

Data

Address: 352 Hirst Avenue, Parksville, BC
Legal: Lot 5, District 104, Nanose District, Plan S797
Developer: Carel Properties Ltd
 2595 B McCullough Road
 Nanaimo, BC V9S 4M9
 PH: 250 | 739-3049
 fax: 250 | 739-2220
Architect: Chow Low Hammond Architects Inc
 1551 Broadmead Avenue
 Victoria, BC V8P 2V1
 ph: 250 | 472-8013
 fax: 250 | 472-8152
 email: slchow@clha.ca
Zoning: existing: RS-1 (Single Family Residential)
 proposed: RS-3 (High Density Residential)
Site Area: 1855 s.m. (19,968 s.f.)

Density: max allowed: 75 units/s.m.
 proposed: 18 units/s.m. x 10,000 s.m. = 97 units/s.m.
 1855 s.m.
Site Coverage: max allowed: 45%
 proposed: 530 s.m. x 100 = 1855 s.m.
 = 20%

Total Floor Area: proposed
 First Floor: 5600 s.f. / 520 s.m.
 Second Floor: 5700 s.f. / 530 s.m.
 Third Floor: 5700 s.f. / 530 s.m.
 17000 s.f. / 1580 s.m.

Floor Space Ratio: max allowed: 1.5
 proposed: 1580 = 0.85
 1855

Building Height: max allowed: 11.0 m (36.1 ft)
 proposed: 11.0 m (36.1 ft)

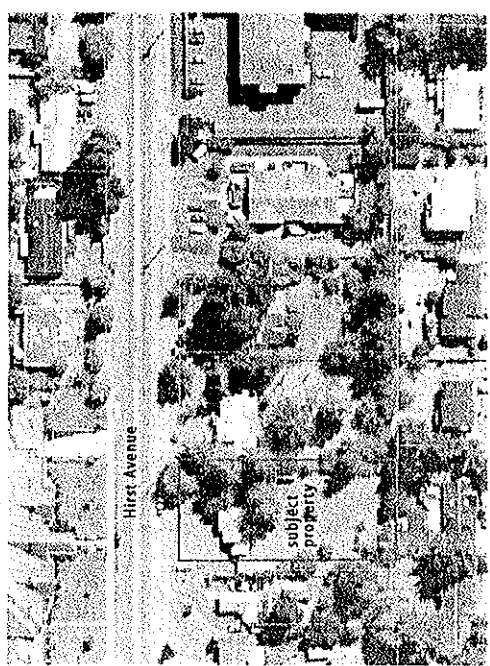
Setbacks:	Min. Required	Proposed
Front:	4.0 m (19.68 ft)	4.0 m (13.12 ft)
Interior Side (each):	4.0 m (19.68 ft)	6.8 m (22.3 ft)
Interior Side (west):	4.0 m (19.68 ft)	6.1 m (20.0 ft)
Rear:	4.0 m (19.68 ft)	24.5 m (80.3 ft)

Off-street Parking: Required: 1.5 spaces/dwelling units
 18 spaces/18 dwelling units = 1.0 space/dwelling units
 Proposed: (13 standard spaces, 1 accessible space, 4 small car spaces)

Useable Open Space: Required: 28 s.m. for each two bed unit / 19 s.m. for each one bed unit
 28 s.m. x 6 two bed units = 168 s.m. (1809 s.f.)
 19 s.m. x 12 one bed units = 228 s.m. (2494 s.f.)
 Total required: 396 s.m. (4282 s.f.)
 Proposed: 214 s.m. (2303 s.f.)



photo of existing property



Location Plan

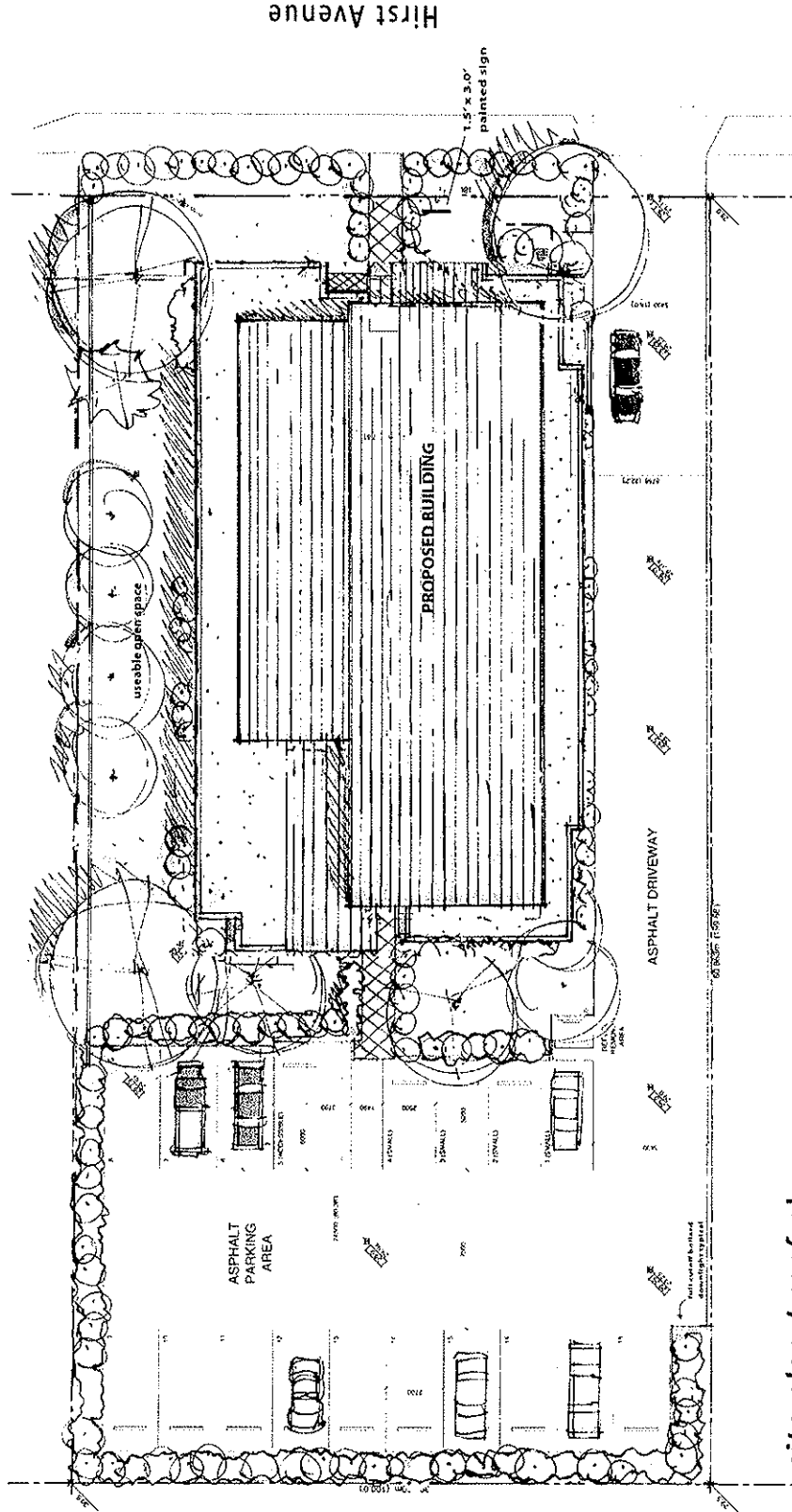
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January 2008

CLH Catalina Condominiums 352 Hirst Avenue, Parksville, B.C. **CHOW LOW HAMMOND** ARCHITECTS INC

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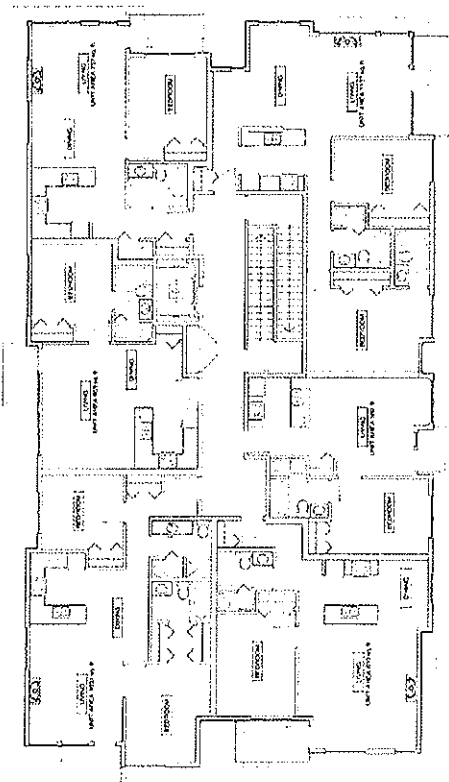


site plan / roof plan scale: 1:100 m

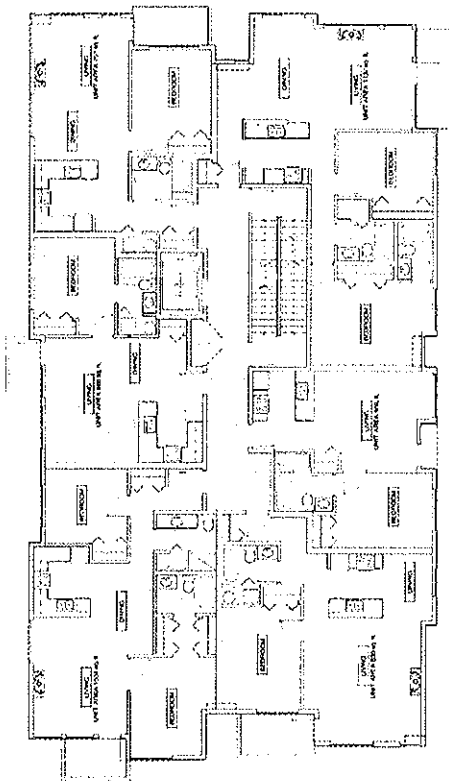
January 2008

CLH Catalina Condominiums 352 Hirst Avenue, Parksville, B.C. **CHOW LOW HAMMOND**

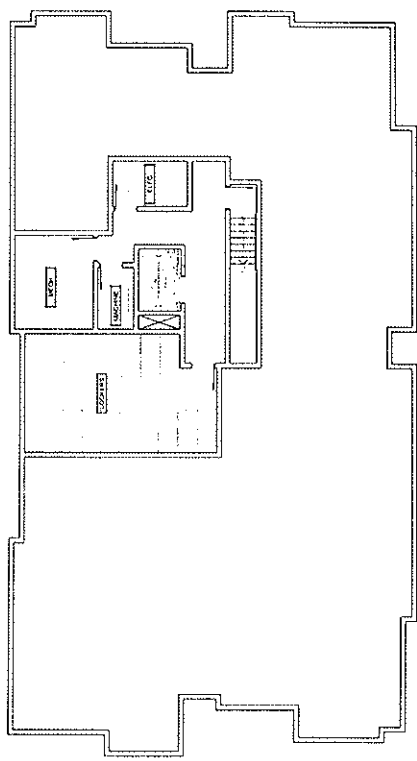
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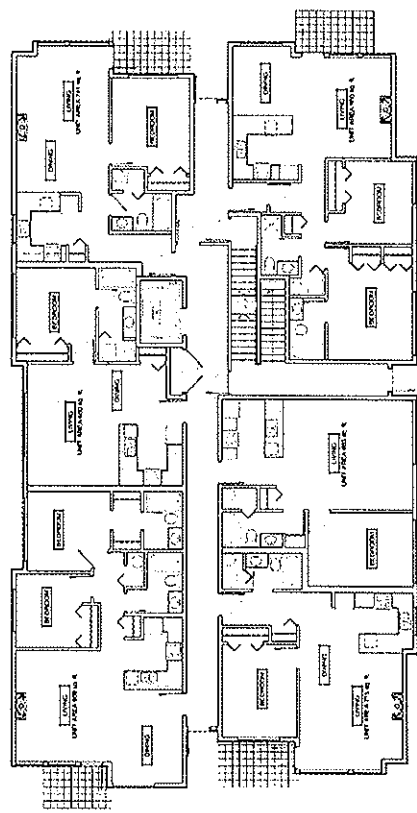
third floor plan
5700 s.f. (530 s.m.)



second floor plan
5700 s.f. (530 s.m.)



basement floor plan



first floor plan scale: 1/8" = 1'-0"
5600 s.f. (530 s.m.)

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CLP Catalina Condominiums

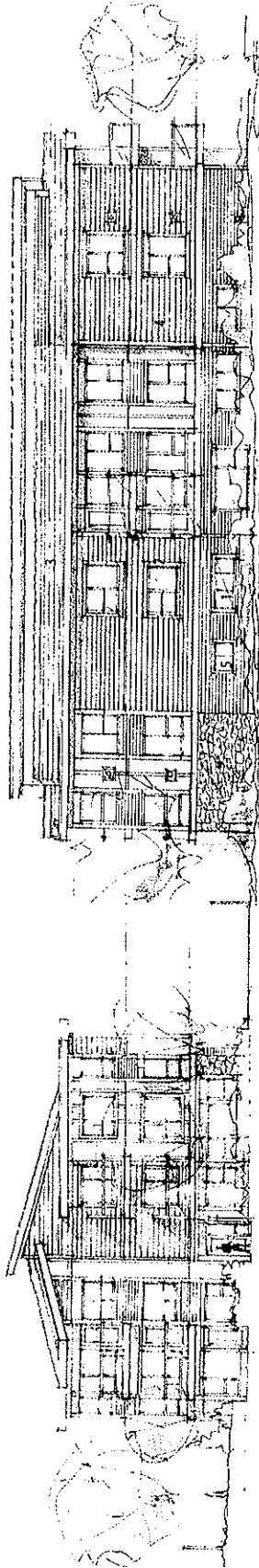
352 First Avenue, Parksville, B.C.

CHOW LOW HAMMOND

ARCHITECTS INC

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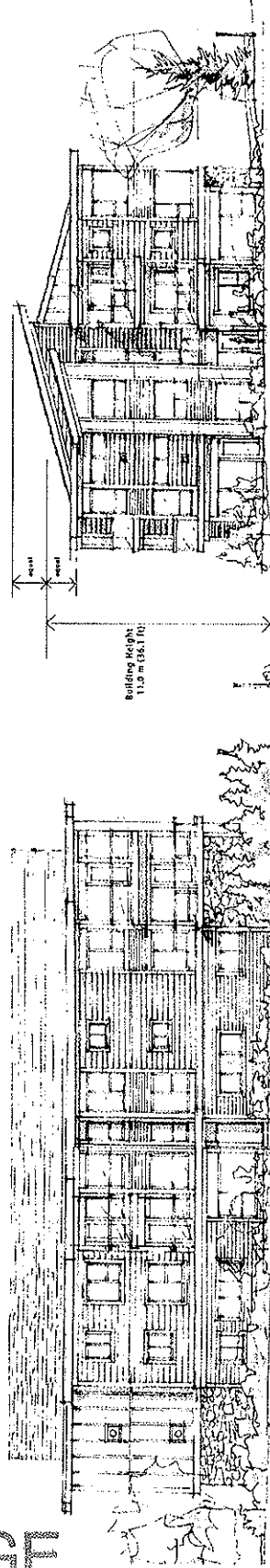


south elevation scale: 1/8" = 1'-0"

west elevation

Exterior Materials

- 1 composite horizontal siding
- 2 composite bd & batten siding
- 3 fibreglass shingle roofing
- 4 cedar siding
- 5 cultured stone



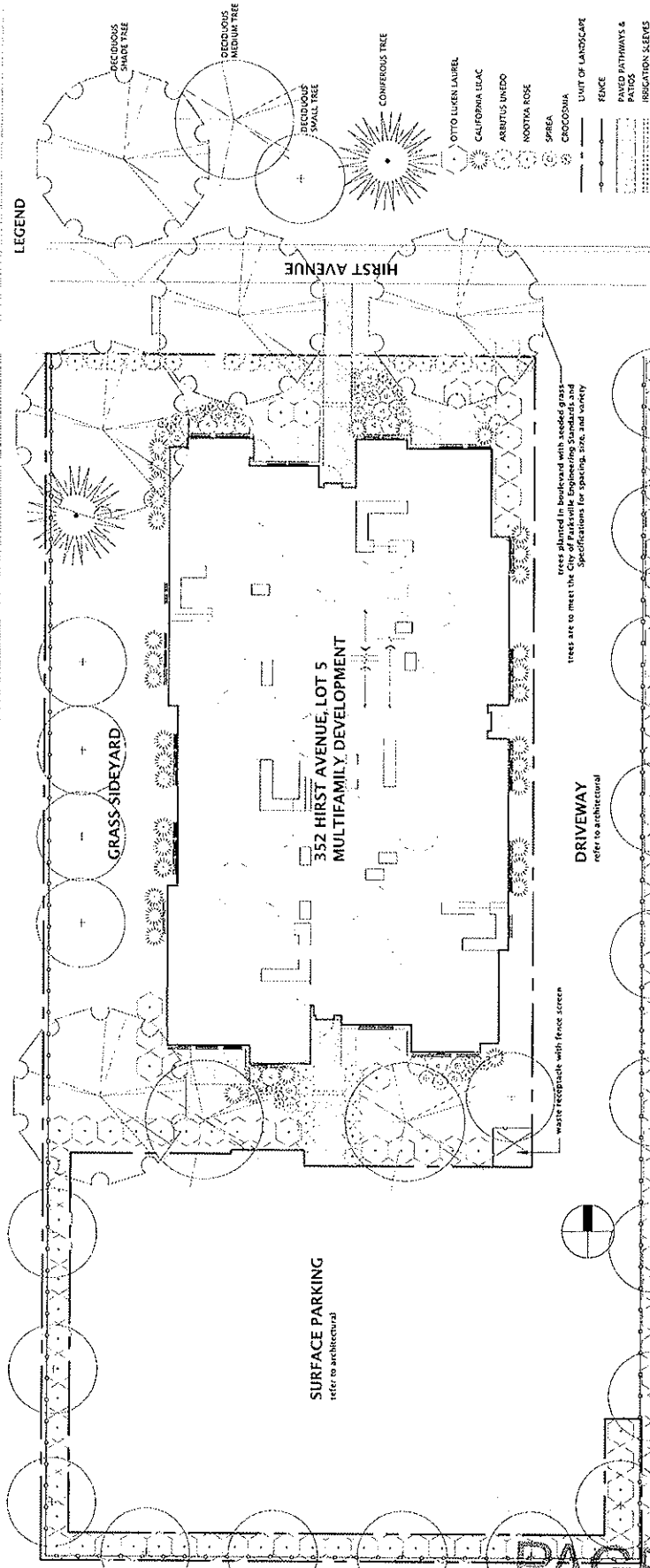
east elevation

north elevation



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LEGEND



352 Hirst Avenue, Lot 5
 Landscape Concept
 Client: Joel McDaniel, Carel Properties, Ltd.

No.	Date	Notes
1	12/22/07	Issue for Review
2	12/22/07	Issue for Review
3	12/22/07	Issue for Review
4	12/22/07	Issue for Review
5	12/22/07	Issue for Review
6	12/22/07	Issue for Review
7	12/22/07	Issue for Review
8	12/22/07	Issue for Review
9	12/22/07	Issue for Review
10	12/22/07	Issue for Review

Issues & Revisions

Gemella
 LANDSCAPE ARCHITECT
 551 GARDNER STREET, SUITE 101
 WINDSOR, ONTARIO N9A 6H7
 TEL: 519-252-5611 FAX: 519-252-5611

Project: 12301
 Date: July 2008
 Drawn By: AS-SHOWR (NYS @ 11417)
 Scale: AS-SHOWR (NYS @ 11417)

Page: 1 of 2

PLANT PALETTE

Common Name	Quantity	Size	Notes
Deciduous Small Tree	100	4 ft	
Conifer Small Tree	100	4 ft	
Deciduous Medium Tree	50	6 ft	
Conifer Medium Tree	50	6 ft	
Deciduous Large Tree	25	10 ft	
Conifer Large Tree	25	10 ft	

Common Name	Quantity	Size	Notes
Shrub	100	2 ft	
Flowering Shrub	50	4 ft	
Small Tree	25	6 ft	
Large Tree	10	10 ft	
Palmetto	10	4 ft	
Fern	10	2 ft	
Groundcover	100	2 ft	
Grass	100	2 ft	
Perennial	100	2 ft	
Annual	100	2 ft	
Seedling	100	2 ft	
Container	100	2 ft	

DESIGN INTENT

The Landscape Plan for 352 Hirst Avenue, Lot 5 is based on discussions and meeting between the client and the City of Parksville's Planning and Development Department, in particular items 500 and 502.

An evergreen, coniferous hedge borders the parking area as to screen parked cars from the view and side yards as shown is recommended at a height of 1.8m, as indicated by the City of Parksville. The hedge removal area is screened by a solid, cedar fence at a height of 2.0m (Division 500 - Item 502). Images of suggested construction are provided in this sheet.

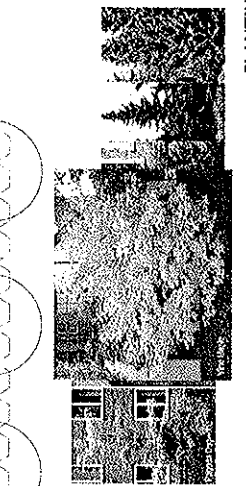
Each unit on level 1 is provided an individual planting bed to delineate individual units, and to provide vegetative privacy, adjacent to outdoor seating areas. A low evergreen hedge has been provided along the front sidewalk to maintain a neighbourhood aesthetic and visual appeal.

Planting beds are provided along the south facing balcony along with the Deciduous Medium Tree and Deciduous Small Tree along the south elevation of the yard. Deciduous Small Trees are recommended for the west side of the property along the fence line to provide privacy and visual interest where bedroom patios have been added into the property. Planting beds along the terrace perimeter have been considered and winter planted space has been considered and accommodated in the near grassed area and along the west side yard.

The pathways and patios have been shown as unit pavers in this landscape plan.

PLANTING NOTES

1. Check site conditions and site plan to determine the placement and quantity of trees to be planted.
2. Trees to be planted shall be of the species and size specified in this landscape plan.
3. Trees shall be planted at a minimum of 1.8m apart from each other for the purpose of ensuring a minimum canopy cover of 25% over the site.
4. The client shall be responsible for the maintenance and watering of all plants and trees planted on the site.
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6. The client shall be responsible for the maintenance and watering of all plants and trees planted on the site.
7. The client shall be responsible for the maintenance and watering of all plants and trees planted on the site.
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MAINTENANCE NOTES

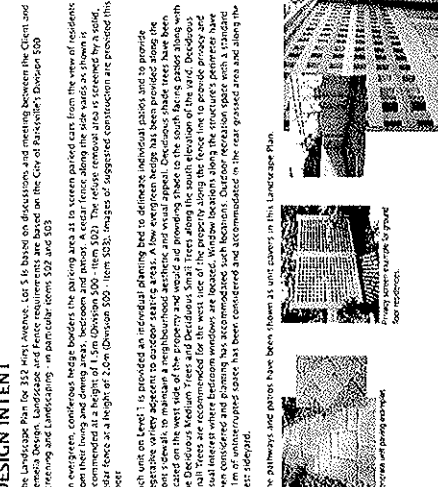
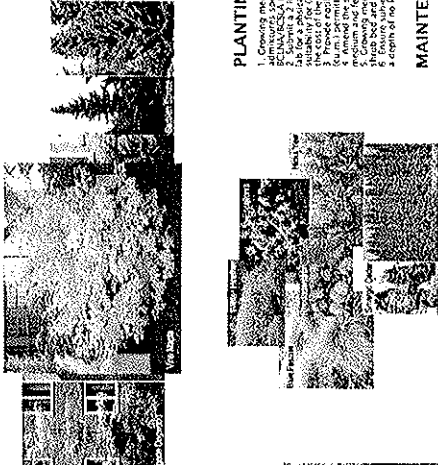
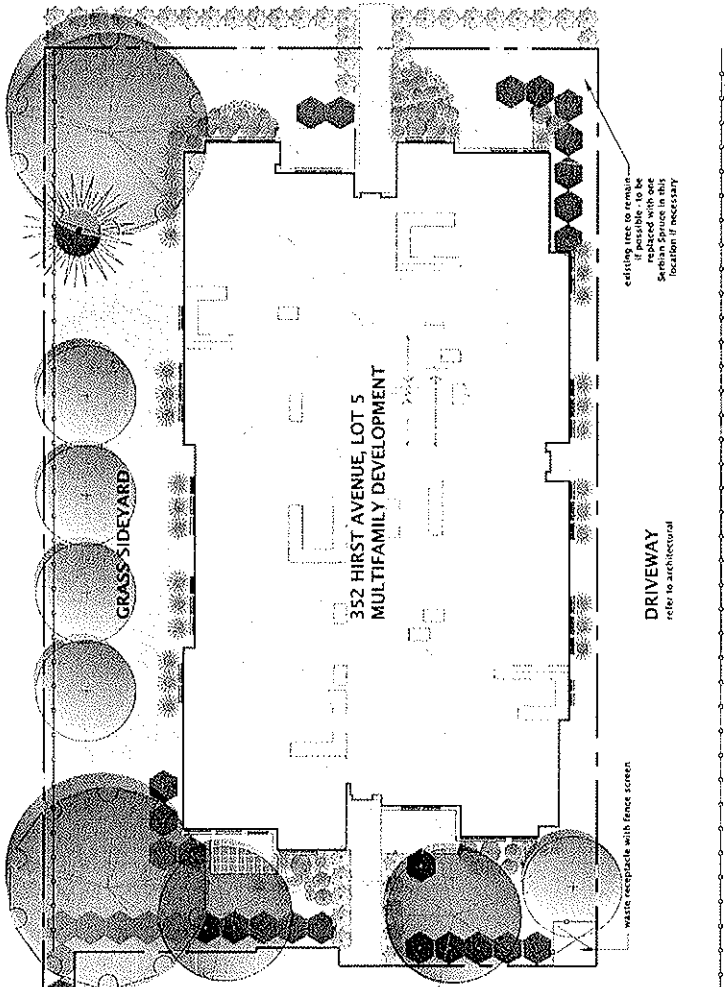
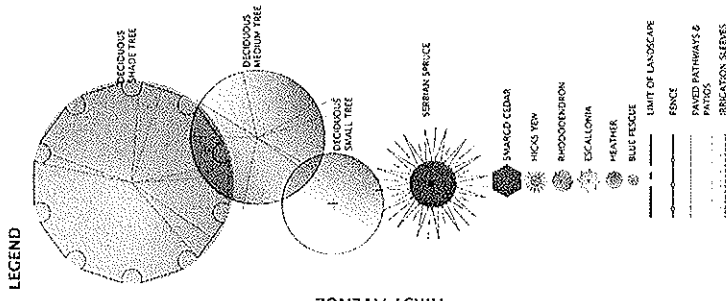
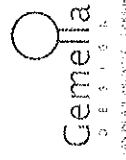
Refer to BC Landscaping Standard of Practice, Edition 2
 minimum standard Division 11 - Landscape Maintenance.

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Issues & Revisions

No	Date	Revised
1	2008-01-10	Initial Design
2	2008-01-10	Final Design
3	2008-01-10	Final Design
4	2008-01-10	Final Design
5	2008-01-10	Final Design
6	2008-01-10	Final Design
7	2008-01-10	Final Design
8	2008-01-10	Final Design
9	2008-01-10	Final Design
10	2008-01-10	Final Design



PLANT PALETTE

Plant Name	Quantity	Height	Spread	Notes
Deciduous Shady Tree	1	20' - 30'	20' - 30'	Refer to architectural
Deciduous Medium Tree	1	15' - 20'	15' - 20'	Refer to architectural
Deciduous Small Tree	1	10' - 15'	10' - 15'	Refer to architectural
Serbian Spruce	1	15' - 20'	15' - 20'	Refer to architectural
Swargo Cedar	1	15' - 20'	15' - 20'	Refer to architectural
Hicks Yew	1	15' - 20'	15' - 20'	Refer to architectural
Rhododendron	1	15' - 20'	15' - 20'	Refer to architectural
Escalonia	1	15' - 20'	15' - 20'	Refer to architectural
Heather	1	15' - 20'	15' - 20'	Refer to architectural
Bulg Fescue	1	15' - 20'	15' - 20'	Refer to architectural

DESIGN INTENT

The Landscape Plan for 352 Hirst Avenue, Lot 5 is based on discussions and meetings between the Client and Gemella Design. Landscape and Fence requirements are based on the City of Parkville's Division 500 Screening and Landscaping - in particular items 502 and 503.

An evergreen, coniferous hedge borders the building area at its screen parked cars from the view of residents from their living and dining areas, bedrooms and patio. A cedar fence along the side yard as shown is required to be a height of 6' minimum (see 503). The cedar fence also is screened by 7' tall, central fence at a height of 2.0m (6'6") (see 503). Images of suggested construction are provided in this sheet.

Each level on Level 1 is provided an individual screening bed to delineate individual patios and to provide vegetative variety adjacent to exterior seating areas. A low evergreen hedge has been provided along the located on the west side of the property and used as a planting theme to the south facing patio along with Small Trees are recommended for the west side of the property along the fence line to provide privacy and visual interest where bedroom windows are located. Window locations along the structure's perimeter have been considered and planting has accommodated such locations. Outdoor recreation space with a standard 20' x 20' basketball court has been considered and accommodated in the rear yard area and along the west side yard.

The pathways and patios have been shown as unit cavers in this Landscape Plan.

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PLANTING NOTES

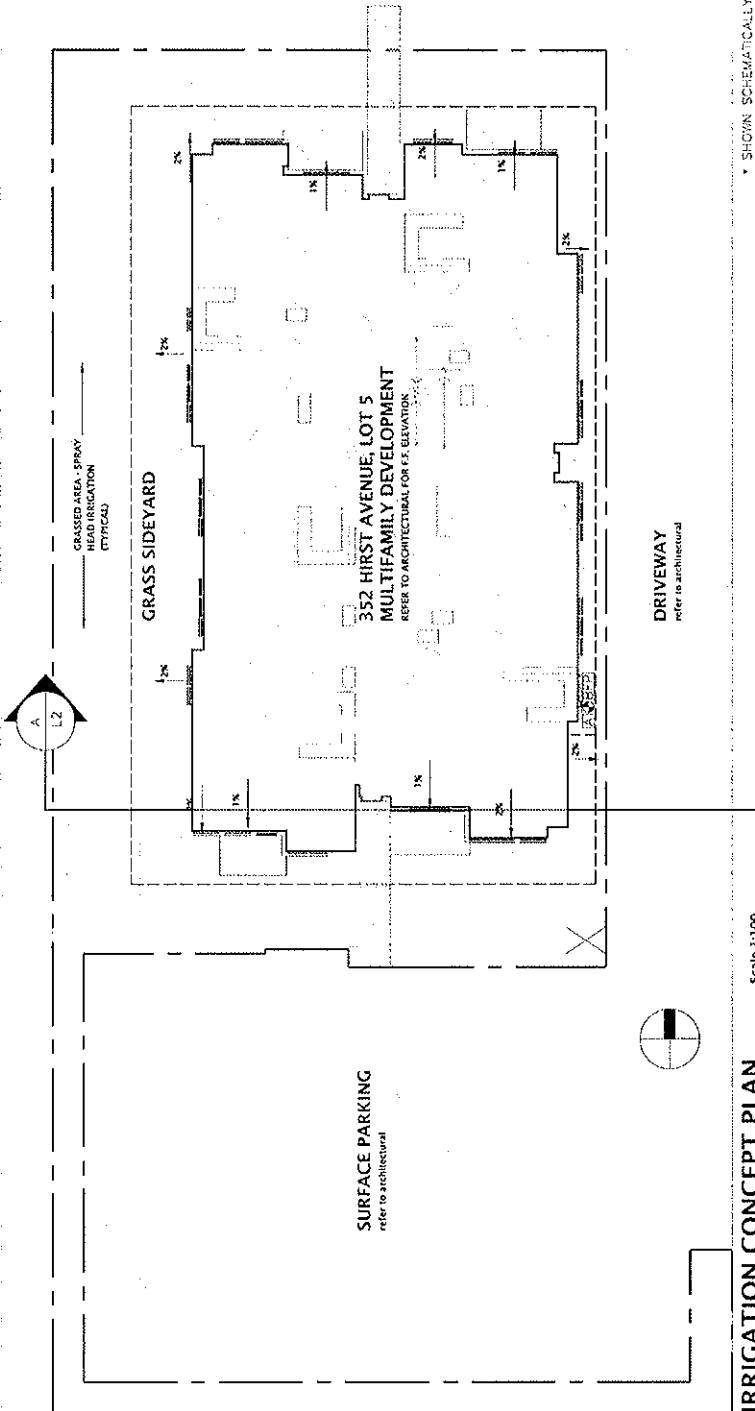
1. Growing medium is the mixture of screened topsoil and Inpro 2000.
2. Provide 3" tree sample of the proposed tree to a horticulturist for suitability for all lawn areas and (B) shrub beds and trees. Testing is at the discretion of the horticulturist.
3. Provide application of the proposed tree's location and size to the horticulturist without expiring the new source material's program and fence through the 1 year warranty period through 2008 and 2009 in lawn areas.
4. Provide 3" tree sample of the proposed tree's location and size to a horticulturist to determine the appropriate screening medium in a minimum of 60 days that 2008 to occur screening medium.

MAINTENANCE NOTES

Refer to 650A.000.000.000 Landscape Standard with edition Level 2 maintenance standard (Section 14 - Landscape Maintenance)

- LEGEND**
- LIMIT OF LANDSCAPE
 - PAVED PATHWAYS & PATIOS
 - IRRIGATION SLEEVES
 - IRRIGATION MAINLINE
 - CONTROLLER
 - SHOWS SCHEMATICALLY
 - MAIN VALVE
 - SHOWS SCHEMATICALLY
 - BACKFLOW PREVENTER
 - SHOWS SCHEMATICALLY
 - GROUND CONTOURS PROVIDED BY ARCHITECT
 - PROPOSED ELEVATIONS PROVIDED BY ARCHITECT
 - DRAINAGE
 - NOTE: PLANTING BEDS - DRIP IRRIGATION (TYPICAL TO ALL)

HIRST AVENUE



SHOWN SCHEMATICALLY

Scale 1:100

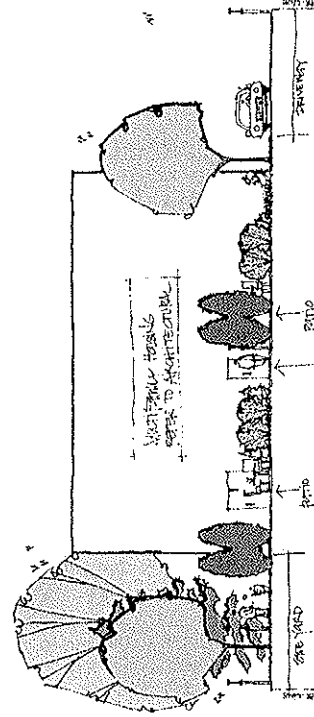
IRRIGATION CONCEPT PLAN

CONCEPTUAL IRRIGATION APPROACH
 The irrigation layout shown is for conceptual purposes only and the final plan with details is intended to be refined by a certified irrigation professional.
 The main line is shown around the perimeter of the building while the lateral lines should connect perpendicular to this line. The grassed areas should be irrigated by a separate system. The location of the mainline and lateral lines should be determined by the professional chosen for this part of the work. Final location for the controller, backflow preventer, and main valve are to be determined.

- IRRIGATION REQUIREMENTS, PIPES AND VALVES**
1. System design, installation, maintenance (during 1 year warranty period) and labor shall be provided by the contractor.
 2. All pipes shall be 1/2" minimum diameter (1/2" minimum depth).
 3. All pipes shall be 1/2" minimum diameter (1/2" minimum depth).
 4. All pipes shall be 1/2" minimum diameter (1/2" minimum depth).
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 14. All pipes shall be 1/2" minimum diameter (1/2" minimum depth).
 15. All pipes shall be 1/2" minimum diameter (1/2" minimum depth).

GRADING AND DRAINAGE

The proposed site grading is minimal and is virtually level. Contractor to ensure positive drainage away from building edge at 2% for soft surfaces and at 1% for hard surfaces.



SECTION A Scale 1:100

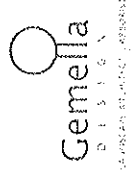
352 Hirst Avenue, Lot 5
 Landscape Concept
 Client: Joel McDaniel, Carel Properties, Ltd.

City/County

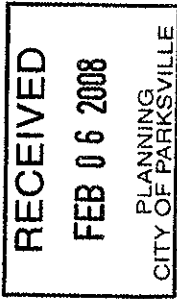
Copyright Reserved: This drawing is not to be used for any other project without the written permission of Gemella. Landscaping Concept, Inc. Registered Professional Landscaper (P.L.S.) No. 11477

Issues & Revisions

No.	Date	By	Description
1	12/15/07	JK	Final Design
2	12/15/07	JK	Final Design
3	12/15/07	JK	Final Design
4	12/15/07	JK	Final Design
5	12/15/07	JK	Final Design
6	12/15/07	JK	Final Design
7	12/15/07	JK	Final Design
8	12/15/07	JK	Final Design
9	12/15/07	JK	Final Design
10	12/15/07	JK	Final Design
11	12/15/07	JK	Final Design
12	12/15/07	JK	Final Design
13	12/15/07	JK	Final Design
14	12/15/07	JK	Final Design
15	12/15/07	JK	Final Design



Project: HCP02
 Date: January 2008
 Drawn By: [Name]
 Scale: AS SHOWN (N.T.S @ 11477)
 Sheet: 2 of 2



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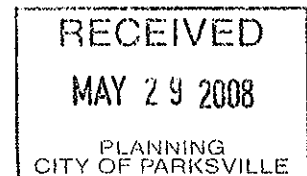
352 Hirst Avenue DP, Parksville

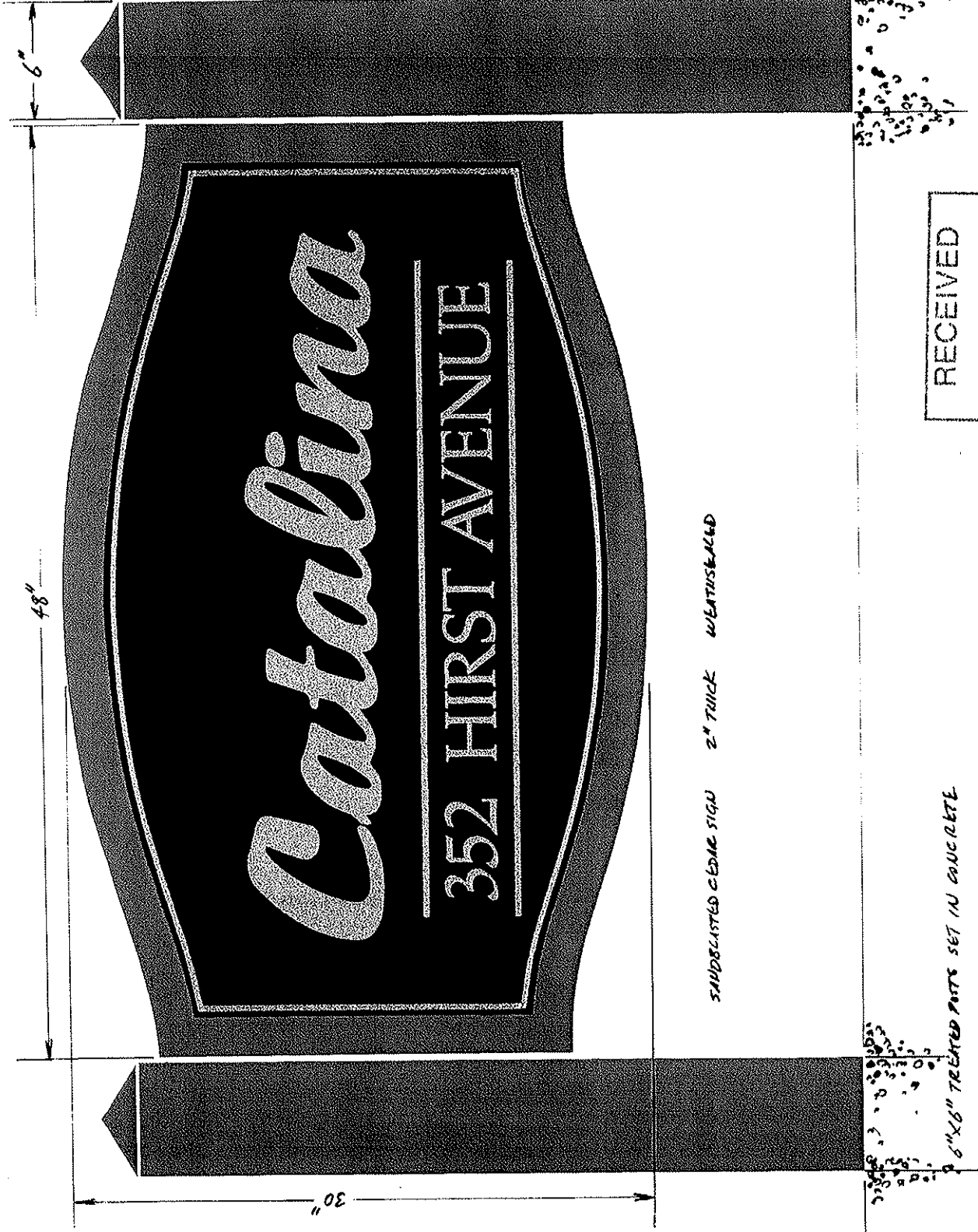
Gemella Design

May-08

ITEM	UNIT	QUANTITY	UNIT-COST	TOTALS
Sub-grade preparation	sq.m.	645	\$1.60	\$1,032.00
SUBTOTAL, SITE PREPARATION				\$1,032.00
Irrigation electrical supply 120 VAC	each	1	\$200.00	\$200.00
Irrigation POC (bfp plus fittings in boxes)	i.s.	1	\$1,000.00	\$1,000.00
Irrigation producing	l.m.	5	\$30.00	\$150.00
SUBTOTAL, UTILITIES				\$1,350.00
Concrete unit paving, sidewalks and patios	sq.m.	53	\$80.00	\$4,240.00
Fence and screen	l.m.	100	\$100.00	\$10,000.00
Privacy screen panel	each	2	\$100.00	\$200.00
Concrete stairs, n.i.c.	sq.m.	3		
Parking lot and driveway, n.i.c.	sq.m.	755		
SUB-TOTAL, HARD LANDSCAPE				\$14,440.00
Irrigated lawn, seed on 100 depth placed growing medium	sq.m.	200	\$15.00	\$3,000.00
Irrigated shrub bed, small container shrubs, 300mm growing medium & mulch	sq.m.	75	\$32.00	\$2,400.00
Deciduous trees	each	27	\$400.00	\$10,800.00
Coniferous trees	each	1	\$200.00	\$200.00
Laurel screen/hedge	each	110	\$80.00	\$8,800.00
SUB-TOTAL, SOFT LANDSCAPE				\$25,200.00
SUB-TOTAL, CONSTRUCTED WORK				\$42,022.00
Maintenance 1 year				\$2,101.10
TOTAL COST BEFORE TAXES				\$44,123.10
PLUS GST				\$2,647.39
COST ESTIMATE - 2008 DOLLARS (Note: Accuracy is +/-20%)				\$46,770.49

This is a rough cost estimate based on development permit drawings, not on detailed design. Prices for materials and labour will vary according to market, product selection and detailing.





48"

6"

30"

Catalina

352 HIRST AVENUE

SANDBLASTED CEDAR SIGN 2" THICK WEATHERED

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6"X6" TREATED POSTS SET IN CONCRETE

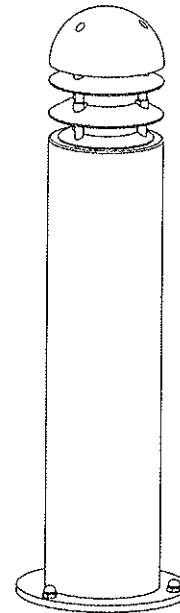


TAMBIEN

RCLB - Bollard

STANDARD FEATURES

- Classic European design
- Die-cast aluminum housing
- Aluminum extruded pedestal
- HPF ballasts standard
- Incandescent or compact fluorescent sources



Wet location luminaire



Listed to applicable CSA and UL standards

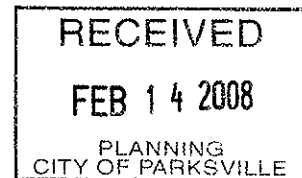
ORDERING CODE GUIDE

SERIES	MODEL	HEIGHT	LAMP	VOLT	COLOR	OPTIONS
RCLB	6000	36" 42"	INC100 PLC13 PLC18 PLC26 PLT32 PLT42	120 277 347	TEXTURED FINISHES TAL = textured aluminum TBK = textured black TBZ = textured bronze TWH = textured white	GALV = galvanized steel pedestal natural finish only

SMOOTH FINISHES

AL = silverchillo
 BK = black
 BY = buttercup yellow
 DBZ = dark bronze
 DO = deep orange
 EG = emerald green
 RB = royal blue
 RR = rich red
 WH = white

RAL colors available



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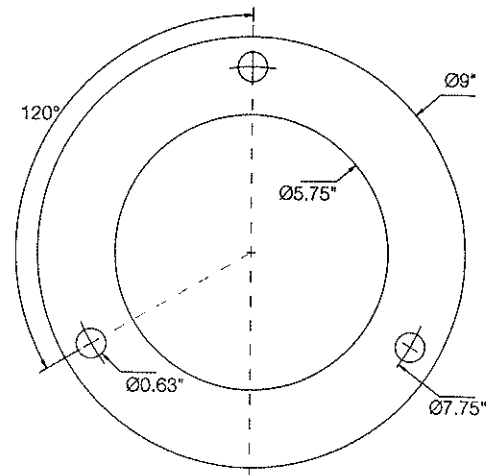
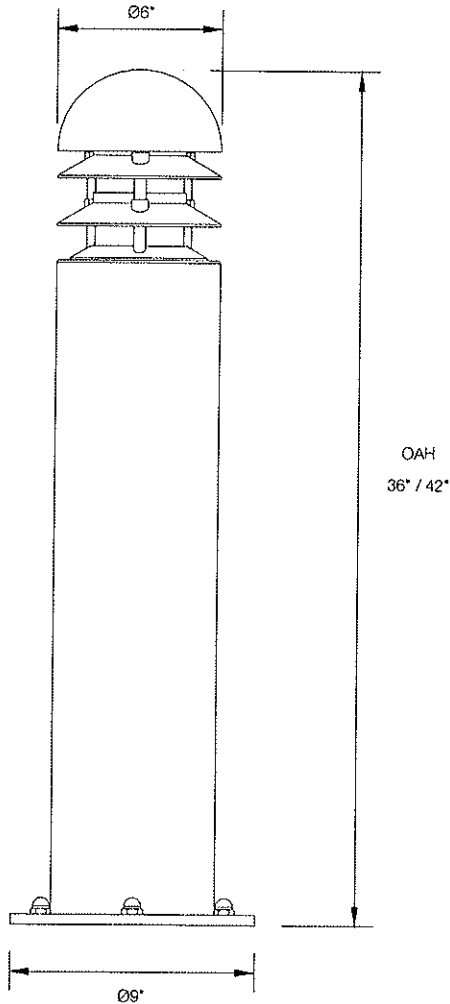




TAMBIEN

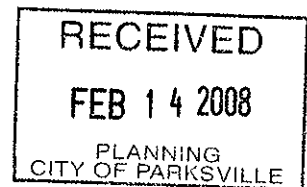
RCLB - Bollard

DIMENSIONS



3 Typical 1/2" x 12" galvanized steel anchor bolts

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AQUAFORMS

QBWS - Surface Mount

STANDARD FEATURES

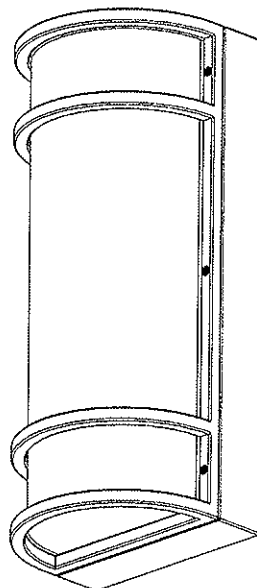
- Exterior decorative architectural wall sconce
- Formed aluminum housing
- Aluminum decorative bands
- Stainless steel hardware
- Opal acrylic lens
- Compact fluorescent sources



Wet location luminaire



Listed to applicable CSA and UL standards



ORDERING CODE GUIDE

SERIES	MODEL	LAMP	VOLT	COLOR	OPTIONS
QBWS	6700				

- 2 x INC60T10
- 2 x PLC13
- 2 x PLC18 ①
- 2 x PLC26 ①
- 2 x PLT32 ①

- 120
- 277 ①
- 347 ①

- TEXTURED FINISHES
 TAL = textured aluminum
 TBK = textured black
 TBZ = textured bronze
 TWH = textured white

DB = dimming ballast

- SMOOTH FINISHES
 AL = silver/illo
 BK = black
 BY = buttercup yellow
 DBZ = dark bronze
 DO = deep orange
 EG = emerald green
 RB = royal blue
 RR = rich red
 WH = white

RAL colors available

Notes:

- ① Comes with 2" deep recessed ballast back box

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T 604.876.8636 F 604.876.8639 www.paceillumination.com



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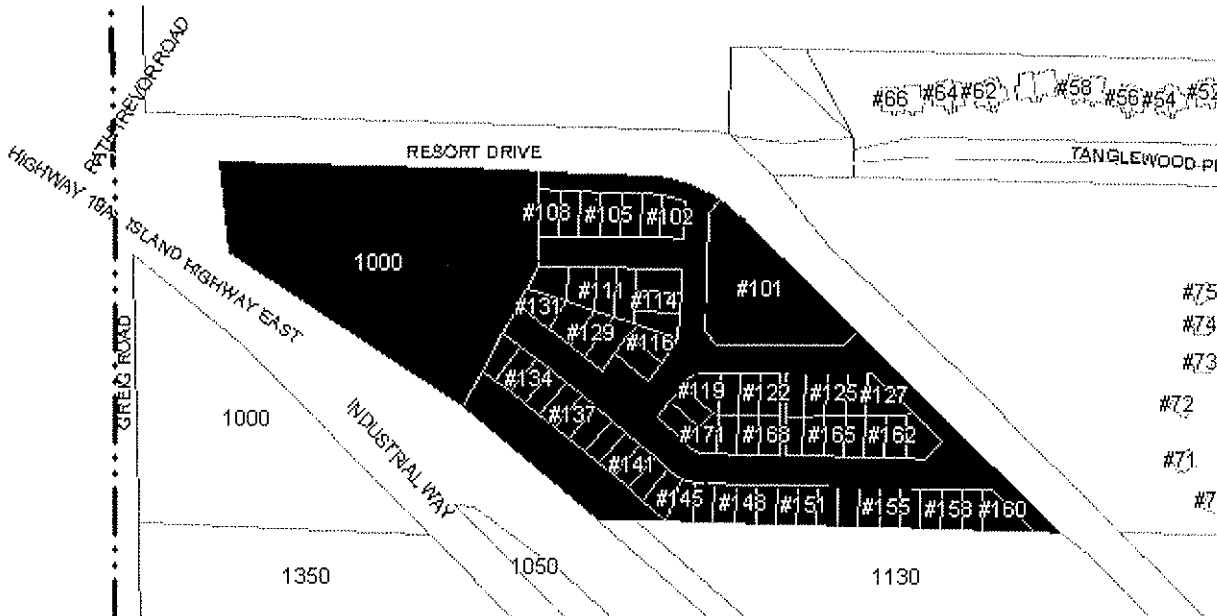
REPORT TO: F. C. MANSON, C.G.A., CHIEF ADMINISTRATIVE OFFICER

FROM: B. C. RUSSELL, MANAGER OF CURRENT PLANNING

SUBJECT: ZONING BYLAW TEXT AMENDMENT TO PERMIT MINIATURE GOLF COURSE USE IN THE RESORT AREA TOURIST ACCOMMODATION RA-2A ZONE - FILE NO: 3360-01

Issue:

Consideration of an amendment to the text of the RA-2A zone.



Executive Summary

A review of the Resort Area Tourist Accommodation RA-2A has revealed that current wording does not permit miniature golf course use, a use that was intended to be included within the zoning designation.

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Reference:

Excerpt of Resort Area policies under Section 4.11 of the OCP;
Excerpt of Resort Area Tourist Accommodation RA-2A zone;
Excerpt of a portion of the Scope and Definitions section of the zoning bylaw;

Background:

An existing miniature golf course, known as the Riptide Lagoon Adventure Golf, is subject to the RA-2A zone. The miniature golf course is located on a 1.080 hectare site which is located in the resort area, at the Northwest corner where Resort Drive intersects with Island Highway East in the vicinity of the log cabin store and Rath Trevor Provincial Park. Adjacent to the miniature golf course and also zoned RA-2A is the tourist accommodation bare land strata development known as the Oceanside Village Resort (OVR). Both the resort and miniature golf course were originally part of the same development and share the same zoning designation.

A recent review of the RA-2A zone has revealed that the definition of "Recreation Facility" excludes "Fairgrounds", which in turn includes "Mini-golf Course"; therefore, there is a *de facto* exclusion of miniature golf course as a permitted use. In order to bring the existing miniature golf course use into legal conformity an amendment to the permitted land uses of the RA-2A zone is required. This would entail adding miniature golf course to the list of permitted uses contained within the zone. In addition, it is proposed that a definition of miniature golf course be added to the Scope and Definitions section of the zoning bylaw.

At the time that the OVR was under consideration for zoning bylaw amendment in 2003, to facilitate individual bare land strata lots, it was believed that miniature golf course use was permitted under the scope of the uses allowed under the "Recreation Facilities" land use designation. A development permit was subsequently issued for the miniature golf course by the City under Council Resolution No. 03-238 on July 7, 2003.

The Official Community Plan (OCP) designates the subject property as Resort Commercial, which is subject to the corresponding Resort Area policies under Section 4.11.

Options:

Council may:

1. Commence the statutory process to advance this application.
2. Deny the application.

Analysis:

- 1) This option will result in the legalization of an existing miniature golf course by adding Miniature Golf Course as a permitted land use to the Resort Area Tourist Accommodation RA-2A zone. Given the Resort Area policies of the OCP that support tourist oriented recreational activities and the original intent to permit the miniature golf course use it would, in Staff's opinion, be appropriate to consider amending the zoning bylaw accordingly.

- 2) This option will result in maintaining the status quo of a miniature golf course that exists contrary to the zoning bylaw. A use contrary to a zoning bylaw does not have protection under section 911 of the *Local Government Act* for non-conforming uses. Should the City be required at sometime to undertake bylaw enforcement action, it would be at the peril of the property owner. In addition if action were taken, it would likely create a situation where damages against the City would be sought. It is for the aforementioned reasons that this option is not recommended.

Financial Implications:

The financial implications of proceeding with the bylaw amendment are strictly the costs of processing.

Sustainability Implications:

There are no pertinent implications.

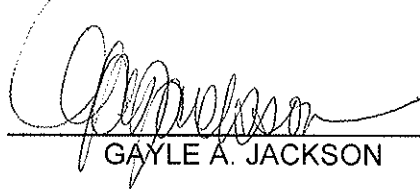
Recommendation:

That the report from the Manager of Current Planning dated July 17, 2008, entitled "Zoning Bylaw Text Amendment to Permit Miniature Golf Course Use in the Resort Area Tourist Accommodation RA-2A Zone" be received;

And That a zoning text amendment bylaw be drafted that adds miniature golf course as a permitted use to the Resort Area Tourist Accommodation RA-2A zone and that the bylaw be advanced for reading consideration.



BLAINE RUSSELL



GAYLE A. JACKSON

BR/sh
Attachments


Planning/3360-01/2008/Agenda/Report-3.

DIRECTOR OF ADMINISTRATIVE SERVICES COMMENTS:




L. TAYLOR

DIRECTOR OF ENGINEERING AND OPERATIONS COMMENTS:

FOR: 

G. O'ROURKE, P. ENG.

CHIEF ADMINISTRATIVE OFFICER COMMENTS:



F. MANSON, C.G.A.

4.11 Resort Area

The “resort area” properties were the subject of a City Boundary Extension in 1995. Formerly these properties were within the jurisdiction of the Regional District of Nanaimo. Prior to inclusion within the City, some of these properties were subject of a development application. Inclusion enabled full servicing of the properties to be feasible. These properties were then included in the RDN’s “Englishman River Official Community Plan Bylaw, 1990, No. 814”. The zoning for the properties under the RDN Bylaw 500 was retained at the time of inclusion. It is gradually being replaced, on a site by site basis, with City of Parksville zoning. In 1997 an Official Community Plan review was undertaken by the City of Parksville, upon which to base subsequent zoning and development plans. The City’s goal is to ensure the development of a high quality resort area at the southern approach to the City.

Objectives:

In order to ensure the development of a high quality resort area and to further economic development, the City will: encourage development which enhances the natural, resort character and identity of the area; work towards improvement of the quality of the built environment in order to maximize the attractiveness of the area; minimize the impacts of development on the natural environment; and integrate the area within the existing and planned structure of the City.

Policies

To accomplish the above objectives, the City will:

General

1. Require the preservation of existing native vegetation as a condition of development approval wherever feasible.
2. Require the provision of tree retention strips along Island Highway 19A and Northwest Bay Road.
3. Eliminate direct driveway accesses to Island Highway 19A upon development or redevelopment of fronting properties.
4. Establish a "signage strategy" which has the effect of; limiting new signage along Highway 19A and establishing possibilities for joint signage in common locations and directional signage.
5. Ensure that the design of the built environment (including buildings, landscaping, signs, walkways, roads and parking areas) reflects the natural heritage of the area in its use of materials, colours and forms.
6. Where legislation permits, require the dedication of a minimum 7.0 metre wide strip as parkland for properties subdividing, developing or redeveloping along Craig Bay. (Where the siting of existing buildings or structures prevents the full dedication, a lesser width may be provided until the required width is available.)

Policy

Resort Area Land Use Designations

The Resort Area has some designations on Schedule "B" Future Land Use Map which are specific to this area. The following explains each designation.

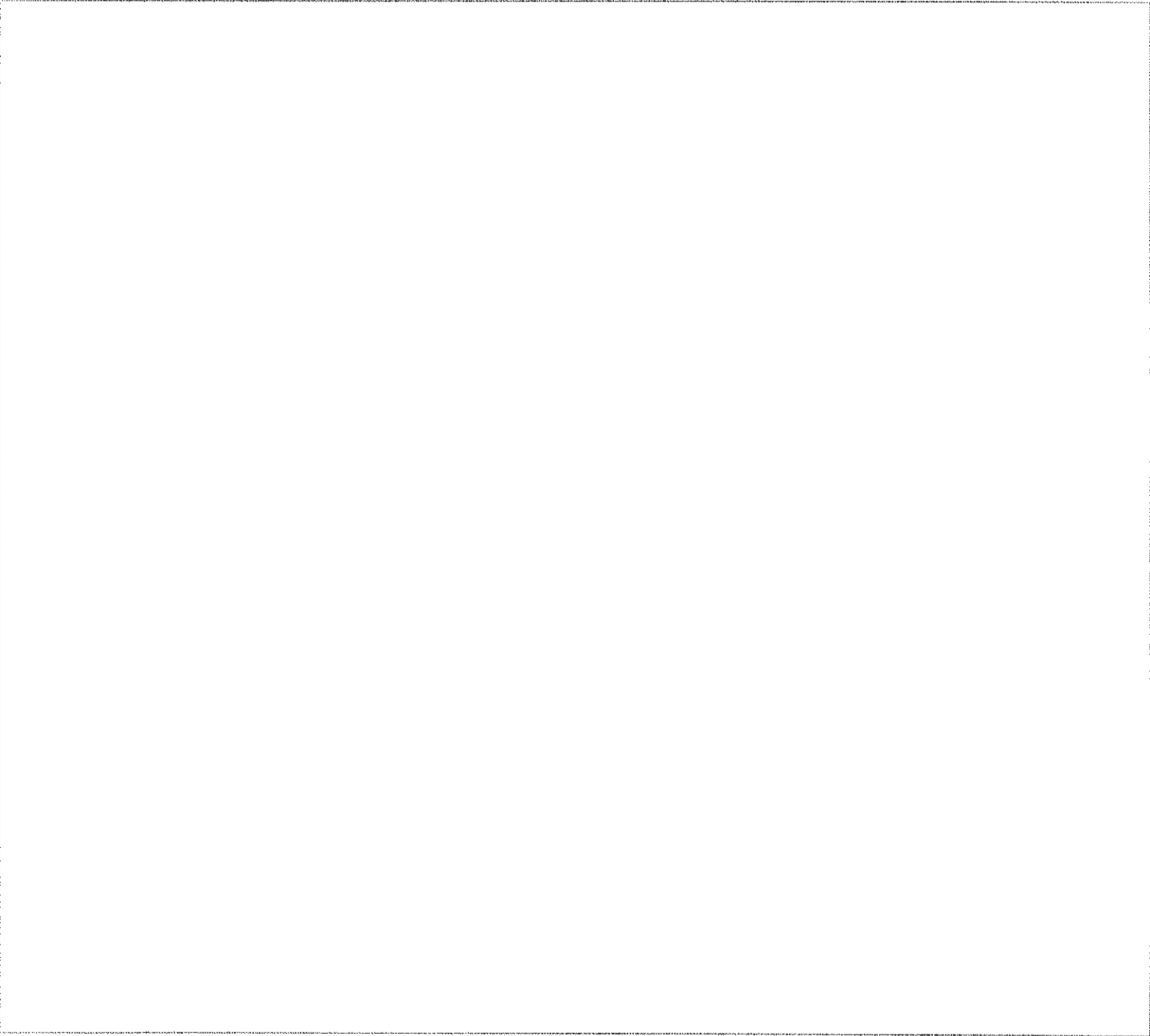
Resort

The properties along the waterfront have this designation. Most of these properties have some level of historic resort type development. There is one large vacant property in this category. The resort use is considered to be a very important contributor to the City's current economy, and to its future economy also. This is unlike the retail situation, where Parksville is vulnerable to Nanaimo's market dominance. For this reason, the City's OCP policies and ultimate zoning for this property are intended to confirm the resort commercial use. There is periodic pressure to permit long duration stays in resort units, having them function like multiple family dwellings. Historically, this has not been supported for the previously noted reasons. The only exception is perceived to be for the provision of a modest amount of permanent multiple residents, with respect to staff or historic situations. As a policy, the City's zoning and other regulations shall:

- Provide predominantly for temporary (maximum 180-day stay) accommodation at a density which does not exceed 30 units per hectare, with a maximum of 5 units per hectare being for permanent accommodation.

The properties situated between Highway 19A and Northwest Bay Road also have this designation. It is felt that these will develop in a manner very similar to the waterfront resort properties. Given the exposure and proximity to Highway 19A it is anticipated that the demand for automobile oriented tourist commercial uses may be greater. Despite this, it is not intended to provide for non-tourist oriented commercial or retail. The policy with respect to temporary accommodation applies. In this area, the City's zoning and other regulations shall:

- Provide predominantly for temporary (maximum 180-day stay) accommodation at a density which does not exceed 30 units per hectare, with a maximum of 5 units per hectare being for permanent accommodation.
- Provide for accessory commercial and recreational uses.



(AMENDMENT BYLAW NO. 2000.24) (AMENDMENT BYLAW NO. 2000.38)

245	RESORT AREA TOURIST ACCOMMODATION	RA-2A
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This zone is intended to provide for tourist accommodation, recreation and ancillary services in a resort area setting.

245.1 Permitted Land Uses:

Campgrounds
Conference Centres
Cultural Centres
Art Galleries
Health Spas
Museums
Parking
Specialty Retail
Recreation Facilities
Accessory Restaurants
Tourist Accommodation
Accessory Convenience Stores
Accessory Resort Employee Housing

245.2 Minimum Lot Size:

The minimum lot size shall not be less than 2000 m².

- (I) Despite the above, individual parts of an overall development may be the subject of strata title subdivision.
- (a) Where bare land strata lots are created, the minimum lot size shall not be less than 150 sq. m.

245.3 Conditions of Use:

1. "Drive through" service is expressly prohibited for all uses.
2. The maximum stay in any room or unit of tourist accommodation shall not exceed 180 days per person, concurrent or non-consecutive, within one calendar year.

3. Convenience stores shall not exceed 140 m² or 10% of the gross floor area of all tourist accommodation on site, whichever is greater.
4. Specialty retail shall not exceed 500 m² or 20% of the gross floor area of all tourist accommodation on site, whichever is greater.

245.4 Minimum Building Setbacks:

1. The minimum setback from front, rear and exterior lot lines shall be 10 metres.
 - i) Despite the above, the setback from the lot line adjacent to Highway 19A shall be 23 metres.
2. The minimum setback from interior lot lines shall be 5 metres.

245.5 Density:

Accessory resort employee housing shall not exceed 5 dwelling units per hectare.

245.6 Maximum Lot Coverage:

The maximum lot coverage is 30%.

- (i) Despite the above, the maximum coverage for bare land strata lots is 50%.

245.7 Maximum Floor Area Ratio:

The maximum floor area ratio is .5.

- (i) Despite the above, the maximum floor area ratio for bare land strata lots is .8.

245.8 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this bylaw.

245.9 Off-Street Parking and Loading

Off-street parking and loading shall be provided according to Division 400 of this bylaw.

private health club means recreational, fitness or exercise facility which is provided predominantly for tenants of the building in which it is contained, but which may be open to others (AMENDMENT BYLAW NO. 2000.19);

principal use means the main use of land, buildings or structures as listed under the permitted uses of the applicable zone;

private school means a privately sponsored school, kindergarten, or pre-school;

produce market means a building or structure providing for the retail sale of agricultural produce, including vegetables, fruit and seafood;

produce sales means the retail sales of agricultural products as an accessory use to the principle agricultural use;

produce stand means a building or structure not exceeding 100 m² in area, and providing for the retail sale of fresh agricultural produce which is produced on the same farm on which the stand is located;

property line means lot line;

public administration means the management of public resources by a group of elected or appointed officials;

public assembly use means the use of land, buildings or structures to accommodate exhibits, special events or meetings and includes auditorium, church, museum, community hall, fraternal lodge, youth centre, theatre, and senior citizens' centre;

public school means a school wholly supported by government funding;

public utility use means the use of land, buildings or structures for the provision of community water or sewer services, park, public access, pipelines, electric and telephone service, firehall, fire training facility, government office or cemetery (AMENDMENT BYLAW NO. 2000.53);

railway right of way means the land occupied by the railway for its main line and the related area;

rear lot line means the property line or lines, other than the front property line that connect the side property lines;

recreation facility means a facility used and equipped for the conduct of sports and leisure activities and includes pool hall, bowling alley, games court, curling and roller rink, health club, spa, swimming pool, but specifically excludes amusement arcade and fairground;

recreational building means a building used to accommodate a variety of recreational activities customarily associated with tourist recreational facilities, including but not necessarily limited to a food concession area, pro shop, games room, lockers and/or change rooms;

recreational vehicle (or RV) means any vehicle, trailer, coach, structure or conveyance permanently fitted with wheels, designed to travel or be transported on a highway and equipped to be used for recreational living and sleeping purposes without requiring continuous connection to sewage, water and electric hook ups;

refuse removal area means a designated area, directly accessible to sanitary disposal trucks, for the storage and removal of refuse containers;

extraction use means the extraction of soil;

fairground means the use of land, buildings and structures for entertainment and recreational activity generally undertaken in an outdoor setting, where the users constitute a significant element in the activity, and includes go-cart track, waterslide, mini-golf course, and amusement park;

fast food outlet means an eating establishment providing for the sale of prepared foods and beverages that can be consumed in vehicles, and either taken off the premises for consumption or consumed on the premises;

final approval means the Approving Officer affixing his/her signature to a subdivision plan pursuant to the *Land Title Act* and *Condominium Act* and amendments thereto;

finished grade means the elevation at any point adjoining each exterior wall of a building or structure, or the elevation at any point 6 metres from each exterior wall (excluding localized depressions for vehicular or pedestrian access), whichever is the lower;

floor area ratio means the figure obtained when the gross floor area of all buildings on a parcel is divided by the area of the parcel;

food catering facility means a business which, in return for consideration, serves prepared food to the public for consumption on or off the premises, including a coffee shop, delicatessen, restaurant or drive-through restaurant, but specifically excluding a neighborhood pub;

front lot line means the property boundary line which abuts a highway, and in the case of a corner lot it shall be the shorter of the property lines which abut highways;

frontage means that length of a parcel boundary which abuts a highway along the front property line;

funeral parlour means an establishment with facilities for the preparation of the dead for burial or cremation, for the viewing of bodies, and for funerals;

government liquor store means a retail liquor outlet as established under the *Liquor Distribution Act* (AMENDMENT BYLAW 2000.10);

gross floor area means the sum total of the gross horizontal area of each floor of a building as measured to the exterior face of the exterior walls of the building excluding:

- (a) any portion of a floor used for parking purposes, unless such parking is a principle use;
- (b) any portion of a floor used for common laundry purposes, unless such laundry is a principle use;
- (c) any portion of a basement or cellar containing heating, laundry, storage facilities or recreational areas;
- (d) uncovered swimming pools and decks open to the outside;
- (e) any portion of a penthouse containing elevator or ventilating equipment;

COMMITTEE OF THE WHOLE REPORT



July 14, 2008

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

FROM: G. A. JACKSON, DIRECTOR OF COMMUNITY PLANNING

SUBJECT: INFORMATION REGARDING ZONING AMENDMENT BYLAW FOR CARRIAGE HOUSES

Issue:

Information regarding zoning amendment bylaw for carriage houses

References:

Draft Bylaw No. 2000.69

Executive Summary:

Staff has responded to Council's resolution to prepare a zoning amendment to accommodate carriage houses. This amendment bylaw appears later on the agenda. This report provides information regarding the assumptions that were made to draft the Bylaw.

Background:

On June 2, 2008 Council passed the following resolution (#08-143):

"THAT Staff be directed to prepare an amendment to the Zoning Bylaw that would permit secondary suites in carriage homes separate from the primary residence, or a secondary suite above a detached garage, on a homeowners property, the size of which could be up to 90 square metres."

Staff has prepared the necessary amendment to the Zoning and Development Bylaw to accomplish this. If adopted the effect of this bylaw would be to offer another option with respect to including an additional dwelling unit on residential properties. This initiative, like others, could increase the number of affordable housing units within the Community. The ability to construct a carriage house may be impacted by other variables, such as the extent to which the site is already built out, as well as the lot size. In general terms, it will be the larger lots and lots abutting lanes which will offer the most opportunities for carriage houses.

Options:

Council may:

1. Consider the 'carriage house' bylaw when it appears later on the agenda.
2. Maintain the status quo.

Analysis:

1. The Bylaw which appears on the agenda was written as per the June 2 resolution. There is a new provision for a carriage house of up to 90 square meters for the dwelling unit portion. The fundamental provisions [minimum lot size, coverage, floor area ratio] of the RS-1 Zone have not been altered. This means that without either an increase to the lot size or the amount of site coverage permitted not all situations will be able to accommodate carriage houses. The current experience is that many new single family dwellings built on minimum sized lots are up to the current maximum entitlement.

In drafting the amendment bylaw the following assumptions were made:

- It would be appropriate to permit the accessory carriage house building to be two storeys in height, so as to permit the inclusion of garage space without increasing site coverage.
- Regardless of configuration (secondary suite within the single family dwelling or carriage house) the number of total dwelling units should not exceed two.
- A home based business would be acceptable, in addition to two dwelling units.
- There would be a requirement for one on-site parking space for the carriage house, in addition to the two spaces required for the single family dwelling. This is also the existing scenario for suites.¹
- The carriage house building would be an 'accessory' building to the principal residence, and not a stand alone building on a site.
- The bylaw change would affect the RS-1 Zone and thus all RS-1 properties, despite the fact that some building schemes prohibit this, as they do suites. Staff would prepare a handout explaining the impact of building schemes, so that the property owner is cautioned about the implications of not following one, however, the City would issue a building permit for a carriage house, even if it is contrary to the private building scheme. This is the same situation for secondary suites.
- The separate Building Code requirements may be triggered for properties which contain more than 3 washrooms. The impact would be the requirement for a servicing upgrade as a condition of building permit issuance.
- Strata title subdivision is not an option for carriage houses and is precluded by bylaw wording.
- In some cases the mandatory yard/setback requirements may be greater than the zoning bylaw states due to the Building Code provisions pertaining to separation based on wall openings.
- There is restriction on the size relationship between the carriage house and the single family dwelling.

The topic of changes to the secondary suite regulations were previously referred to both the Advisory Planning Commission and the Citizen's Advisory Committee. Council could choose a referral option if it views this topic to be sufficiently different from the prior one and feels that additional input is warranted.

2. At this time there is no option to have a suite in a building separate from the single family dwelling. This may be an impediment to someone wanting to build a suite.

¹ As an alternative the Bylaw could be silent on a requirement and on-street parking could be an option. This would reduce the impervious surface coverage required for on-site parking.