

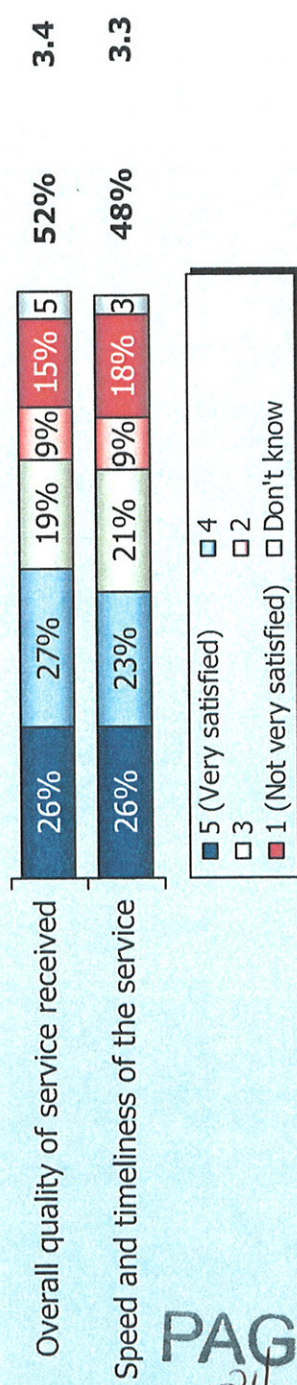


MUSTEL GROUP  
MARKET RESEARCH



CITY OF PARKVILLE

## Level of Satisfaction with City Contact



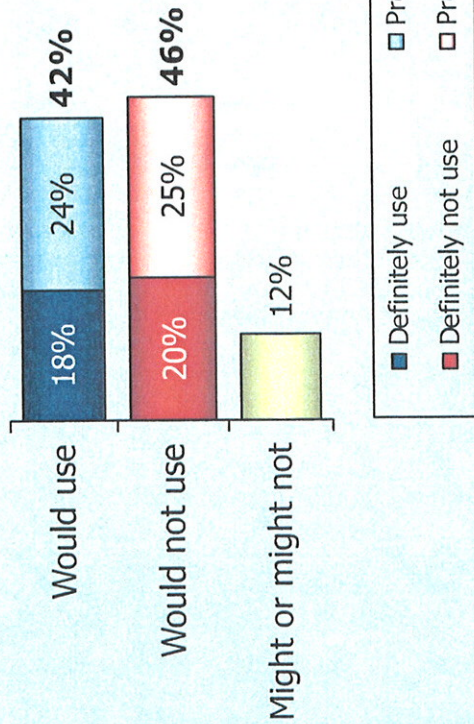
- Satisfaction levels vary with the overall quality of service received and speed and timeliness of the service when making contact with the City.

Base: Total who have contacted the City within the past year (n=125)

Q.7c) Thinking about the last time you contacted the City of a staff member, how satisfied were you: Please use a scale of 1 to 5, where 1 means 'not very satisfied' and 5 means 'very satisfied'.



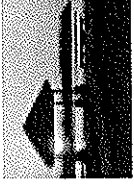
# Intention to Use Public Transit if Provided



Base: Total (n=350)

Q.8) How likely are you to use public transit in Parkville if regularly scheduled service was provided? Would you...

- Approximately four-in-ten residents express intentions to use public transit if regularly scheduled service was available.
- Women and younger residents are most inclined to use public transit.

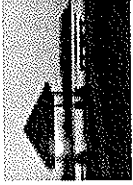


## ➤ Additional Comments or Suggestions

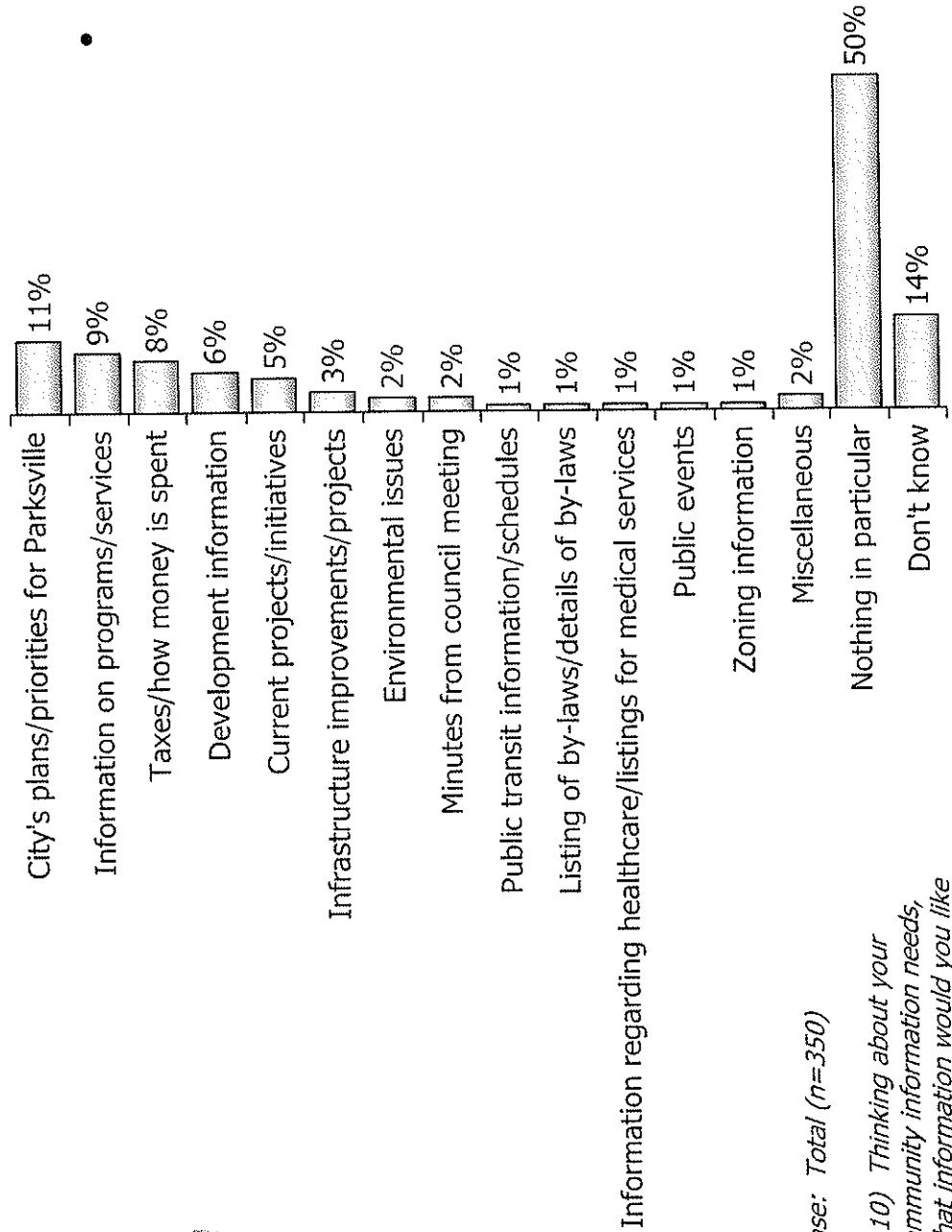
	<b>Total</b>
	(350)
	%
Nothing/no comments/suggestions	66
City council should be more accessible to the general public/ should be more responsive	6
Improve city planning/zoning/infrastructure	6
Complaints about council (i.e. lack of response, fiscal policy)	6
Improve public transit service/frequency/expand routes	5
Overdevelopment/reduce/control housing developments	3
Increase policing/by-law enforcement	3
Improvements to water system (i.e. conservation, quality)	3
Need more recreational options (i.e. rec centres, pools)	2
Continued revitalization of downtown core	2
Need more affordable accommodation	2
Economic development/job creation	2
Maintenance of streets and roads	2
Need more shopping	2
Increase healthcare facilities (i.e. more clinics, hospitals)	1
Need to be more (wheelchair/scooter) accessible	1
Concerned that the City is not doing enough about beach erosion	1
Need more parking	1
Improvements to garbage pick-up/need better recycling program	1
Miscellaneous	4

- When provided the opportunity to make any additional comments or suggestions, a variety of responses are given, many reiterating previous findings. However, topping the list is a suggestion for council to be more accessible and responsive to the public.

Q.9) Do you have any additional comments or suggestions about what the City of Parksville could do to improve its services to residents?



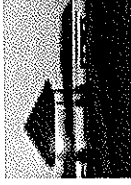
# Information Needs



- Residents are most interested in learning about the City's plans or priorities for Parksville, information about its various programs and services, and how tax revenue is being used.

Base: Total (n=350)

Q.10) Thinking about your community information needs, what information would you like the City to provide you with?

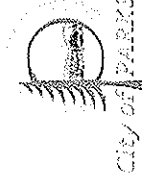
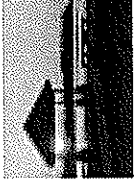


# ➤ Best Method of Communication

	<u>First Mentions</u> (350) %	<u>Total Mentions</u> (350) %
Local newspapers	37	48
Mail	19	25
Email	9	17
Newsletter	6	13
Phone/info line	5	10
City's website	4	8
Flyers	3	8
Local radio station	1	6
Public meetings	1	4
Shaw TV	1	4
Web cast coverage of council meetings	<1	1
Miscellaneous	-	1
Don't know	15	15

- The local newspaper is the preferred method of communication, followed by mail and email (of particular appeal to younger residents).

Q.11) What would be the best method for the City to communicate this to you?

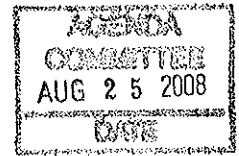


## Demographic Profile of Residents

	<u>Total</u> <u>(350)</u> %
<b>Gender</b>	
Male	45
Female	55
<b>Age</b>	
18 to 24	6
25 to 34	8
35 to 44	12
45 to 54	15
55 to 64	19
65 years and over	40
<b>Children &lt;19 years living at home</b>	
Yes	22
1	8
2	10
3	3
4 or more	1
No	78
<b>Home tenure</b>	
Own	84
Rent	15
Refused	1
<b># of years lived in Parksville</b>	
Average	12 years
5 years of less	35
6 - 10	20
11 - 14	14
15 - 20	15
21 or more	16

- Key characteristics of the City of Parksville population include:
  - Approximately six-in-ten are 55 years of age or over;
  - Approximately one-in-five have children under 19 living at home;
  - Approximately 15% rent their homes;
  - Residents have lived in Parksville for an average of 12 years.

**COMMITTEE OF THE WHOLE REPORT**



August 20, 2008

**REPORT TO: FRED MANSON, CHIEF ADMINISTRATIVE OFFICER**

**FROM: ALAN METCALF, MANAGER OF OPERATIONS**

**SUBJECT: SOCIETY OF ORGANIZED SERVICES REQUEST FOR THE CITY TO DONATE COMMEMORATIVE TREES**

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**ISSUE:**

Consideration of the request received from the Society of Organized Services for the City of Parkville to donate and plant five commemorative trees on City property at 183 Jensen Avenue.

**REFERENCES:**

Society of Organized Services letter of Request  
Dedicated Park Bench and Tree Plantings Policy 3.23

**BACKGROUND:**

The Society of Organized Services is requesting that the City of Parkville donate five trees to be planted adjacent to the Thrift Stores loading bay on the City property at 183 Jensen Avenue. The purpose of the trees is to celebrate the Thrift Shop's fifth anniversary at its current location and to beautify the area behind the loading bay. The Society is planning to install a plaque in the area at the base of the trees commemorating forty years of Community service and to schedule a media event sometime during the week of September 21 – 27.

City staff have met on site with a representative from the SOS and determined that it is feasible to plant the trees in the location requested.

**OPTIONS:**

Council may:

1. Deny the request
2. Approve the request

**ANALYSIS:**

1. Denying the request outright would be consistent with the City of Parkville Dedicated Park Benches and Tree Plantings Policy number 3.23 revised December 19, 2005. In

accordance with this policy, the purchase and cost of a dedicated tree shall be borne by the family or group that requested a tree dedication.

2. The request for the City to donate and plant the trees could be approved by Council. While this is not consistent with the policy related to the planting of dedicated trees, staff has no other compelling reason to recommend against the tree planting.

**SUSTAINABILITY/ENVIRONMENTAL ANALYSIS:**

None


**FINANCIAL IMPLICATIONS:**

The cost to supply and install 5 trees at the location requested will be approximately \$2,000. Funds are allocated and available for tree planting in the 2008 operating budget. These funds are typically used to plant additional trees or to replace trees that have been damaged or removed. These funds are not typically used to fund requests for commemorative tree planting.

**RECOMMENDATION:**


**THAT** the report from the Manager of Operations dated August 20, 2008 entitled "Society of Organized Services Request for the City to Donate Five Commemorative Trees", be received;

**AND THAT** the request received from the Society of Organized Services for the City of Parkville to donate and plant the trees be denied.

  
\_\_\_\_\_  
**A. METCALF**  
Manager of Operations

\_\_\_\_\_  
**G. O'ROURKE**  
Director of Engineering and Operations

**DIRECTOR OF ADMINISTRATIVE SERVICES' COMMENTS:**

  
\_\_\_\_\_  
**L. TAYLOR**  
Director of Administrative Services



**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**



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**F. MANSON, CGA**  
**Chief Administrative Officer**

I:\USERS\GARY\ADMIN\REPORTS\Council 2008\MTC SOS Request.doc

# CITY OF PARKSVILLE

## POLICY

SUBJECT: <i>Dedicated Park Benches and Tree Plantings</i>	POLICY NO: 3.23 RESO. NO: 96-064(2) CROSS REF:
EFFECTIVE DATE: February 19, 1996	APPROVED BY: Council
REVISION DATE: December 21, 1998 December 19, 2005	RESO. NO: 98-487 RESO NO: 05-326(2) CROSS REF: PAGE 1 OF 2

### PURPOSE

To provide a means by which individuals or groups may dedicate a park bench or a tree as celebration of an event such as a birth or marriage or in memory of a loved one.

### POLICY

All requests for the dedication of a park bench or a tree shall be referred to the Director of Engineering and Operations or his designate for review and consideration.

### Park Bench:

1. The style and type of bench to best withstand weather and vandalism and to conform with benches already installed in the Community Park and elsewhere shall be chosen by the City.
2. The \$1,500.00 acquisition and installation costs shall be borne by the family or group that requested the bench dedication. The cost to include a plaque approximately 4" x 7" in size with raised lettering. The plaque wording to be submitted by the applicant for approval by the Manger of Operations or his designate.
3. The bench shall be maintained by the City, or replaced if necessary, for a period of five years.
4. Following the initial five year period, should the bench be in a safe and useable state, the City will continue to maintain the bench until it is no longer feasible to do so. Further, at the end of the initial five year period, if it is not practical to repair a bench, an individual may replace the bench and plaque for an additional fee equal to the costs of replacement by the City.

.... 1/2

Dedicated Tree Plantings:

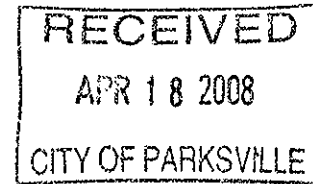
1. Dedicated Trees on Municipal Property

- a) A dedicated tree shall be purchased from the municipality under the guidelines of the City's Tree Planting Program and the appropriateness of the species and proposed location shall be undertaken in consultation with the Director of Engineering and Operations or his designate.
- b) The purchase and transport costs of the dedicated tree selected shall be borne by the family or group that requested a tree dedication. An appropriate plaque with wording at the cost of the applicant may be installed at the discretion of the Director of Engineering and Operations or his designate.
- c) The City shall prepare the site, plant, stake and maintain the dedicated tree.

ooOOoo



Society of  
Organized  
Services



6240-20 - TREE

April 16, 2008

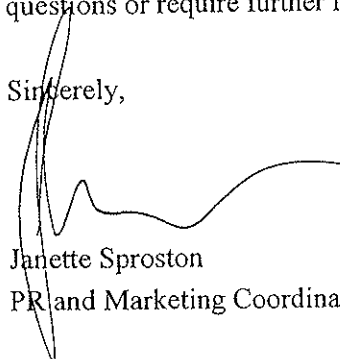
Alan Metcalf  
Manager of Operations  
City of Parksville  
1116 Herring Gull Way,  
Parksville, BC  
V9P 1R2

Dear Mr. Metcalf:

This year marks the 5th Anniversary of the SOS Thrift Shop building and the 40th Anniversary of the Society of Organized Services. We have a host of activities and celebrations planned for 2008, one of them being "Thrift Shop 5th Anniversary and Customer Appreciation Week" September 21—27. During that week we would like to plant five trees in the back of the shop on City property (see enclosed map). I've spoken with Peter Crawshaw, Parks Foreman, and we visited the site to assess the feasibility of the planting. SOS is hopeful that the City of Parksville will donate and plant the trees as they would be on City property. The trees would not only signify our Thrift Shop 5th anniversary in the new location, they would take the focal point away from the back loading area, and beautify the space. Our plan is to have the media involved for photo opportunities, and perhaps some interviews with a representative from the City of Parksville and SOS. We would also like to place a plaque on the site commemorating 40 years of Community Service.

Thank you for your time and consideration of this request Mr. Metcalf. If you have any questions or require further information, please feel free to call me at 248-2093, ext. 231.

Sincerely,

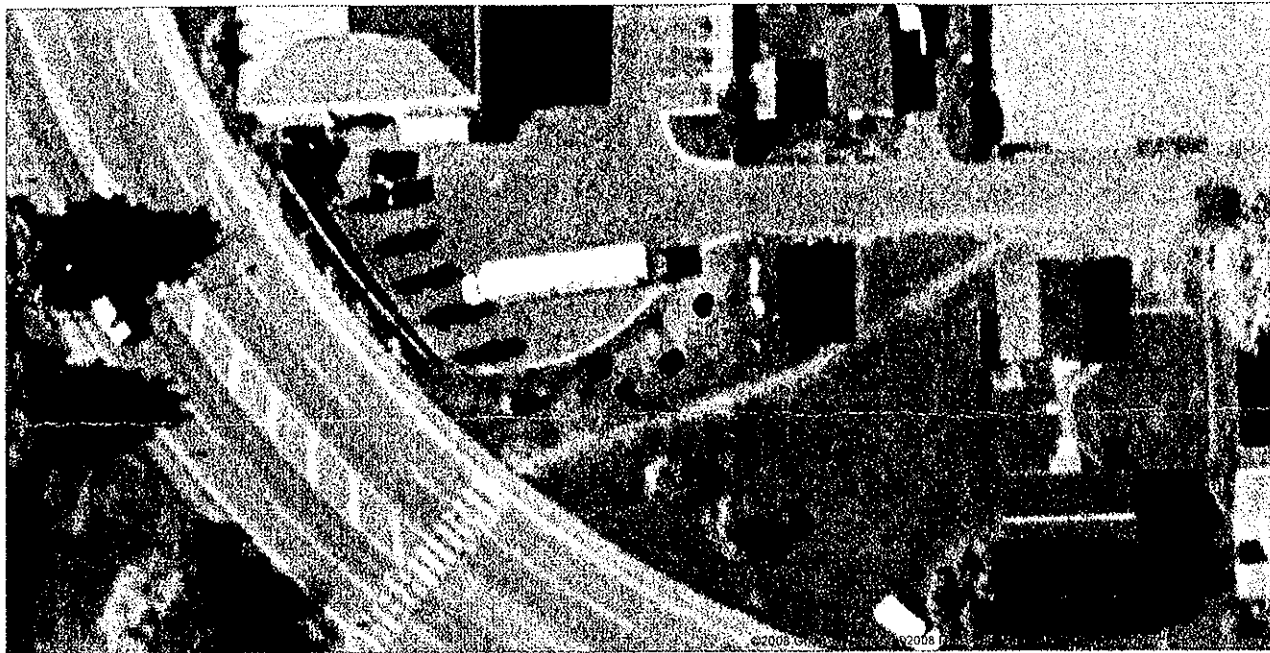
  
Janette Sproston  
PR and Marketing Coordinator



PAGE  
35

Google  
Maps Canada

Address **188<sup>th</sup> Hirst Ave**  
**Parksville, BC**



Approximate Plan

● = large trees

● = small trees

COMMITTEE OF THE WHOLE REPORT



August 1, 2008

REPORT TO: F. C. MANSON, CGA, CHIEF ADMINISTRATIVE OFFICER

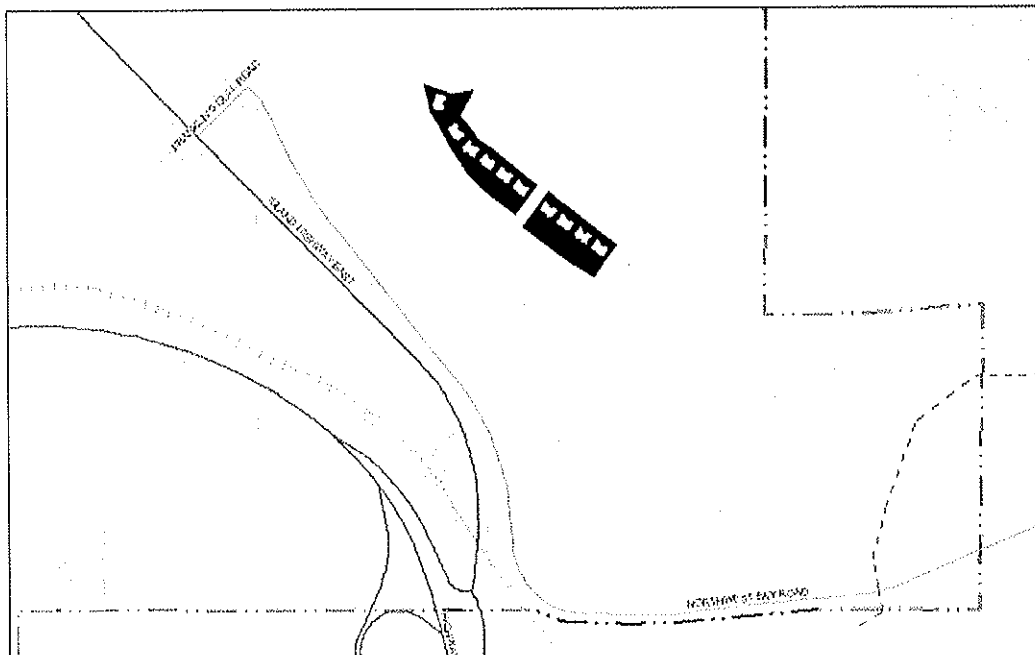
FROM: N. GRAY, MBCSLA, PLANNER

SUBJECT: APPLICATION FOR A DEVELOPMENT PERMIT AMENDMENT TO SIMPLIFY MAINTENANCE OF TREES AND UNDER STORY VEGETATION ON SHOREHAVEN COMMON PROPERTY – STRATA LOTS 1 - 20, DISTRICT LOTS 40 AND 125, NANOOSE DISTRICT, STRATA PLAN VIS3656 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 [COMMON PROPERTY OF VIS3656 IN CRAIG BAY, PARKSVILLE]  
REGISTERED OWNER: STRATA COUNCIL OF COMMON PROPERTY VIS3656  
APPLICANT: DR. PETER STOCKDILL  
OUR FILE NO: 3060-08-07

---

**Issue:**

Consideration of issuing a development permit amendment to establish a simplified process for tree maintenance to the Shorehaven Strata of the Craig Bay Estates development.



**References:**

Official Community Plan Bylaw, 2002, No. 1370 Excerpt – 5.2.13 Development Permit Area No. 13 – COMPREHENSIVE DEVELOPMENT - CRAIG BAY;  
Arborist Prescription Report – by Treeworks, dated March 25, 2008;  
Schedule 'A' – Development Permit Amendment Tree Management Guidelines;  
Prior issued Development Permit 94-04.

**Executive Summary:**

A similar Development Permit Amendment was recently granted to the balance of the strata owner groups at Craig Bay Estates, administered by the Community Lands Committee (CLC). In granting this amendment proposal to the Shorehaven Strata, a common approach to tree management would be realized for all of Craig Bay Estates. The applicant has requested the issuance of a development permit amendment to streamline tree management in Craig Bay Estates, as much of the tree management is routine.

**Background:**

During the previous DP Amendment process for Craig Bay common property initiated by the CLC, The Shorehaven Strata asked to be excluded as they are not part of the CLC membership.

On June 20, 2008, the City received a development permit application from Dr. Peter Stockdill on behalf of the Shorehaven Strata VIS3656 as owners of the property. A meeting was held on July 31, 2008 with City Staff and Dr. Peter Stockdill (Shorehaven Strata) to explore the topic of streamlining processing. Both the Shorehaven Strata and Staff have worked on this initiative with recommended administrative results summarized as follows:

<b>Scenario</b>	<b>Process Required</b>	<b>Applicant</b>	<b>Decision Maker</b>	<b>City Involvement</b>
Removal of Hazard Trees and Dead Trees*	Arborist's report submitted to the City for approval	Shorehaven Strata	Department of Community Planning	Review format of arborist's material
Removal or maintenance of Common Landscape Improvements (Process 1)	No process if initiated by strata, following strata maintenance prescription	_____	Shorehaven Strata	_____
Removal or maintenance of living Non hazard Retained Trees (Process 2)	Development Permit	Shorehaven Strata	City Council	Normal Development Permit Process

\* Removal of any trees on property which is Crown Land and/or Provincial ownership would require owner's approval as a prerequisite to above process.

**Options:**

Council may:

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

**Analysis:**

1. Acceptance of the development permit amendment would result in a simplified process to permit the management of trees at Craig Bay Estates. Owners are currently required to engage in a complete development permit process in order to maintain and remove trees. The current process is onerous for both City Staff and the Shorehaven Strata to administer effectively. Issuance of this permit would have the effect of amending the tree administration process for the future. It is probable that when the original Craig Bay Development Permit was issued, the magnitude of on-going tree administration and the process were not well thought through.
2. Should a development permit be denied by Council, the status quo process would continue.

In summary, the new management regime set out by this permit will result in the Shorehaven Strata administering routine tree management in all areas, except areas such as buffer and natural areas which formed the fundamental character for Craig Bay as approved by Council.

**Sustainability/Environmental Analysis:**

The proposed development permit amendment with the new approach to tree management will still preserve those existing trees and areas identified as natural buffers on the original issued development permit plans. The process for tree maintenance is simplified to allow for both preservation of natural areas and protection of the Craig Bay residents from hazardous situations.

**Financial Implications:**

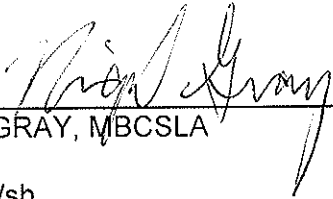
The proposed amendment would reduce Staff time in reviewing the development permits for tree removal and or maintenance resulting in a simplified tree permit process. There are no other costs associated with this permit other than the Staff time for processing.

**Recommendation:**

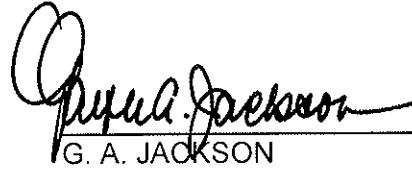
That the report from the Planner dated August 1, 2008 for the issuance of a Development Permit amendment for the Common Property of VIS3656 in Craig Bay Estates be received;



And That an amendment to Development Permit No. 94-04 be issued to the Shorehaven Strata Council of the common property of Strata Plan VIS3656 to permit the establishment of guidelines and procedures for tree management, for Strata Plans VIS3656 located at Craig Bay Estates.



N. GRAY, MBCSLA



G. A. JACKSON

NG/sh  
Attachments

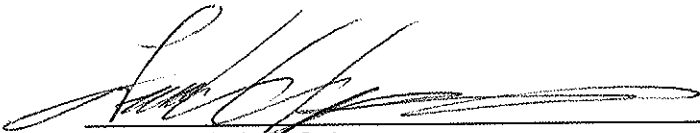
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**DIRECTOR OF ADMINISTRATIVE SERVICES' COMMENTS:**



L. TAYLOR

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**



F. MANSON, C.G.A.

## SCHEDULE "A"

### Development Permit Amendment Tree Management Guidelines

#### OBJECTIVE:

This permit sets out the management guidelines and procedures for tree management within the Shorehaven Strata common property at Craig Bay Estates. It is based on the site and landscape plans prepared for Development Permit 94-04, which was issued under the requirements and guidelines of Development Permit Area No. 13 – Craig Bay.

#### GENERAL ADMINISTRATIVE

- (1) In general terms, matters of routine tree and vegetation maintenance not affecting the integrity of the original landscape plan will come under the administration of the Strata Council of Common Property VIS3656. The term 'not affecting the integrity of the original landscape plan' shall be read to mean the retention of natural and under story vegetation to the extent described on the original development permit landscape drawings.
  - a) Despite the above, noxious and invasive weed species may be managed as described in the *Provincial Weed Control Act*.
- (2) Removal of live non-hazard trees under Process 2 requires a development permit issued by Council.
- (3) Applicable Process Specific Guidelines
  - a) Process 1 – Common Landscape Improvements. Common landscape improvements means those landscape improvements identified on the original development permit drawings. This includes, but is not limited to, street tree(s) planted as a part of the original development permit requirements.
    - i) Tree removal or other alteration within common landscape improvement areas shall be administered by the relevant Strata owners group (i.e. Shorehaven Strata).
  - b) Process 2 – Retained Trees. Retained trees means 'Existing Trees to be Retained' as a part of the original development permit requirements. Refer to Schedule 'J' of Development Permit 94-04 issued on July 29, 1993 (Landscape Plan, dated August 18, 1993, as prepared by Guzzi Perry and Associates inc.).
    - i) Requests for tree removal or other alteration of trees or buffer areas retained as a part of the Development Permit shall be evaluated based on the following criteria:
      - (A) Tree removal will only be considered where, in the opinion of Council, the subject tree or trees are believed to pose a hazard or are dead.
      - (B) Alteration of trees shall be limited to the removal of dead wood, crown thinning and selective pruning in order to remove a potential hazard.

- Schedule "F" - Apartment Building Roofplan and Sections, prepared by Neale Staniszki Doll Adams Architects, date-stamped August 18, 1993.
- Schedule "G" - Type "A" Duplex Plans, prepared by Neale Staniszki Doll Adams Architects, date-stamped August 18, 1993.
- Schedule "H" - Type "B" Duplex Plans, prepared by Neale Staniszki Doll Adams Architects, date-stamped August 18, 1993.
- Schedule "I" - Amenity Building Plans, prepared by Neale Staniszki Doll Adams Architects, date-stamped August 18, 1993.
- Schedule "J" - Landscape Plan, prepared by Guzzi Perry and Associates Inc., date-stamped August 18, 1993.

*EPAC*

4. The Applicant shall complete the following described works and services and landscaping to the satisfaction of the municipality within Twenty-Four (24) MONTHS from the date the Municipal Council passed the authorizing resolution. All the works and services are to be designed by a Professional Engineer, where requested by the municipality, and in accordance with the City of Parksville Engineering Standards and Specifications and Schedule(s):

- i) Landscaping to be provided as per Schedule "J", furnished with an underground irrigation system and developed in accordance with BCNTA/BCSLA standards.
- ii) Off-street parking, access and loading areas to be constructed, paved and marked in accordance with Schedule "B" and to City of Parksville Engineering Standards and Specifications. Landscaping and concrete curbing should be designed so as to prevent vehicular overhang of landscaping.
- iii) Waterfront walkway and public plaza at foot of the collector road to be designed and constructed in consultation with the City.

5. Prior to issuance of the Permit the Applicant is to provide security in the form of cash or an Irrevocable Letter of Credit in the amount of One Hundred and Eighty Thousand (\$180,000.00) DOLLARS.

*EPAC*

6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part thereof. The following plans and specifications are attached:

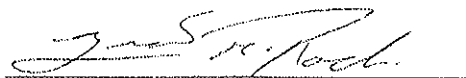
- Schedule "A" - Location Plan and Development Plan, prepared by Neale Staniszki Doll Adams Architects, date-stamped August 18, 1993.
- Schedule "B" - Site Plan, prepared by Neale Staniszki Doll Adams Architects, date-stamped August 18, 1993.
- Schedule "C" - Apartment Building Elevations, prepared by Neale Staniszki Doll Adams Architects, date-stamped August 18, 1993.
- Schedule "D" - Apartment Building Floorplans for Parking and Ground Floor Levels, prepared by Neale Staniszki Doll Adams Architects, date-stamped August 18, 1993.

- Schedule "E" - Apartment Building Floorplans for Second and Third Floors, prepared by Neale Staniszki Doll Adams Architects, date-stamped August 18, 1993.
- Schedule "F" - Apartment Building Roofplan and Sections, prepared by Neale Staniszki Doll Adams Architects, date-stamped August 18, 1993.
- Schedule "G" - Type "A" Duplex Plans, prepared by Neale Staniszki Doll Adams Architects, date-stamped August 18, 1993.
- Schedule "H" - Type "B" Duplex Plans, prepared by Neale Staniszki Doll Adams Architects, date-stamped August 18, 1993.
- Schedule "I" - Amenity Building Plans, prepared by Neale Staniszki Doll Adams Architects, date-stamped August 18, 1993.
- Schedule "J" - Landscape Plan, prepared by Guzzi Perry and Associates Inc., date-stamped August 18, 1993.

7. If the Permittee does not commence the development permitted by the Permit within TWELVE (12) MONTHS from the date of the authorizing resolution this Permit shall lapse.
8. This Permit is not a building permit or a development variance permit. While development on the lands described in paragraph 2 of this Permit (the "Lands") is subject to the conditions and requirements set out in this Permit, this Permit does not authorize development or any construction. Council reserves the right at any time prior to issuance of a building permit to alter the permitted use, density, or conditions of use that affect the Lands.

AUTHORIZING RESOLUTION NO. 93-654 passed by Council this 1st day of November, 1993

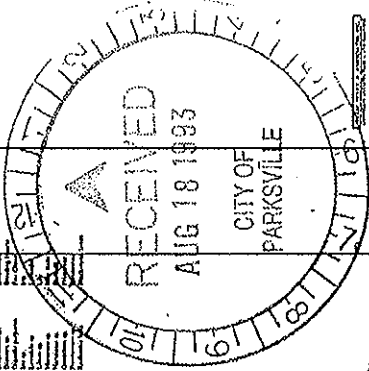
ISSUED this 29th day of July, 1994

  
 Deputy Clerk

Schedules attached to and forming part of this Development Permit:

- Schedule "A" - Location Plan and Development Plan, prepared by Neale Staniszki Doll Adams Architects, date-stamped August 18, 1993.
- Schedule "B" - Site Plan, prepared by Neale Staniszki Doll Adams Architects, date-stamped August 18, 1993.
- Schedule "C" - Apartment Building Elevations, prepared by Neale Staniszki Doll Adams Architects, date-stamped August 18, 1993.
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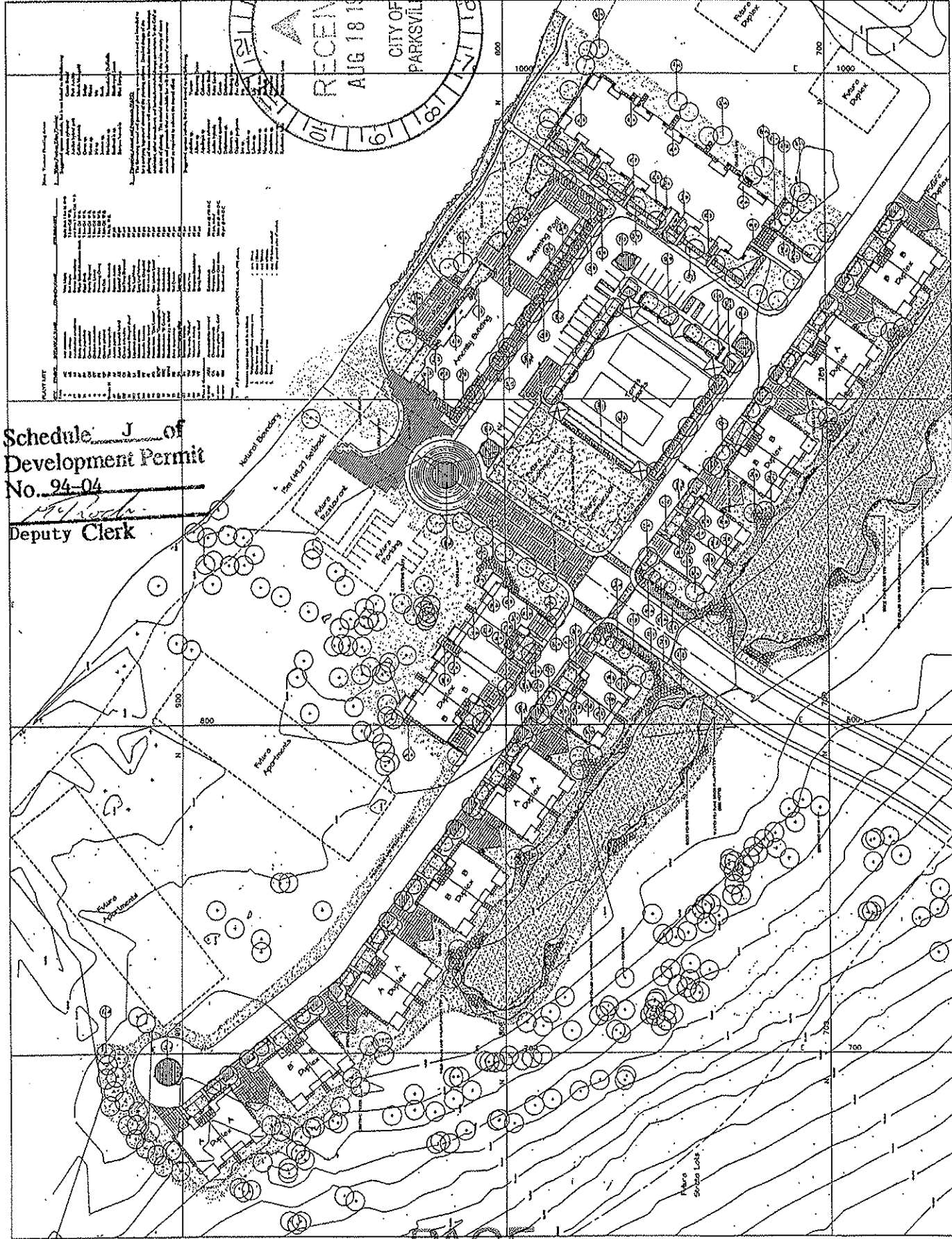




Neale Staniszkis Doll Adams ARCHITECTS  
 1000 Park Drive  
 Parkville, MO 64151  
 Phone: (816) 221-1100  
 Fax: (816) 221-1101

Dray, Day, Collins, Pomeroy, Etc. Interior Corporation  
 1000 Park Drive  
 Parkville, MO 64151  
 Phone: (816) 221-1100  
 Fax: (816) 221-1101

LANDSCAPE PLAN  
 1" = 30'-0"  
 E.I.



Schedule J of  
 Development Permit  
 No. 94-04  
 [Signature]  
 Deputy Clerk

COMMITTEE OF THE WHOLE REPORT



August 14, 2008

**REPORT TO: F. C. MANSON, CGA, CHIEF ADMINISTRATIVE OFFICER**

**FROM: GAYLE A. JACKSON, DIRECTOR OF COMMUNITY PLANNING**

**SUBJECT: PROPOSED OCP AMENDMENT**

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**Issue:**

Consideration of an OCP amendment.

**References:**

July 7, 2008 Council Resolution #08-167:

Draft Bylaw attached

**Background:**

On July 7, 2008, Council passed the following resolution:

THAT Staff be directed to prepare a report on the feasibility of an Official Community Plan amendment bylaw which has the effect of adding a 'sustainability' section to the OCP which conveys the message that, at this time, zoning amendment applications and applications to amend the OCP are not invited due to a need to re-evaluate the carrying capacity of City infrastructure and due to the belief that each of the following land use categories [commercial, industrial, multiple family, resort] has a sufficient supply to meet the community needs at this time.

It is Staff's understanding that in light of (1) the amount of development that has occurred in recent years, and (2) the fact that an OCP review is scheduled to commence in 2009, Council wishes to send a message that the only zoning amendments which will be supported are those which (1) offer demonstrable community benefit, and which (2) do not adversely impact the City's infrastructure and servicing.<sup>1</sup> This report addresses the feasibility and mechanics of doing this. An OCP is intended to be 'a statement of objectives and policies to guide decisions on planning and land use management'<sup>2</sup>, therefore, it is appropriate to provide clarity of intent in this document; this would include evaluation criteria for rezoning applications.

If Council believes that the City has an adequate supply of any particular type of land use, and therefore does not intend to approve any more rezoning for the use, the OCP may also contain

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<sup>1</sup> In this context the term 'servicing' is intended to have the broadest possible interpretation and could include policing, health care facilities, transit, and the like.

<sup>2</sup> Section 875 of the Local Government Act.

statements in that regard, provided that they are substantiated and are in the context of having already addressed the required supply.<sup>3</sup>

Irrespective of any changes to the OCP, rezoning applications must still be considered by Council. Ultimately, it is not possible for these applications to be refused up front. It is possible, however, for Council to deny the applications on a case by case basis as it sees fit.

**Options:**

Council may:

1. Direct Staff to prepare an OCP amendment which provides verbiage and policies to indicate the supply of a variety of land uses is sufficient at this time to meet the community needs.
2. Direct Staff to prepare an OCP amendment which provides criteria for the evaluation of rezoning applications.
3. Maintain the status quo.

**Analysis:**

1. To draw the conclusion, based on empirical data, that the City's supply of various land uses is sufficient and/or that more development would stress the infrastructure is a significant undertaking. This is the type of work that will be done as part of a comprehensive OCP review.
2. Preparing an OCP amendment which clarifies Council's expectation that zoning amendment proposals contain demonstrable community benefits and do not adversely impact the City's servicing<sup>1</sup> is a straightforward matter. These statements would communicate general intent while at the same time permitting latitude for Council to evaluate the application on its own merit.
3. Maintaining the status quo could result in new zoning amendment applications being filed without the applicant having communication about the standards and criteria under which their application will be assessed.

**Recommendations:**

That the report from the Director of Community Planning dated August 14, 2008 for the consideration of an OCP amendment be received;

And That Council direct Staff to prepare an OCP amendment which provides criteria for the evaluation of rezoning applications.

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<sup>3</sup> Section 877 (1) (a) and (b) of the Local Government Act





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G. A. JACKSON

GAJ/ws  
Attachments

I:/Users/Planning/OCP Amendment /Agenda/Report-1.

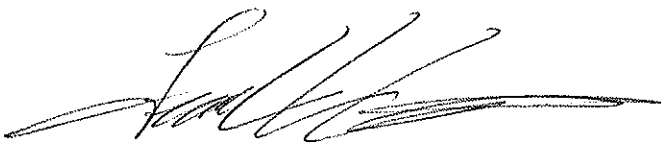
**DIRECTOR OF ADMINISTRATIVE SERVICES' COMMENTS:**



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L. TAYLOR

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**



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F. MANSON, C.G.A.

DRAFT

CITY OF PARKSVILLE

BYLAW 1370.\_\_\_\_

A BYLAW TO AMEND "OFFICIAL COMMUNITY PLAN BYLAW, 2002, NO. 1370"

WHEREAS Section 876 of the Local Government Act permits the City to amend the Official Community Plan Bylaw;

NOW THEREFORE the Municipal Council in open meeting assembled enacts as follows:

1. That "Official Community Plan Bylaw, 2002, No. 1370" is hereby amended:
  - (1) Section 4.2 **Growth Management, Policies** be amended by adding the following:
    - Zoning amendment applicants are expected to show that the project proposed will provide demonstrable community benefit. Council will evaluate the application on this basis. Demonstrable community benefit means:
      - providing a use that is responding to community need
      - including an amenity that will benefit citizens of Parksville; this may include but is not limited to the following:
        - provision of affordable housing
        - park dedication
        - fire department contribution
        - provision of additional off-site infrastructure
    - Zoning amendment applications will be evaluated based on the impact that the proposal will have on community services.
2. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw, 2006, No. 1370.\_\_\_\_"

READ A FIRST TIME this \_\_\_\_ day of \_\_\_\_\_ 2008

READ A SECOND TIME this \_\_\_\_ day of \_\_\_\_\_ 2008

PUBLIC HEARING HELD this \_\_\_\_ day of \_\_\_\_\_ 2008

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_ 2008

ADOPTED this \_\_\_\_ day of \_\_\_\_\_ 2008

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Director of Administrative Services