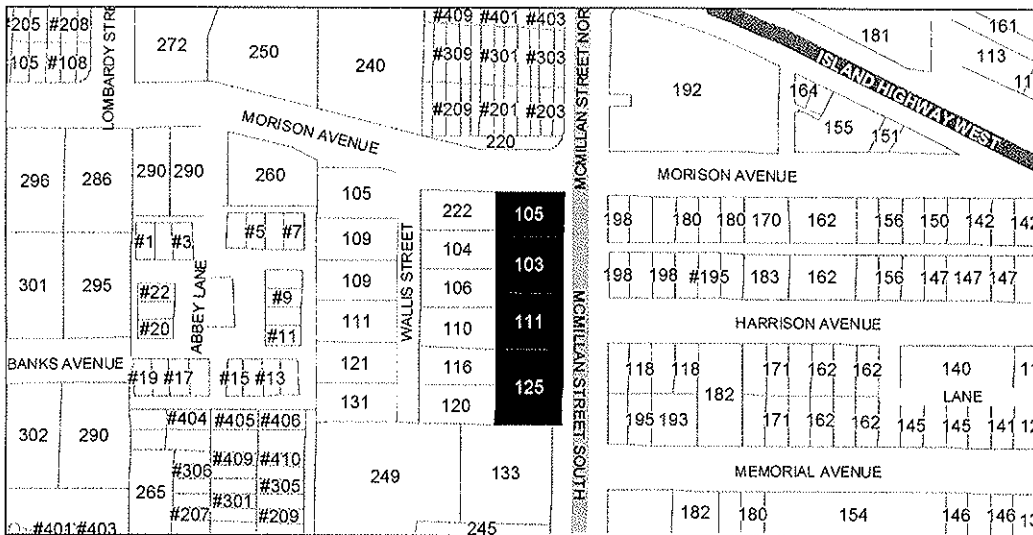
MEMO TO: F. C. MANSON, C.G.A., CHIEF ADMINISTRATIVE OFFICER

FROM: N. GRAY, MBCSLA, PLANNER

SUBJECT: DEVELOPMENT PERMIT APPLICATION TO PERMIT A 71 UNIT APARTMENT TYPE BUILDING THAT COULD BE ORIENTED TOWARDS SENIORS IN VARIOUS STAGES OF CARE ON LOTS 3, 4, AND 2, DISTRICT LOT 89, NANOOSE DISTRICT, PLAN 6265 AND LOT 1, DISTRICT LOT 89, NANOOSE DISTRICT, PLAN 5232 AND THAT PART OF PARCEL G (DD1582ON), DISTRICT LOT 89, NANOOSE DISTRICT, SHOWN OUTLINED IN RED ON PLAN 801-R (103, 105, 111 AND 125 MCMILLAN STREET) REGISTERED OWNERS: 0799424 B.C. LTD., INC. NO. BC0799424 APPLICANT: ROBERT BOYLE ARCHITECTURE INC., OUR FILE NO: 3060-30-08-04

Issue:

Consideration of a development permit to permit a 71 unit apartment type building that could be oriented towards seniors in various stages of care with requested variances.



Executive Summary:

The subject property is within Development Permit Area No. 4 – Multiple Family Area, Central. The development permit designation is under the 'Form and Character' category. The site is located along the West side of the intersection of McMillan Street and the Harrison Avenue. The attached Schedule "A" provides a brief point form summary of the guideline evaluation for the proposed development.

References:

Official Community Plan Bylaw 2002, No. 1370 excerpt – 5.2.4. Development Permit Area No. 4 - MULTIPLE FAMILY AREA - CENTRAL
Bylaw No. 2000.49; A Bylaw to Amend the City of Parksville Zoning and Development Bylaw, 1994, No. 2000;
Schedule 'A' – Development Permit Guideline Evaluation (attached);
Schedule 'B' - Variance Request Exhibits (attached);
Site Plan and Project Data A1, dated received April 11, 2008 as prepared by Robert Boyle Architect Inc.;
Elevations A6, dated received April 11, 2008 as prepared by Robert Boyle Architect Inc.;
Elevations A7, dated received April 11, 2008 as prepared by Robert Boyle Architect Inc.;
Landscape Planting Plan, Plant List and Specifications L-1, dated received April 11, 2008 as prepared by Fred Brooks, Landscape Architect;
Sustainable Community Builder Checklist, dated received April 11, 2008 as prepared by Robert Boyle Architect Inc.;

Background:

A zoning bylaw was adopted by Council on February 4, 2008 to permit the subject development. The resulting Comprehensive Zone – CD 19, is attached for reference purposes. Site layout and building footprint locations are designed specifically to the zone.

Requested variances include a relaxation from 6.0 metres to 4.78 meters for a roof overhang of 1.22 metres and lot line relaxation from 6.0 metres to 0.0 metres for an entry canopy at the primary building entry at McMillan and Harrison. Both of these items were present in the plans included as part of the rezoning and therefore should be considered as housekeeping items.

On April 11, 2008, the City received a development permit application from Robert Boyle Architecture Inc. on behalf of the owners of the property. The applicant requested the issuance of a development permit to construct a 71 unit apartment type building and overall site improvements.

The planning technical review of the proposal is complete. The current proposal meets the requirements and guidelines of both the Zoning and Development Bylaw and Official Community Plan Bylaw. The proposal was reviewed by the Advisory Design Panel on May 22, 2008. The Advisory Design Panel recommendation to Council is as follows:

"That Council should support the requested variance to permit an expanded eave gutter projection into setbacks from 0.6 metres to 1.22 metres and a requested zero lot line variance to permit an entrance canopy at the primary entry drop-off area at McMillan and Harrison within with the required front setback and accept the design proposal based on drawings and presentations provided at the Advisory Design Panel for legal: on Lots 3, 4, and 2, District Lot 89, Nanoose District, Plan 6265 and Lot 1, District Lot 89, Nanoose District, Plan 5232 and That part of Parcel G (DD1582ON), District Lot 89, Nanoose District, shown outlined in Red on Plan 801-R (103, 105, 111 and 125 McMillan Street).
CARRIED."

Options:

Council may:

1. Authorize Staff to issue a development permit for the proposed development.
2. Deny the development permit application.

Analysis:

As detailed drawings and site plans form a key part of the recent rezoning, much of the technical review and requirements of the application have already been satisfied. Due to the complexities of the elevation and site plans provided at the rezoning stage a technical oversight resulted in the need to include variances within the current Council resolution.

Requested variances include a relaxation from 6.0 metres to 4.78 meters for a roof overhang of 1.22 metres and lot line relaxation from 6.0 metres to 0.0 metres for an entry canopy at the primary building entry at McMillan and Harrison. Both of these items were present in the plans included as part of the rezoning and therefore should be considered as housekeeping items.

1. Implementation of this option will achieve a complete streetscape and complimentary building envelope along McMillan Street. The proposed development is of an appropriate scale of massing that would form a logical bridge between multifamily neighborhoods to the west and the downtown core area to the east.

The proposed form and character of the building and related site treatments have been endorsed by the Advisory Design Panel (ADP) fulfilling this goal. For these reasons, Staff believes it is appropriate to issue a development permit for the proposed project. For a detailed analysis of the development permit guidelines, please refer to Schedule "A" (attached).

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 for Council to make an informed decision. 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 ultimately deny permit issuance.

Sustainability/Environmental Analysis:

The Sustainable Community Builder Checklist (see attached) has been completed in detail.

Financial Implications:

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

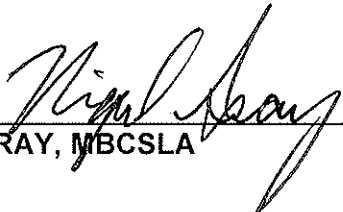
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Recommendation:

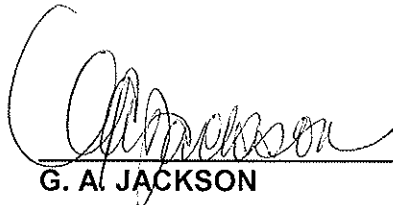
That the report from the Planner dated May 28, 2008 for the issuance of a Development Permit at 103, 105, 111 and 125 McMillan Street be received;

And That a development permit be issued to 0799424 B.C. LTD., INC. NO. BC0799424 to permit a 71 unit apartment type building with requested variances which include a relaxation from 6.0 metres to 4.78 meters for a roof overhang of 1.22 metres and lot line relaxation from 6.0 metres to 0.0 metres for an entry canopy at the primary building entry at McMillan and Harrison and implementation of the overall site plan on Lots 3, 4, and 2, District Lot 89, Nanoose District, Plan 6265 and Lot 1, District Lot 89, Nanoose District, Plan 5232 and That part of Parcel G (DD1582ON), District Lot 89, Nanoose District, shown outlined in Red on Plan 801-R (103, 105, 111 and 125 McMillan Street);

And Further That a landscaping bond in the amount of \$108,700.00 be received prior to the issuance of the permit.



N. GRAY, MBCSLA

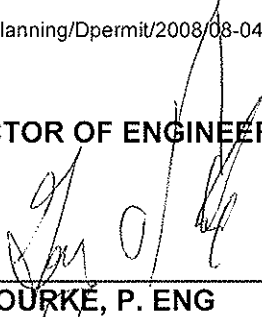


G. A. JACKSON

NG/sh
Attachments


I:/Users/Planning/Dpermit/2008/08-04/Agenda/Report-1.

DIRECTOR OF ENGINEERING COMMENTS:



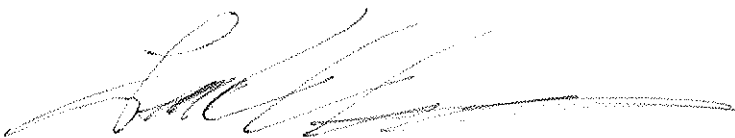
G.O'ROURKE, P. ENG

CORPORATE ADMINISTRATORS COMMENTS:



L. TAYLOR

CHIEF ADMINISTRATIVE OFFICER COMMENTS:



F. MANSON, C.G.A.

Schedule "A"

Development Permit Guideline Evaluation

Refer to 5.2.4. - Development Permit Area No. 4 – Multiple Family Area, Island Highway

Guidelines have been satisfied by the following:

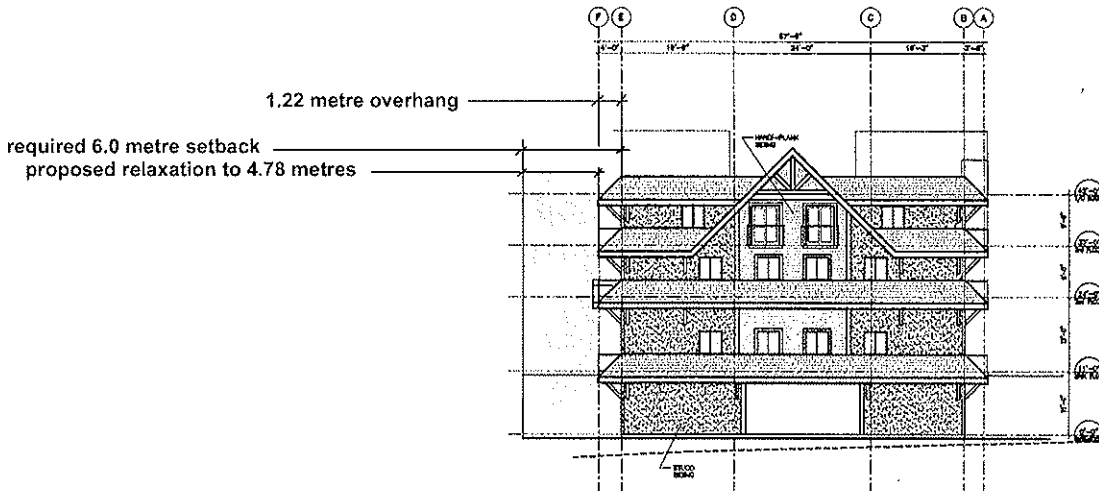
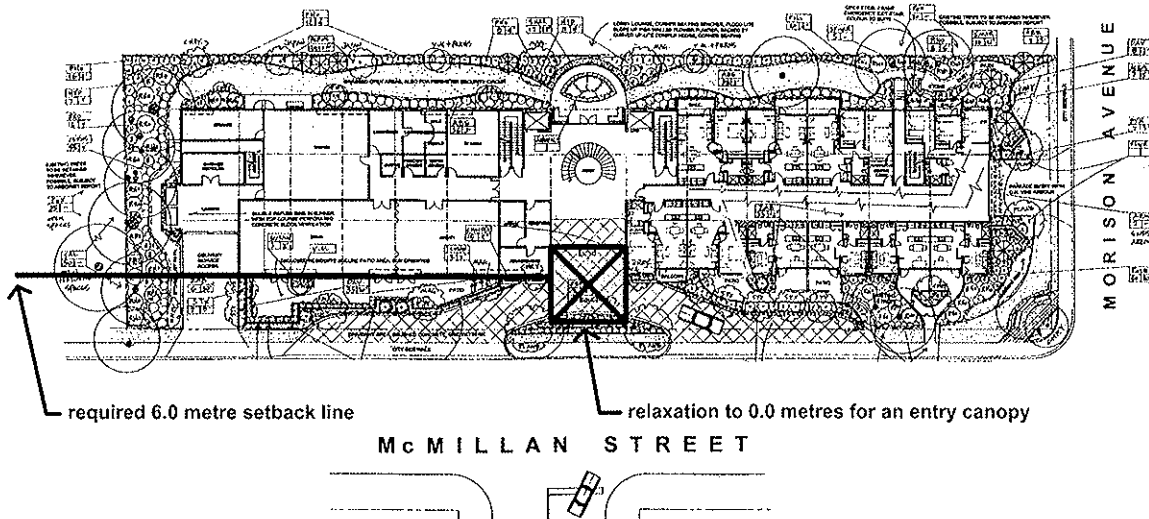
1. Parking is provided underground.
2. Landscaped walkways are provided.
3. Building envelope and landscaping are designed to create an acceptable human scale outdoor space and are coordinated to enhance the development.
4. Existing trees have been given extensive consideration. Several specimens and groupings are proposed for retention.
5. Sloped roofs are used.
6. Building massing is stepped along the grade of the road.
7. Architectural components such as materials and colour selections, balconies and façade treatments are in keeping with the spirit of the guidelines.
8. Public corridor views along McMillan are retained to the extent of the R.O.W.

I/UsersPlanning/Dpermit/2008/08-04/Agenda/Schedule A.

Schedule "B"

Variance Request Exhibits

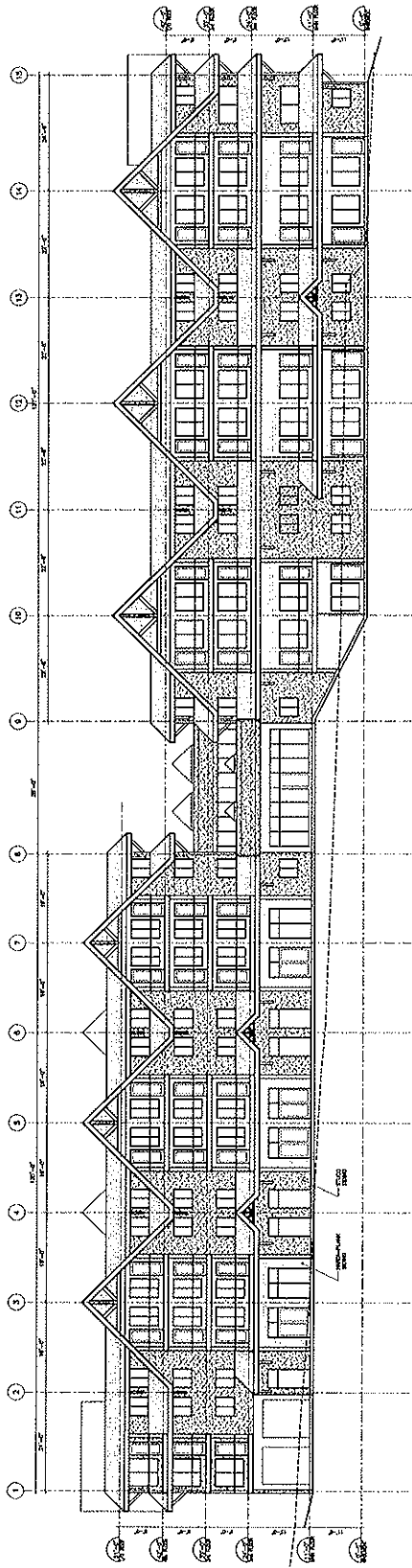
relaxation from 6.0 metres to 0.0 metres for an entry canopy at the primary building entry at McMillan and Harrison



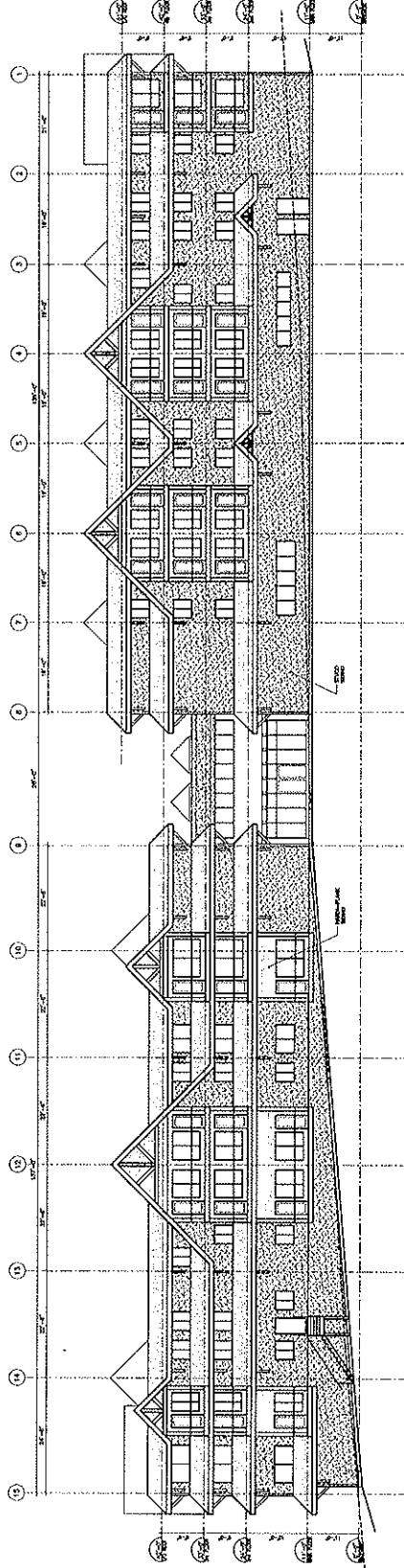
Requested variances for a relaxation from 6.0 metres to 4.78 meters for a roof overhang of 1.22

2 NORTH ELEVATION
2007-11-14

RECEIVED
 APR 11 2008
 PLANNING
 CITY OF PARKSVILLE



⊕ EAST ELEVATION



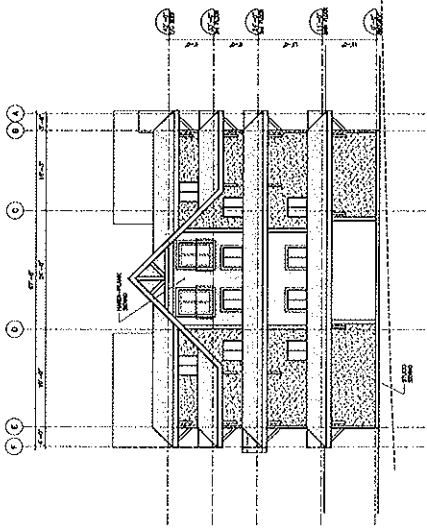
⊕ WEST ELEVATION

PROJECT: PARKSVILLE SENIOR'S LODGE SHEET NO.: 2723	
DRAWN BY: [Blank] CHECKED BY: [Blank]	
SCALE: 1/8" = 1'-0" DATE: 11/08/07	
PROJECT NO.: [Blank]	
SHEET NO.: [Blank]	
TOTAL SHEETS: [Blank]	
TITLE: ELEVATIONS	
A6	

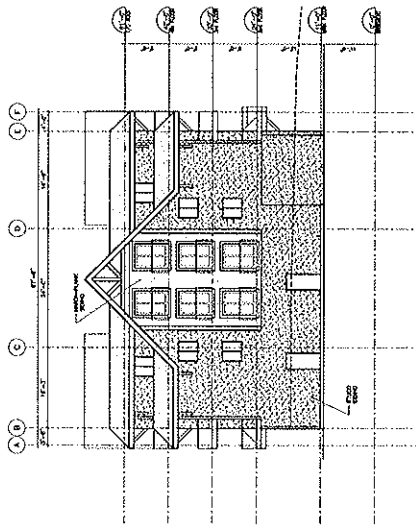
ROBERT BOYLE ARCHITECTURE INC.
 300 WEST 17TH STREET
 SUITE 200
 VANCOUVER, BC V6J 1K2
 TEL: (604) 734-1100
 FAX: (604) 734-1100
 WWW: RBOYLEARCHITECTURE.COM

DATE:	
BY:	
CHECKED BY:	
SCALE:	
TITLE:	

RECEIVED
 APR 11 2008
 PLANNING
 CITY OF PARKSVILLE



⊕ NORTH ELEVATION



⊙ SOUTH ELEVATION

A7

ELEVATIONS

7700 N.W. 45th St.
 474 NW 10th St.
 2725

PARKSVILLE
 SENIOR'S LODGE

DATE: 1/15/08
 DRAWN BY: [blank]
 CHECKED BY: [blank]

[blank]

[blank]

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ROBERT BOYLE ARCHITECTURE INC.
 300 WEST 10TH STREET
 SEASIDE, N.C. 28581
 TEL: 252.753.7100 FAX: 252.753.7101
 WWW.RBA-ARCHITECTS.COM

NO.	DATE	DESCRIPTION

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LANDSCAPE SPECIFICATION

MCMILLAN STREET at MORISON
PARKSVILLE, BC
April 2008
FRED BROOKS ARCHITECT
143-1500 Highway 10, Parksville, BC V9A 3S9
Tel: 250-335-1111
Fax: 250-335-1112
www.fredbrooks.ca

- 1. The Client requires a landscape specification to be prepared for the proposed development. The Client requires a landscape specification to be prepared for the proposed development. The Client requires a landscape specification to be prepared for the proposed development.
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PLANT LIST

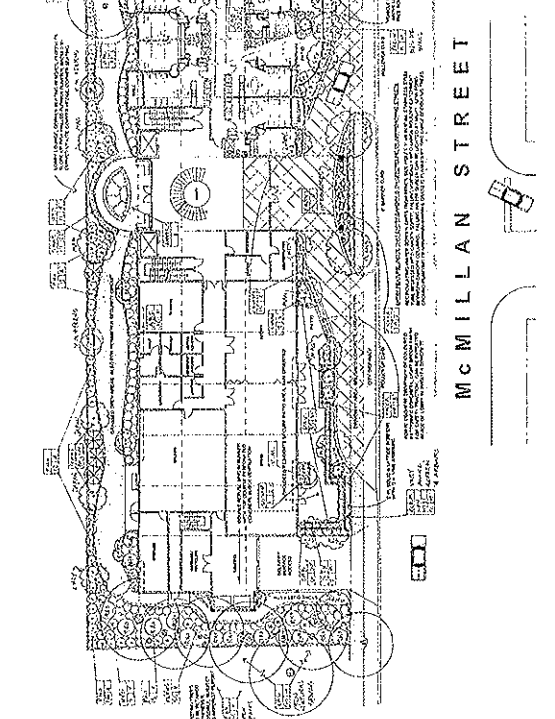
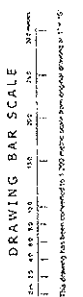
MCMILLAN STREET at MORISON
PARKSVILLE, BC
April 2008
FRED BROOKS ARCHITECT
143-1500 Highway 10, Parksville, BC V9A 3S9
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AUTOMATIC LANDSCAPE IRRIGATION SPECIFICATION

MCMILLAN STREET at MORISON
PARKSVILLE, BC
April 2008
FRED BROOKS ARCHITECT
143-1500 Highway 10, Parksville, BC V9A 3S9
Tel: 250-335-1111
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CITY OF PARKSVILLE

LANDSCAPE PLAN, PLANT LIST & SPECIFICATIONS

L-1 OF 1

FRED BROOKS ARCHITECT
143-1500 Highway 10
Parksville, BC V9A 3S9
Tel: 250-335-1111
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McMillan St. Development
at Morison Ave
Parksville - British Columbia
C/O RBA Architects, Nanaimo
SCALE: 1:200 metric
DATE: March 2008
ISSUE DATE: 2 April 2008

LANDSCAPE PLAN, PLANT LIST & SPECIFICATIONS

L-1 OF 1

PAGE 77

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 PLANNING
 CITY OF PARKSVILLE

THE SUSTAINABLE COMMUNITY BUILDER CHECKLIST



The Sustainable Community Builder Checklist

Environmental Protection and Enhancement			
Please explain how the development protects and/or enhances the natural environment. For example does your development:			
	YES	NO	EXPLANATION
1. Conserve, restore, or improve native habitat?	✓		WE ARE RETAINING LARGE CONIFER TREES AT SOUTH END OF SITE AND ADDING NATIVE GROUND COVER IN DISTURBED AREAS.
2. Remove invasive species?	✓		INVASIVE SPECIES IN PRESERVED AREAS TO BE REMOVED BY LANDSCAPER
3. Involve innovative ways to reduce waste, and protect the air quality?	✓		
4. Include an ecological inventory?	✓		TREES TO BE RETAINED TO BE LOCATED ON SITE SURVEY, AND PROTECTED FALLING DURING CONSTRUCTION PHASE.
Please explain how the development contributes to the more efficient use of energy. For example does your development:			
	YES	NO	EXPLANATION
5. Use climate sensitive design features (passive solar, minimize the impact of wind, and rain, etc.)?	✓		
6. Provide onsite renewable energy generation such as solar energy or geothermal heating?		✓	
7. Propose buildings constructed in accordance with LEED, and the accepted green building standards?		✓	

Please explain how the development facilitates good environmentally friendly practices. For example does your development:

	YES	NO	EXPLANATION
8. Provide onsite composting facilities?			
9. Provide an area for a community garden?	✓		NEXT TO PERIMETER SECURITY CIRCUIT
10. Include a car free zone?	✓		
11. Include a car share program?	✓		UNDERGROUND PARKING LEVEL. VEHICLE LAY BY AREA DROP OFF COVERED ENTRY (PORTE COCHETTE).

Please explain how the development contributes to the more efficient use of water. For example does your development:

	YES	NO	EXPLANATION
12. Use drought tolerant plants?			ONCE PLANTS ARE ESTABLISHED OVER 203 SEASONS, WATER USE CAN BE REDUCED EXCEPT FOR THE MOST EXTREME DROUGHT PERIODS, JULY & AUGUST.
13. Use rocks and other materials in the landscaping design that are not water dependant?	✓		GRASS AREAS CAN BE ALLOWED TO DRY OUT, AND COME BACK DURING NATURAL RAINFALL PERIODS GRADE DUST PATHS, BOULDERS & PAVED CONCRETE
14. Recycle water and wastewater?	✓		AS MUCH AS POSSIBLE, IRRIGATION AND RAIN WATER ARE ALLOWED TO RECHARGE NATURAL GROUND WATER AND MOISTURE LEVELS.
15. Provide for zero stormwater run-off?	✓		STORM WATER DRAINAGE BY ENGINEERS
16. Utilize natural systems for sewage disposal and storm water?	✓		
17. Use low flush toilets?	✓		

Please explain how the development protects, enhances or minimizes its impact on the local natural environment. For example does your development:

	YES	NO	EXPLANATION
18. Provide conservation measures for sensitive lands beyond those mandated by legislation?	✓		
19. Cluster the housing to save remaining land from development and disturbance?	✓		
20. Protect groundwater from contamination?	✓		

Please explain how the development protects a 'dark sky' aesthetic by limiting light pollution and light trespass from outdoor lighting. For example does your development:

	YES	NO	EXPLANATION
21. Include <u>only</u> "Shielded" Light Fixtures, where 100% of the lumens emitted from the Light Fixture are projected below an imaginary horizontal plane passing through the highest point on the fixture from which light is emitted?	✓		LANDSCAPE LOW LIGHTING PATH WAY LIGHTING. LANDSCAPE LIGHTING WILL CONSIST OF LOW WOODEN BOLLARD LIGHTS WITH SHIELDED FIXTURE, USING CFL LAMPS.

Community Character and Design

Does the development proposal provide for a more "complete community" within a designated Village Centre? For example does your development:

	YES	NO	EXPLANATION
22. Improve the mix of compatible uses within an area?	✓		
23. Provide services, or an amenity in close proximity to a residential area?	✓		PROXIMITY (2 BLOCKS) DOWNTOWN AREA.
24. Provide a variety of housing in close proximity to a public amenity, transit, or commercial area?	✓		

Please explain how the development increased the mix of housing types and options in the community. For example does your development:

	YES	NO	EXPLANATION
25. Provide a housing type other than single family dwellings?	✓		
26. Include rental housing?			STRATA COMPLEX.
27. Include <u>seniors</u> housing?	✓		
28. Include cooperative housing?		✓	

Please explain how the development addresses the need for attainable housing in Parkville. For example does your development:

	YES	NO	EXPLANATION
29. Include the provisioning of Affordable Housing units?	✓		

Economic Development

Does the development proposal infill an existing developed area, as opposed to opening up a new area to development? For example does your development:

		YES	NO	EXPLANATION
39.	Fill in pre-existing vacant parcels of land?		✓	W/UD WITH EXISTING RESIDENTIAL UNITS (AGED) (TO BE REMOVED).
40.	Utilize pre-existing roads and services?	✓		
41.	Revitalize a previously contaminated area?	✓		EXISTING MULTIFAMILY RESIDENTIAL HOUSING (AGED.)

Please explain how the development strengthens the local economy. For example does your development:

		YES	NO	EXPLANATION
42.	Create permanent employment opportunities?	✓		
43.	Promote diversification of the local economy via business type and size appropriate for the area?	✓		
44.	Increase community opportunities for training, education, entertainment, or recreation?	✓		
45.	Use local materials and labour?	✓		
46.	Improve opportunities for new and existing businesses?	✓		
B O N U S	Please explain if there is something unique or innovative about your project that has not been addressed?			<ul style="list-style-type: none"> - SENIOR HOUSING UNITS - 1 BEDROOM UNITS - STREET LEVEL/ACCESS UNITS - INTERIOR AMENITIES - CLOSE TO DOWNTOWN CORE / ADDED BUSINESS OPPORTUNITIES.
Total Number of "Yes"		/46		<p>Disclaimer: Please note that Staff is relying on the information provided by the applicant to complete the sustainability checklist analysis. The City of Parkville does not guarantee that development will occur in this matter.</p>
SCORE		%		

(AMENDMENT BYLAW NO. 2000.49)

239**COMPREHENSIVE DEVELOPMENT****CD-19**

This zone is intended to provide for an apartment type building that could be oriented towards seniors in various stages of care.

239.1 Permitted Land Uses**Minimum Lot Size**

Single Family Dwelling	560 m ²
Assisted Living Facility	3000 m ²
Community Care Facility	3000 m ²
Congregate Care Facility	3000 m ²
Accessory food catering and/or personal service	3000 m ²

239.2 Maximum Residential Density

Permitted Use	Maximum Number of Dwelling Units (DU)
Single Family Residential	1 dwelling unit per lot
Assisted Living Facility or Community Care Facility or Congregate Care Facility	71 dwelling units total in this zone
Food catering and/or personal service	Not to exceed 330 m ²

239.3 Maximum Floor Area Ratio

Permitted Use	Maximum Floor Area Ratio
Single Family Residential	0.50
Assisted Living Facility or Community Care Facility or Congregate Care Facility	1.80

239.4 Maximum Building Height

Permitted Use	Maximum Building Height
Single Family Residential	7.5 m
Assisted Living Facility or Community Care Facility or Congregate Care Facility	16.0 m
Accessory Buildings & Structures	5.0 m

239.5 Maximum Lot Coverage

Permitted Use	Maximum Lot Coverage
Single Family Residential	33%
Assisted Living Facility or Community Care Facility or Congregate Care Facility	50%
Accessory Buildings & Structures	Subject to maximum lot coverage of the principle permitted use

239.6 Minimum Building Setbacks

Permitted Use	Minimum Building Setback			
	Front Lot Line	Rear Lot Line	Exterior Lot Line	Interior Lot Line
Single Family Residential	7.5 m	3.0 m	7.5 m	1.6 m
Assisted Living Facility or Community Care Facility or Congregate Care Facility	6.0 m	6.0 m	6.0 m	6.0 m
Accessory Buildings & Structures Accessory to Single Family Residential Use	7.5 m	1.2 m	7.5 m	0.6 m
Accessory Building & Structures Accessory to all other permitted uses	6.0	3.0	3.0	3.0

239.7 Siting and Shape of Building and Structures

- c) All buildings and structures, excluding single family dwelling units and all accessory buildings, shall conform to and be in substantial compliance with the Site Plan attached as Schedule "A" and forming part of this bylaw;
- d) All buildings and structures, excluding single family dwelling units and all accessory buildings, shall conform to and be in substantial compliance with the Elevation Plans attached as Schedule "B" and forming part of this bylaw.

239.8 Landscaping and Screening and Fencing

All open space areas shall be landscaped in accordance with a landscape plan prepared by a registered by a registered British Columbia Landscape Architect and shall follow the guidelines of the applicable Development Permit Area to which the property is subject to pursuant to the Official Community Plan.

239.9 Off-Street Parking and Loading

Permitted Use	Parking and Loading
Single Family Residential	Off-street parking and loading shall be provided according to Division 400 of this Bylaw.
Multiple Family Residential	Off-street parking and loading shall be provided according to Division 400 of this Bylaw.
Assisted Living Facility or Community Care Facility or Congregate Care Facility	29 underground parking spaces shall be provided of which 2 must be designated for handicapped persons and marked accordingly. 2 loading spaces to be provided. All parking and loading shall be provided in accordance with the parking aisle, parking space and loading bay dimensional requirements specified in Division 400 of this Bylaw.

239.10 Height of Fences:

	The maximum height of Fences shall not exceed:
Front Yard	1.2 m within the front yard
Exterior Lot Line	1.2 m within the exterior lot line setback except where a fence runs parallel to and adjacent the rear lot line then the maximum rear lot line fence height shall apply
Interior Lot Line	2.0 m within the interior lot line setback except where a fence is within the front yard then the front yard fence height shall apply
Rear Lot Line	2.0 m within the rear lot line setback except where a fence runs parallel to and adjacent an exterior lot line then the maximum exterior lot line fence height shall apply

239.11 Refuse Removal Area Requirements

All garbage and recycling containers shall be effectively screened from view.