

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

		YES	NO	EXPLANATION
8.	Provide onsite composting facilities?	✓		Grass clippings and garden waste will be composted on site
9.	Provide an area for a community garden?		✓	
10.	Include a car free zone?	✓		No street parking will be allowed
11.	Include a car share program?		✓	

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?	✓		See landscaping plans
13.	Use rocks and other materials in the landscaping design that are not water dependant?	✓		Dry creek beds to collect roof water and channel into retention ponds
14.	Recycle water and wastewater?		✓	
15.	Provide for zero stormwater run-off?	✓		Retention ponds, french drains allowing exfiltration to creek
16.	Utilize natural systems for sewage disposal and storm water?	✓		Stormwater Retention
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?	✓		Natural transition to park spine
19.	Cluster the housing to save remaining land from development and disturbance?	✓		
20.	Protect groundwater from contamination?	✓		

16

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
21. Improve the mix of compatible uses within an area?	✓		Various types of housings incl. affordable housing component completed earlier
22. Provide services, or an amenity in close proximity to a residential area?	✓		Childrens playground, completed
23. Provide a variety of housing in close proximity to a public amenity, transit, or commercial area?	✓		See above, proposed townhomes to complete last component

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

	YES	NO	EXPLANATION
24. Provide a housing type other than single family dwellings?	✓		Duplex townhomes
25. Include rental housing?		✓	
26. Include seniors housing?	✓		Affordable housing 90% occupied by seniors
27. Include cooperative housing?		✓	

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

	YES	NO	EXPLANATION
28. Include the provisioning of Affordable Housing units?	✓		See above

Please explain how the development makes for a safe place to live. For example does your development:

	YES	NO	EXPLANATION
29. Have fire protection, or include fire prevention measures such as removal of dead fall, onsite pumps, etc?	✓		Units are sprinklered
30. Help prevent crime through the site design?	✓		All unit have Security wiring
31. Slow traffic through the design of the road?	✓		Road narrow and winding

Please explain how the development facilitates and promotes pedestrian movement. For example does your development:

	YES	NO	EXPLANATION
32. Create green spaces or strong connections to adjacent natural features, parks and open spaces?	✓		Natural transition to parks to the north and east and railroad right-of-way to the south
33. Promote, or improve trails and pedestrian amenities?	✓		Park trails built in earlier phases are now maintained by the City
34. Link to amenities such as school, beach & trails, grocery store, public transit, etc.? (provide distance & type)	✓		Walking distance to all amenities bus service at Despard 7 minutes walking distance

Please explain how the development facilitates community social interaction and promotes community values. For example does your development:

	YES	NO	EXPLANATION
35. Incorporate community social gathering places? (village square, halls, youth and senior facilities, bulletin board, wharf, or pier)	✓		Shelly Creek Park
36. Use colour and public art to add vibrancy and promote community values	✓		See elevation drawings
37. Preserve heritage features?	✓		Natural Surroundings

Economic Development

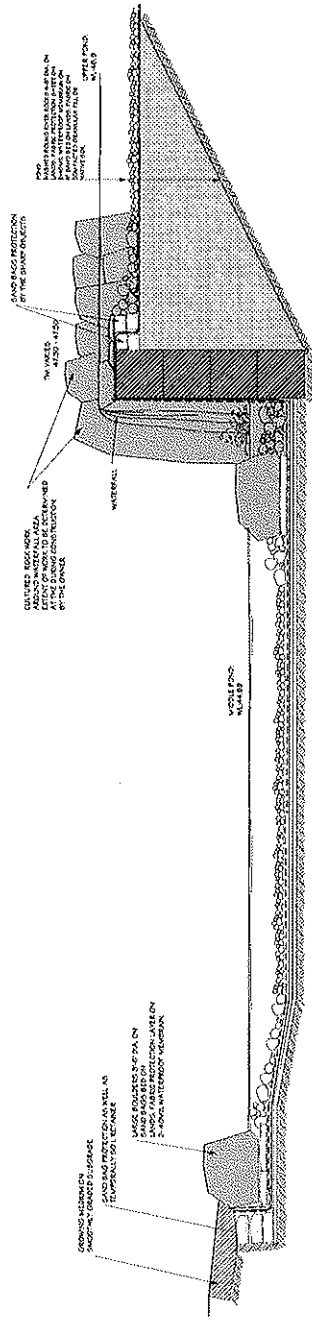
Does the development proposal infill an existing developed area, as opposed to opening up a new area to development? For example does your development:

	YES	NO	EXPLANATION
38. Fill in pre-existing vacant parcels of land?	✓		last phase of a Comprehensive Development
39. Utilize pre-existing roads and services?	✓		Use developer built extension of Carfield Road
40. Revitalize a previously contaminated area?	✓		Site was previously used by neighbors to dump garden waste and race bikes

9

Please explain how the development strengthens the local economy. For example does your development:				
		YES	NO	EXPLANATION
41.	Create permanent employment opportunities?	✓		Hire garden maintenance crews
42.	Promote diversification of the local economy via business type and size appropriate for the area?		✓	
43.	Increase community opportunities for training, education, entertainment, or recreation?		✓	
44.	Use local materials and labour?	✓		
45.	Improve opportunities for new and existing businesses?	✓		Broaden the tax base and attract new customers to the area
B O N U S	Please explain if there is something unique or innovative about your project that has not been addressed?			This is the first Comprehensive Development in Parksville and sees its completion with this last phase
Total Number of "Yes"		36		Disclaimer: Please note that Staff is relying on the information provided by the applicant to complete the sustainability checklist analysis. The City of Parksville does not guarantee that development will occur in this matter.
		145		
SCORE			%	

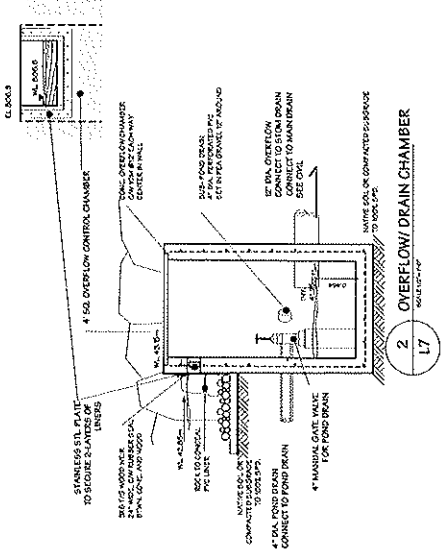
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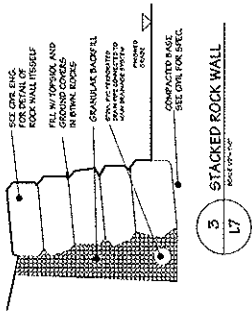
1 POND / WATERFALL
SCALE: 1/8" = 1'-0"

PAGE 02

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CITY OF PARKSVILLE



2 OVERFLOW/ DRAIN CHAMBER
SCALE: 1/8" = 1'-0"



3 STACKED ROCK WALL
SCALE: 1/8" = 1'-0"

NOV 8 2006
PROJECT NO. 06-001
PROJECT NAME: PARKSVILLE
S. ASSOCIATES
LANDSCAPE ARCHITECTS
2000 WEST 10TH AVENUE
SUITE 100
DENVER, CO 80202
PHONE: (303) 733-2852
FAX: (303) 733-2850
WWW.SAASOCIATES.COM

Project:
CORFIELD G.
PARKSVILLE B.C.

DATE: 05/27/08
DETAIL

NO.	DATE	DESCRIPTION
1	05/27/08	ISSUED FOR PERMIT
2	05/27/08	ISSUED FOR PERMIT
3	05/27/08	ISSUED FOR PERMIT
4	05/27/08	ISSUED FOR PERMIT
5	05/27/08	ISSUED FOR PERMIT
6	05/27/08	ISSUED FOR PERMIT
7	05/27/08	ISSUED FOR PERMIT
8	05/27/08	ISSUED FOR PERMIT
9	05/27/08	ISSUED FOR PERMIT
10	05/27/08	ISSUED FOR PERMIT

L7 of 11

May 2, 2008
Revised 04/23/08

RESIDENTIAL DEVELOPER



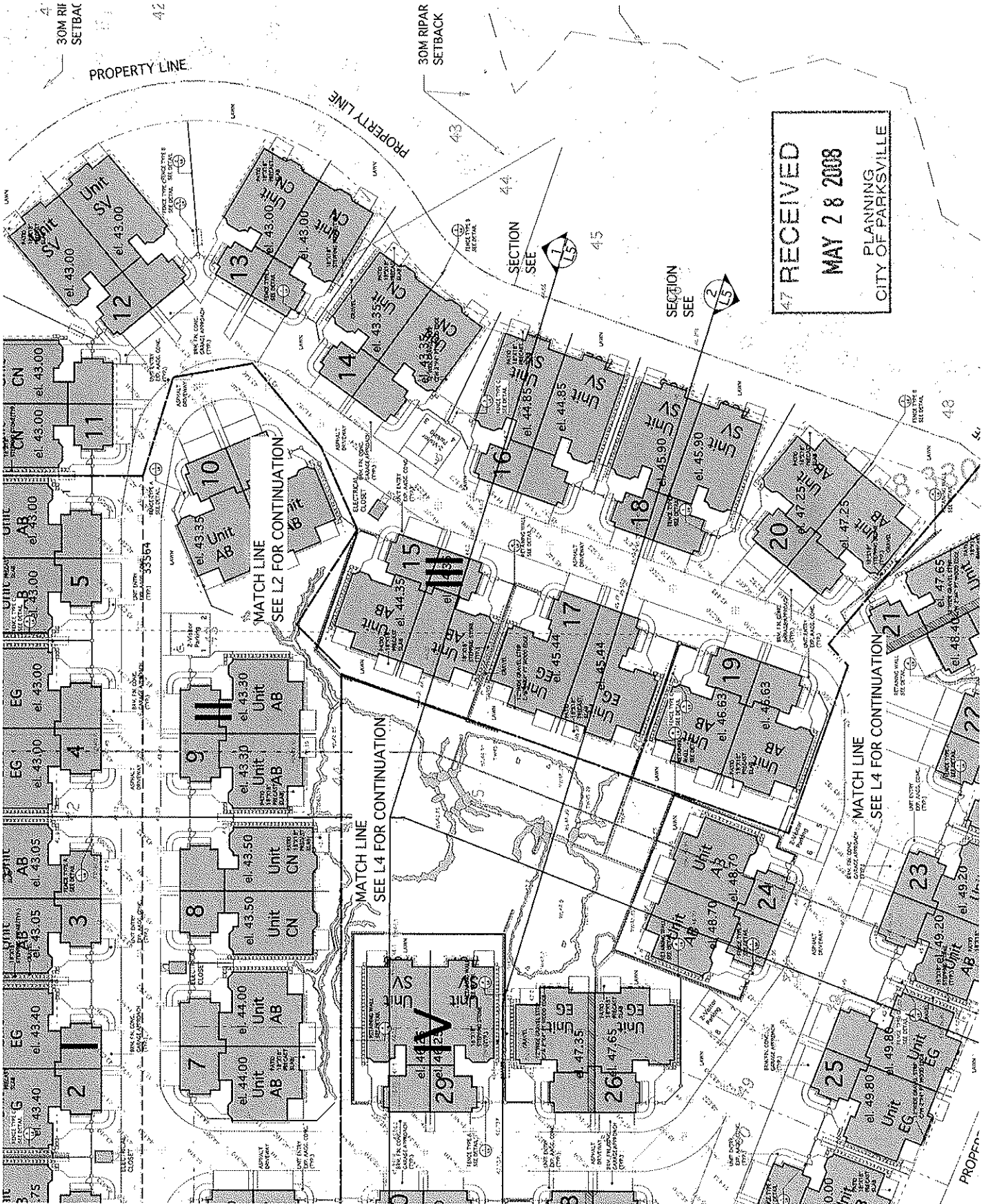
ITO ASSOCIATES
A. ASSOCIATES
10000 W. 10th Ave.
Suite 1000
Denver, CO 80202
Tel: 303.733.1100
Fax: 303.733.1101

Project:
CORFIELD G.
PARKVILLE B.C.

Drawn by:
GRAD LAYOUT PLAN
PHASE 3

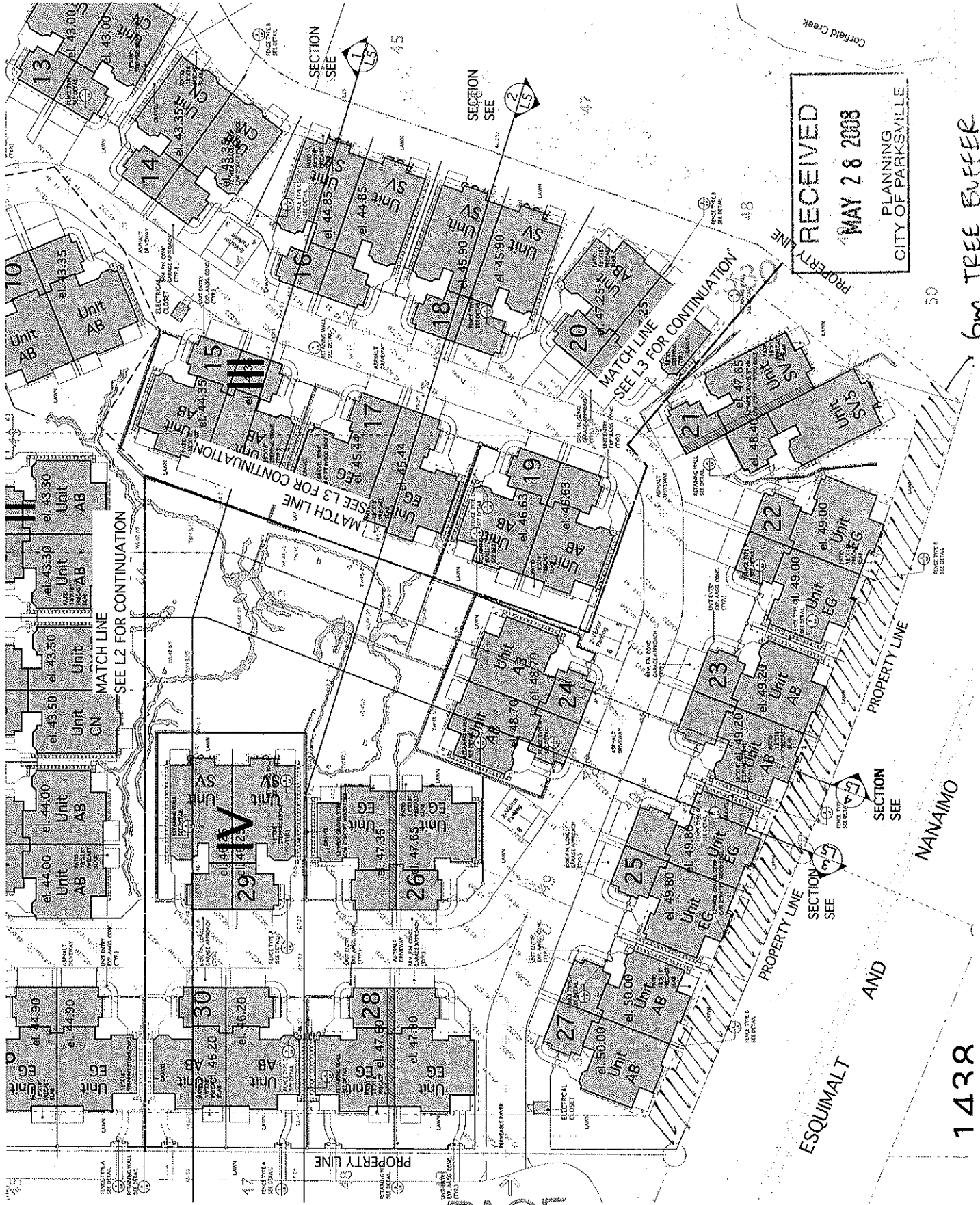
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CITY OF PARKSVILLE

PAGE 3



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 MAY 28 2008
 PLANNING
 CITY OF PARKSVILLE

6m TREE BUFFER

1438

ESQUIMALT AND NANAIMO

PAGE 35

ITO
 LANDSCAPE ARCHITECTS
 1000 10th Street, S.W.
 Vancouver, B.C. V6Z 2G4
 Phone: (604) 271-2212
 Fax: (604) 271-2213
 Email: info@ito.ca

CORFIELD G.
 PARKSVILLE B.C.

Grading Plan
 PHASE 4

DATE	11/11/07
BY	WJ
CHECKED	WJ
SCALE	AS SHOWN
PROJECT	1438
SHEET	L11

L11 of 11

References:

Schedule "A" - Development Permit Guideline Evaluation;
Schedule "B" - Relaxation Analysis;
OCP Excerpt, Development Permit Area No. 4 – Multiple Family Area – Central;
Sustainable Community Builder Checklist – by Carel Properties Ltd., received September 10, 2007;
LEED Project Checklist – by Chow Low Hammond Architects Inc., received February 5, 2008;
Cover Sheet – by Chow Low Hammond Architects Inc., received February 6, 2008;
Site Plan – by Chow Low Hammond Architects Inc., received February 6, 2008;
Basement & First Floor Plan - by Chow Low Hammond Architects Inc., received February 6, 2008;
Elevation Plan - by Chow Low Hammond Architects Inc., received February 6, 2008;
Landscape Concept Plan – by Gemella Design Landscape Architect, received May 29, 2008;
Old Landscape Concept Plan – by Gemella Design Landscape Architect, received February 6, 2008;
Irrigation and Grading Plan - by Gemella Design Landscape Architect, received February 6, 2008;
Landscape Cost estimate – by Gemella Design Landscape Architect, received May 29, 2008;
Sign Plan – received February 6, 2008;
Bollard Luminary - received February 14, 2008;
Wall Luminary – received February 14, 2008.

Background:

The primary objective of the Development Permit Area is to ensure a high quality of site and architectural design which respects surrounding uses.

The 18 unit condominium apartment building, named 'The Catalina', is proposed to be comprised of 6 two-bedroom and 12 one-bedroom units, 4 of which are affordable rental units. Vehicle access to the property is provided by a driveway flanking the east side of the lot with surface parking located behind the proposed apartment building.

The 1858 m² (0.459 acres) subject property is in proximity to the following:

- To the north is Hirst Avenue, across from which is a three storey, 30 unit condominium apartment building;
- To the west are single family dwellings;
- To the east is a 14 unit townhouse development (also developed by the applicant);
- To the south are single family residences.

In order to facilitate the apartment building, as proposed in a configuration that includes the provisioning of 4 affordable housing units, the following variances are necessary:

- Number of required parking spaces relaxed from 27 stalls [1.5 / dwelling unit] to 18 stalls [1 / dwelling unit];
- Front yard setback be relaxed from 6.0 metres to 4.0 metres;
- The outdoor recreation space requirement relaxed from 396 m² to 214 m².

The technical review of the proposal is complete.

The Advisory Design Panel (ADP), at the meeting held on February 14, 2008, was presented with two configurations of the proposed apartment building; a 12 unit version and an 18 unit version that includes 4 affordable housing units.

Having reviewed the application the ADP passed the following resolution:

"That Council should accept the design proposal based on the two proposed alternate site plans and building designs provided at the Advisory Design Panel meeting with preference for the 18 unit proposal and associated variances for Lot 5, District Lot 14, Nanoose District, Plan 5797. CARRIED."

In response to comments made during the Public Hearing and subsequent Council deliberations, as part of the rezoning process, the applicant has revised the landscape plans that were originally presented to the ADP. The revised plans include additional landscape screening that is intended to further enhance site treatments. In order to facilitate the planting of additional shrubs along the east property line a minor amendment to Development Permit No. 07-07 is proposed for the neighbouring townhouse property located at 344 Hirst Avenue, also owned by the applicant.

Options:

Council may:

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

Analysis:

1. The proposed design is anticipated to provide a scale that bridges the gap between town houses located to the east, single family residences to the south and west and a larger apartment building located across Hirst Avenue to the north.

The form and character of the buildings and related site treatments are subject of a positive recommendation to Council by the Advisory Design Panel (ADP). However, the applicant is proposing to further enhance the site treatments through the inclusion of additional landscape screening. For these reasons, Staff believes the proposal meets the guidelines and that it is appropriate to issue the development permit in order to facilitate the construction of the apartment building and associated landscaping. For a detailed analysis of the development permit guidelines, please refer to Schedule "A" (attached).

Proposed variances to parking, outdoor recreation space and front setback requirements were presented to Council and were available for public comment before and at the Public Hearing as part of the rezoning application. It is therefore appropriate to consider the relaxation request as part of the development permit application. A detailed analysis of the proposed relaxations is provided in Schedule "B" (attached).

2. Should a development permit be denied by Council, then 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 ultimately to deny permit issuance.

Sustainability/Environmental Analysis:

The Sustainable Community Builder Checklist (attached) illustrates the extent to which the developer was mindful of sustainability concepts and their inclusion within the proposed development. The applicant has indicated their intent to construct the project as a LEED certified development. A copy of a preliminary LEED self-assessment for the project is attached.

Financial Implications:

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

Recommendation:

That the report from the Manager of Current Planning dated July 17, 2008 for the issuance of a Development Permit at 352 Hirst Avenue be received;

And That a development permit be issued to Carel Properties Ltd., Inc. No. 0752485 to facilitate the overall site plan and construction of a 3 storey, 18 unit apartment building on Lot 5, District Lot 14, Nanoose District, Plan 5797 (352 Hirst Avenue) with the following variances:


- Relaxation of the required number of off-street parking stalls from 1.5 stalls per dwelling unit (27 stalls) to 1 stall per dwelling unit (18 stalls);
- Relaxation of the front yard setback from 6.0 metres to 4.0 metres; and,
- Relaxation of the outdoor recreation space requirement from 396 m² to 214 m².

And That an amendment to Development Permit No. 07-07 be issued to Carel Properties Ltd., Inc. No. 0752485 to facilitate the inclusion of additional landscape screening on Lot B, District Lot 14, Nanoose District, Plan 5797 (344 Hirst Avenue);

And Further That a landscaping bond in the amount of \$46,770.49 be received prior to the issuance of the permit.



B. RUSSELL



G. JACKSON

BR/sh
Attachments

I:\Users\Planning\Dpermit\2008\08-02\Agenda\Report-1.

DIRECTOR OF ADMINISTRATIVE SERVICES' COMMENTS:



L. TAYLOR

CHIEF ADMINISTRATIVE OFFICER COMMENTS:



F. MANSON, C.G.A.

SCHEDULE "A"

Development Permit Guideline Evaluation

CIVIC: 352 HIRST AVENUE

FILE: 3060-08-02

May 29, 2008

Refer to 5.2.4. Development Permit Area No. 4 – MULTIPLE FAMILY AREA – CENTRAL:

Guidelines have been satisfied by the following:

Off-street parking is concealed from the view of the street through its location to the rear of the property behind the proposed apartment building.

Pedestrian walkways delineated by small shrubs are proposed from the apartment building to the off-street parking area and from the building to the public sidewalk.

Irrigation system concept and point-of-connection details are provided. Landscape and irrigation plans have been prepared by a Landscape Architect.

A sloped roof in the form of a split gable design has been incorporated into the proposed building.

The building achieves alternating massing through the articulation of walls into various raised and recessed sections which is visually reinforced with a stepped roof line.

The colour and material palette consists of natural looking earth tones and a variety of natural looking textures. Materials include cedar siding with a natural stain colour, composite board and batten siding in a warm grey/beige colour and cultured stone of complementary warm tones. The roofing is proposed to have a cedar blend colour and look provided by fibreglass shingles.

The architectural expression of the building is in keeping with a contemporary West Coast theme and is designed to have a quality street presence. The building has been designed with patio screens, landscape screening and fencing to provide for privacy respectful of surrounding uses. No more noise is anticipated than would typically be found in a residential area.

Landscape plans that were previously viewed by Council through the zoning application were accepted by the ADP as part of this application. However, the applicant has proposed to enhance the landscape screening through the inclusion of additional deciduous trees and shrubbery. The landscaping utilized a number of native species and is in keeping with the appearance of surrounding residential properties.

The building is configured in a north-south orientation which allows the development to maintain view corridors similar to a single family dwelling on the property. Opportunities for views of Parksville Bay from either the subject or adjacent properties are limited. The property gently slopes toward Hirst Avenue with an overall change in grade of 4.1%.

There are no significant stands of trees on the property. One medium sized willow tree at the front of the property will likely need to be removed in order to facilitate the driveway.

SCHEDULE "A" (continued)

Development Permit Guideline Evaluation

CIVIC: 352 HIRST AVENUE
FILE: 3060-08-02
May 29, 2008

A property identification sign is proposed to be located between the driveway and building entrance, as far away from the adjacent single family residence as is possible. The small size of the sign, at approximately 0.93 m² in area and 1.1 metre in height, combined with the use of natural cedar materials and lack of backlighting will create a sign that is non-intrusive to adjacent residents.

The lighting consists primarily of low-level bollard type luminaries designed to avoid light spill over onto adjacent properties while providing adequate lighting of pedestrian paths and parking area. In addition, a wall mounted light is proposed beside each building entrance for safety.

The fencing, comprised of standard 6 foot (1.8 metre) natural cedar panels, is proposed along the west side and rear (south) of the property to provide screening to adjacent residential properties. In the case of the east property line, a fence has already been constructed as part of the adjacent townhouse development.

Additional shrubs and trees are proposed along the fencing that is adjacent to the west and south property lines.

Along the east property line additional shrubs are proposed on the adjacent townhouse property in order to further enhance the screening. The placement of the shrubs on the adjacent townhouse property is necessary in order to maintain the minimum driveway width requirements on the subject property.

SCHEDULE "B"

Relaxation Analysis

CIVIC: 352 HIRST AVENUE

FILE: 3060-08-02

May 29, 2008

With the subject property being located on a bus route and considering that 4 of the 18 units are for affordable housing, it is appropriate to consider granting a relaxation to the number of parking spaces required from 1.5 to 1.0 per dwelling unit. Reducing available parking works towards discouraging automobiles and is consistent with the principles of smart growth. It should be noted that the same bonus density could have been achieved by providing under ground parking instead of offering affordable housing units but this would further increase building costs and likely impact unit prices.

With the majority of apartment units, in this case 12 out of 18, being proposed to be one-bedroom it would appear appropriate to consider granting a relaxation to the outdoor recreation space requirements as it is unlikely that these units will house children. In this case approximately 214 m² of outdoor recreation space is proposed instead of the required 396 m².

Considering the minimal façade that the building presents to the street it is not anticipated that the proposed front lot line setback relaxation from 6.0 m to 4.0 m will impact other properties or adversely affect the streetscape of Hirst Avenue. Given the considerable setback from the rear lot line at 24.5 metres and proposed landscape screening, it appears that consideration has been given to minimize the impact on adjacent properties in accordance with the development permit guidelines.

**5.2.4. Development Permit Area No. 4 -
MULTIPLE FAMILY AREA - CENTRAL**

a) Category: Form and Character

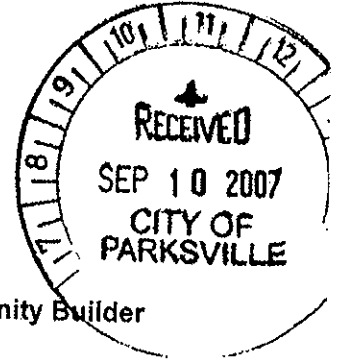
b) Justification:

These multifamily residential areas, which radiate outwards from the downtown core in high and medium density bands, provide a transition between the commercial development in the downtown and along the Island Highway, and the single family residential areas. The objective of the Development Permit Area is to ensure a high quality of site and architectural design which respects surrounding uses.

c) Guidelines:

- i) Off-street parking should be concealed within the structure(s) or screened from view from the street.
- ii) Landscaped pedestrian walkways should be provided to and from buildings and parking areas.
- iii) Landscaping, to be furnished with an underground irrigation system, should be used to screen off-street parking and service areas and generally enhance the appearance of the development.
- iv) Sloped roofs should be used to harmonize with surrounding residential areas.
- v) Stepped or alternating massing should be used wherever possible in order to break up the volume of buildings and avoid a box-like appearance.
- vi) Exterior finishes and colours that are appropriate for the natural heritage of the area should be employed.
- vii) Buildings should generally be designed to respect surrounding uses, particularly with regard to noise and privacy.
- viii) Significant existing views (i.e. of Parksville Bay or of forested areas) should be preserved and enhanced where possible.
- ix) Where present, significant stands of trees should be preserved and incorporated into the design of the development.

THE SUSTAINABLE COMMUNITY BUILDER CHECKLIST



City of PARKSVILLE

The Sustainable Community Builder Checklist

	Yes	No	Explanation
<p>Environmental Protection and Enhancement</p> <p>Please explain how the development protects and/or enhances the natural environment. For example does your development:</p> <ul style="list-style-type: none"> • conserve, restore, or improve native habitat? • remove invasive species? • involve innovative ways to reduce waste, and protect the air quality? • include an ecological inventory? 			<p>This development protects the environment by reducing waste during construction by using factory built roof systems, reducing the use of large dimension and old growth lumber. Also each kitchen is equipped with garbage separators. Interior paints, sealants and adhesives certified for low volatile organic compound emissions. We are protecting the air quality planting large growth shade trees for CO2 absorption. Also construction waste management is being used during construction.</p>
<p>Please explain how the development contributes to the more efficient use of energy. For example does your development:</p> <ul style="list-style-type: none"> • use climate sensitive design features (passive solar, minimize the impact of wind, and rain, etc.)? • provide onsite renewable energy generation such as solar energy or geothermal heating? • propose buildings constructed in accordance with LEED, and the accepted green building standards? 			<p>This development contributes to the use of more efficient use of energy by not installing air conditioning, and by using argon filled low E operating windows. Each unit is designed with an open concept for optimal day lighting. Each unit comes standard with an "all off switch", this helps each resident turn electricity off when leaving the premises. This development utilizes a well insulated building envelope to minimize heat loss and gain, applied by a licensed building envelope contractor. Energy is conserved by using high efficiency lighting, low flush toilets, low flow shower heads and faucets. There are generous roof overhangs for water protection and summer shading. In the landscape design, water efficient landscaping has been used to reduce water consumption for irrigation.</p>
<p>Please explain how the development facilitates good environmentally friendly practices. For example does your development:</p> <ul style="list-style-type: none"> • provide onsite composting facilities? • provide an area for a community garden? • include a car free zone? • include a car share program? 			<p>This development facilitates good environmentally friendly practices by providing a residents website for each resident to use. This website will provide valuable community information, as well as a car share program.</p>

	Yes	No	Explanation
<p>Please explain how the development contributes to the more efficient use of water. For example does your development:</p> <ul style="list-style-type: none"> • use drought tolerant plants? • use rocks and other materials in the landscaping design that are not water dependant? • recycle water and wastewater? • provide for zero stormwater run-off? • utilize natural systems for sewage disposal and storm water? • use low flush toilets? 			As mentioned previously, this development utilizes a landscape design to help minimize water consumption for irrigation. There is zero storm water run-off, and all storm water enters a oil – water separator before entering the city system. Our engineering department is currently designing a storm water retention system that will allow the storm water collected on the surface parking to be filtrated through to the ground. This development uses low flush toilets, and low flow shower heads and faucets. All plants are water dependant, but we have done our best to choose plants and other materials that are least water dependant for this climate.
<p>Please explain how the development protects, enhances or minimizes its impact on the local natural environment. For example does your development:</p> <ul style="list-style-type: none"> • provide conservation measures for sensitive lands beyond those mandated by legislation? • cluster the housing to save remaining land from development and disturbance? • protect groundwater from contamination? 			This development protects the local natural environment by retaining and preserving maximum conifers on the property. We are using an urban landscape palette, without extreme or novelty planting. Large growth shade trees bordering the property will be the lasting heritage legacy of this development. All storm water will enter an oil – water separator before entering the city system.
Community Character and Design			
<p>Does the development proposal provide for a more "complete community" within a designated Village Centre? For example does your development:</p> <ul style="list-style-type: none"> • improve the mix of compatible uses within an area? • provide services, or an amenity in close proximity to a residential area? • provide a variety of housing in close proximity to a public amenity, transit, or commercial area? 			This development is being proposed in an area where the City of Parksville is wishing for high density apartment buildings. This development is residential, being within close proximity to the downtown commercial, public amenities, and transit.
<p>Please explain how the development increased the mix of housing types and options in the community. For example does our development:</p> <ul style="list-style-type: none"> • provide a housing type other than single family dwellings? • include rental housing? • include seniors housing? • include cooperative housing? 			This development provides options for housing within the City of Parksville that is extremely in need. Each unit is priced lower than nearly every type of new residential construction in Parksville. This type of residential development allows owners to rent their dwelling in a market place with a severe need for rental units. Being two bedrooms, professionals will now have opportunity for new rental housing within Parksville.

	Yes	No	Explanation
<p>Please explain how the development makes for a safe place to live. For example does your development:</p> <ul style="list-style-type: none"> • have fire protection, or include fire prevention measures such as removal of dead fall, onsite pumps, etc? • help prevent crime through the site design? • slow traffic through the design of the road? 			<p>This development provides for a safe place to live by having the perimeter fenced, and by having a single street roadway access point. Also by clearly defining public property from private property. And by closing access to the public to the rear yard. And by illuminating the entire development to provide safety without hindering neighbours. Each unit is equipped with a fire sprinkler system. The development is within 1 kilometer to the ambulance station and the fire hall.</p>
<p>Please explain how the development facilitates and promotes pedestrian movement. For example does your development:</p> <ul style="list-style-type: none"> • create green spaces or strong connections to adjacent natural features, parks and open spaces? • promote, or improve trails and pedestrian amenities? • link to amenities such as school, beach & trails, grocery store, public transit, etc.? (provide distance & type) 			<p>This development is being proposed exactly where the City of Parksville is requesting that medium to high density developments be placed. Their reasoning for this is because it is in the most strategic place within the city limits for this type of development to be built. Located at the west end of the property is a lane, which is in the City's planning to become a natural walkway or bicycle path. Below are amenities and distances;</p> <p>Beach – 900 metres Park – 600 metres Restaurants – 800 metres Shopping mall – 2 km Highway – 400 metres Public transit – at the doorstep</p>
<p>Please explain how the development facilitates community social interaction and promotes community values. For example does your development:</p> <ul style="list-style-type: none"> • incorporate community social gathering places? (village square, halls, youth and senior facilities, bulletin board, wharf, or pier) • use colour and public art to add vibrancy and promote community values • preserve heritage features? 			<p>As mentioned above; this development provides each resident with the use of a website solely for this development. Each resident has access to providing or receiving information by using it. The information placed within it would be strata management information, community events, carpooling, daycare, and any other information that may assist residents within a community. With the amount of mature trees and the colour selections of the exterior finishes, this development is aiming to promote nature within a community.</p>
Economic Development			
<p>Does the development proposal infill an existing developed area, as opposed to opening up a new area to development? For example does your development:</p> <ul style="list-style-type: none"> • fill in pre-existing vacant parcels of land? • utilize pre-existing roads and services? • revitalize a previously contaminated area? 			<p>This development proposal does infill an existing developed area. This development utilizes existing roads and services.</p>

	Yes	No	Explanation
<p>Please explain how the development strengthens the local economy. For example does your development:</p> <ul style="list-style-type: none"> • create permanent employment opportunities? • promote diversification of the local economy via business type and size appropriate for the area? • increase community opportunities for training, education, entertainment, or recreation? • use local materials and labour? • improve opportunities for new and existing businesses? 			<p>This development will strengthen the local economy of Parksville. We are choosing building materials from local markets, we are using labour forces from local markets. Our target market is working professionals. People who will move to Parksville to begin their careers. Instead of choosing neighbouring communities that have a greater choice in real estate and lower costs in rent and higher vacancy rates, twenty six professionals will choose to live in Parksville because they will now have the choice.</p>
<p>Please explain if there is something unique or innovative about your project that has not been addressed?</p>			<p>It seems the "Oceanside" community is strongly promoting housing development for seniors. This is great. However, this leaves a great need for housing for other demographics within the community. We realize that need, and seek this opportunity to fulfill it.</p>
<p>Total Number of "Yes"</p>	/44		
<p>SCORE</p>		%	

Disclaimer: Please note that Staff is relying on the information provided by the applicant to complete the sustainability checklist analysis. The City of Parksville does not guarantee that development will occur in this matter.



LEED Canada-NC 1.0 Project Checklist

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 HIRST AVE COND
 Project Name: PARKSVILLE
 PARKSVILLE, BC
 City, Province

Yes ? No

4 8 2 Sustainable Sites 14 Points

Y	Prereq 1	Erosion & Sedimentation Control	Required
	Credit 1	Site Selection	1
	Credit 2	Development Density	1
	Credit 3	Redevelopment of Contaminated Site	1
	Credit 4.1	Alternative Transportation, Public Transportation Access	1
	Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
	Credit 4.3	Alternative Transportation, Alternative Fuel Vehicles	1
	Credit 4.4	Alternative Transportation, Parking Capacity	1
	Credit 5.1	Reduced Site Disturbance, Protect or Restore Open Space	1
	Credit 5.2	Reduced Site Disturbance, Development Footprint	1
	Credit 6.1	Stormwater Management, Rate and Quantity	1
	Credit 6.2	Stormwater Management, Treatment	1
	Credit 7.1	Heat Island Effect, Non-Roof	1
	Credit 7.2	Heat Island Effect, Roof	1
	Credit 8	Light Pollution Reduction	1

Yes ? No

2 2 1 Water Efficiency 5 Points

	Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1
	Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1
	Credit 2	Innovative Wastewater Technologies	1
	Credit 3.1	Water Use Reduction, 20% Reduction	1
	Credit 3.2	Water Use Reduction, 30% Reduction	1

Yes ? No

1 13 3 Energy & Atmosphere 17 Points

Y	Prereq 1	Fundamental Building Systems Commissioning	Required
	Prereq 2	Minimum Energy Performance	Required
	Prereq 3	CFC Reduction in HVAC&R Equipment	Required
	Credit 1	Optimize Energy Performance	1 to 10
	Credit 2.1	Renewable Energy, 5%	1
	Credit 2.2	Renewable Energy, 10%	1
	Credit 2.3	Renewable Energy, 20%	1
	Credit 3	Best Practice Commissioning	1
	Credit 4	Ozone Protection	1
	Credit 5	Measurement & Verification	1
	Credit 6	Green Power	1