



City of PARKSVILLE

PO Box 1390, 100 E. Jensen Avenue, Parksville, BC V9P 2H3
Telephone: (250) 248-6144 Fax: (250) 248-6650
www.parksville.ca

COMMITTEE OF THE WHOLE AGENDA

MONDAY, JANUARY 26, 2009 - 6:00 P.M.

1. ADOPTION OF MINUTES

- a) of the January 12, 2009 minutes of the Committee of the Whole meeting - Pages 1 to 4

2. PUBLIC PRESENTATIONS

- a) Angela Quek, MAIBC - Rezoning Application [451, 461 and 465 Hirst Avenue West] - Page 5

An introduction to the project, a review of the project concepts and elements as well as to facilitate any questions from the Committee, and an opportunity to provide clarifications.

3. CORRESPONDENCE

4. DISCUSSION RELATED TO DELEGATIONS OR CORRESPONDENCE

5. STAFF PRESENTATIONS

- a) Director of Community Planning - Zoning Amendment Application [451, 461 and 465 Hirst Avenue West] - Pages 6 to 59

On May 26, 2008 the City received a zoning amendment application from Angela Y. P. Quek Architecture on behalf of 0726963 B.C. Ltd. for the above-mentioned site located in the 400 block of Hirst Avenue. The applicant is applying to rezone the site from Single Family Residential RS-1 to a Comprehensive Development (CD) Multifamily residential zone. A 41 unit multifamily development is proposed; consisting of three duplex and two apartment buildings. A prior application was processed in 2006 which was ultimately denied. This application addresses issues that were identified in the previous application.

***Recommendation: THAT the report of the Director of Community Planning dated December 15, 2008 be received;
AND THAT Council refer the application for Lot 1, Plan 17579 and Lot A, Plan 17962 and Lot 4, Plan 18691, all of District Lot 106, Nanoose District (451, 461, And 465 Hirst Avenue West) for a 41 dwelling unit multifamily residential development to the APC;***

**AND THAT Council refer the application to a Public Information Meeting;
AND FURTHER THAT Staff report back to Council the results of the Public
Information Meeting.**

- b) Director of Community Planning - Amendment to Bridgewater Development
Permit Pertaining to Trees - Pages 60 to 78

*To determine Council's direction subsequent to public input received to date and to
consider holding a meeting to provide an opportunity for further input.*

**Recommendation: THAT the report from the Director of Community
Planning dated January 20, 2009 for the amendment to Bridgewater
Development Permit pertaining to trees be received;
AND THAT Council direct Staff to place the topic of a Bridgewater
development permit amendment for tree buffer management on the
February 23, 2009 Committee of the Whole meeting and ask the
Bridgewater Strata representatives to be a delegation at that meeting to
explain their proposal, and, to mail notice of this meeting to the
surrounding residents abutting the buffer area.**

- c) Director of Community Planning – Quarterly Report (verbal)
For January, February and March 2009
- d) Fire Chief – Quarterly Report (verbal)
For January, February and March 2009
- e) Director of Administrative Services – Quarterly Report (verbal)
For January, February and March 2009

6. **NEW BUSINESS**

7. **ADJOURNMENT**

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TO BE ADOPTED

AGENDA
COMMITTEE
JAN 26 2009
DATE

CITY OF PARKSVILLE

January 12, 2009

Minutes of the Committee of the Whole meeting held in the Civic and Technology Centre, 100 E. Jensen Avenue, Parksville, BC, on Monday, January 12, 2009 at 6:00 p.m.

PRESENT: His Worship Mayor E. F. Mayne

Councillors: A. R. Greir
M. Lefebvre
T. C. Patterson
S. E. Powell
C. J. Powell-Davidson

Staff: F. Manson, Chief Administrative Officer
L. Taylor, Director of Administrative Services
G. Jackson, Director of Community Planning

Prior to the start of the meeting, Mayor Mayne congratulated Chief Doug Banks for his 20 years as Fire Chief, noting that he has been a member of the Parksville Volunteer Fire Department for 38 years.

Mayor Mayne also noted that Gary O'Rourke, the Director of Engineering and Operations will be leaving and thanked him for his past contributions to the operations of the City.

1. MINUTES

Lefebvre - Powell

THAT the minutes of the Committee of the Whole meeting held October 27, 2008 be adopted.

CARRIED.

2. PUBLIC PRESENTATIONS

- a) John Olsen from the Oceanside Affordable Housing Society gave a presentation regarding the City owned property at 183 McVickers and the development of multi-dwelling family rental units for affordable housing under the rules and guidelines of Canada Mortgage & Housing and BC Housing. He requested that the City consider leasing the property to the Society for a nominal fee for the purpose of developing the project.

Powell - Patterson

THAT the proposal from the Oceanside Affordable Housing Society regarding 183 McVickers, or other potential City-owned property, be referred to staff for a report and recommendation to Council.

CARRIED.

- b) Faye Smith from the Mid Vancouver Island Habitat Enhancement Society (MVIHES) gave a presentation asking for Council's permission to work with the Parksville Engineering and Operations office to investigate the possibility of constructing a rain garden near the Parksville Elementary School.

Powell - Lefebvre

THAT the proposal from the Mid Vancouver Island Habitat Enhancement Society regarding a rain garden near the Parksville Elementary School be referred to staff for a review of the feasibility of the project and a recommendation to Council.

CARRIED.

3. CORRESPONDENCE

4. DISCUSSION RELATED TO DELEGATIONS OR CORRESPONDENCE - Nil

5. STAFF PRESENTATIONS

Mayor Mayne noted that all recommendations adopted by the Committee at this meeting will be forwarded to Council for consideration at their January 19, 2009 meeting.

Presiding Member

Lefebvre - Powell

THAT Councillor Patterson be appointed to preside over this Committee of the Whole meeting in the absence of Mayor Mayne and Councillor Burger, under the provisions of the Council Procedure Bylaw No. 1386.

CARRIED.

RECOMMENDATIONS:

Mayor Mayne declared a conflict of interest for the Dairy Queen Restaurant development permit as the restaurant is a competitor of his wife's business. He left the Committee of the Whole meeting at 6:47 p.m.

Councillor Patterson assumed the Chair.

- a) **Director of Community Planning - Development Permit for Proposed Renovations for the Dairy Queen Restaurant [154 Island Highway East]**

Greir - Lefebvre

THAT the report from the Planner dated December 19, 2008 for the issuance of a Development Permit at 154 Island Highway East be received for information;
AND THAT a Development Permit be issued to Harbrenger Holdings Ltd. (Inc. No. BC0251007) to permit proposed renovations for the Dairy Queen restaurant on Lot A, District Lot 13, Nanoose District, Plan VIP57504 [154 Island Highway East].

CARRIED.

Mayor Mayne returned to the Committee of the Whole meeting at 6:54 p.m. and resumed the Chair.

b) **Director of Community Planning - Development Permit to Provide a Tree Management Regime**

Lefebvre - Powell

THAT the Bridgewater Strata Council be requested to consult, with City staff's assistance as required, with the property owners abutting the natural treed buffer area on the proposed amendment to the Bridgewater Development Permit to provide a tree management regime and report back to Council through the Planning Department.

CARRIED.

Greir - Patterson

THAT consideration of the amendment to the Bridgewater Development Permit to provide a tree management regime be deferred until the process of consultation with the abutting property owners is completed.

CARRIED.

6. **NEW BUSINESS**

a) **Strategic Plan**

Mayor Mayne outlined the process for developing the Strategic plan including an in-camera session on January 21 to develop the premise of the plan, presentation of the plan to a cross section of the population in February and consultation with the public at Town Hall meetings before the plan is finalized.

b) **Parkville & District Chamber of Commerce - Community Awards "The Glassies"**

Greir - Patterson

THAT the City sponsor the Parkville and District Glassie award for the Citizen of the Year at a cost of \$350;
AND THAT the funding be provided from Council contingency.

CARRIED.

c) **FCM Convention**

Lefebvre - Powell

THAT the Mayor and three councillors be sent to the annual Federation of Canadian Municipalities convention to be held June 5 to 8, 2009 in Whistler.

CARRIED.


d) **Recording Council Meetings**

Councillor Powell-Davidson advised that she has made arrangements with a local videographer to record the next Council meeting as a pilot project.

7. **ADJOURNMENT**

Powell - Powell-Davidson
Rise and Report to Council at their January 19, 2009 meeting.

The meeting ended at 7:46 p.m.



Mayor

AGENDA
COMMITTEE
JAN 26 2009
DATE



REQUEST TO APPEAR

TO BE HELD MONDAY - JANUARY 26, 2009 AT 6:00 P.M.
Day Date

NAME OF PERSON MAKING PRESENTATION: ANGELA QUEK, MAIBC
[Please print]

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

NAME OF ORGANIZATION [if applicable]: 0726963 BC LTD

Mailing address: 13270 DOOLE ROAD, LADYSMITH, BC V9G1G6

Phone: 250 245 7555 - [Home] Fax: 250 245 7565
[Business]

DETAILS: [Please provide complete information on the nature of your presentation. If applicable, provide one set of submission documents in letter sized format for photocopying purposes. All requests and documentation must be received by the Administration Department by twelve noon on the Tuesday prior to the meeting date for consideration. Delegation requests that do not meet the criteria of *Delegations and/or Presentations to Council or Committee Policy 2.22* will not be processed.]

RE: Rezoning application for 451, 461 and 465 Hirst Avenue West
[City of Parksville File No. 3360-08-01]

An introduction to the project; a review of the project concepts and elements; as well as to facilitate any questions from the Committee and an opportunity to provide clarifications.

NOTE: Any personal information on this form is collected for the purpose of administering the meetings of Council as noted in Section 26(c) of the Freedom of Information and Protection of Privacy Act.

December 15, 2008

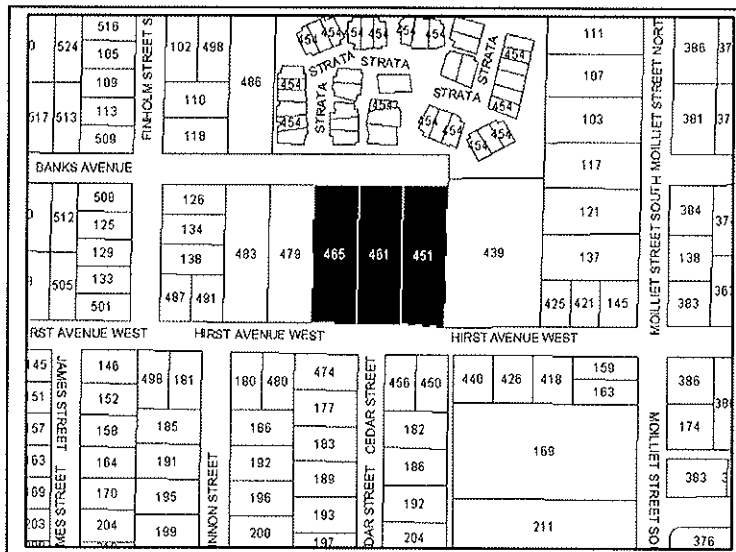
REPORT TO: F. C. MANSON, C.G.A., CHIEF ADMINISTRATIVE OFFICER

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

SUBJECT: CONSIDERATION OF A ZONING AMENDMENT APPLICATION FOR LOT 1, PLAN 17579 AND LOT A, PLAN 17962 AND LOT 4, PLAN 18691, DISTRICT LOT 106, NANOOSE DISTRICT (451, 461, AND 465 HIRST AVENUE WEST)
REGISTERED OWNERS: 0726963 B. C. LTD., INC. NO. 0726963
APPLICANT: ANGELA Y. P. QUEK ARCHITECTURE
PLANNING FILE: 3360-08-01

Issue:

Consideration of zoning amendment application.



Executive Summary

On May 26, 2008 the City received a zoning amendment application from Angela Y. P. Quek Architecture on behalf of 0726963 B.C. Ltd. for the above-mentioned site located in the 400 block of Hirst Avenue. The applicant is applying to rezone the site from Single Family Residential RS-1 to a Comprehensive Development (CD) Multifamily residential zone. A 41 unit multifamily development is proposed; consisting of three duplex and two apartment buildings. A prior application was processed in 2006 which was ultimately denied. This application addresses issues that were identified in the previous application.

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SUBJECT: CONSIDERATION OF A ZONING AMENDMENT APPLICATION FOR LOT 1, PLAN 17579, LOT 1, PLAN 17962 AND LOT 4, PLAN 18691, DISTRICT LOT 106, NANOOSE DISTRICT (451, 461 AND 465 HIRST AVENUE WEST)

References:

Map showing developments in the vicinity of the site;
Official Community Plan excerpts;
Sustainable Community Builder's Checklist;
Angela Y. P. Quek Architecture submission, received October 6, 2008;
Angela Y. P. Quek Architecture letter, dated October 1, 2008;
Parksville Volunteer Fire Department Memorandum, dated June 19, 2008.

Background:

The site is comprised of three separate lots which total 8400 m² (2.075 acres) in area. At present there is one house on each lot. The current land use of the 400 block of Hirst Avenue is all single family residential. To the north of the site there is a multiple family development. The site slopes away from Hirst Avenue to the north with a -3.8% change in grade (-3.5 m height/91.5 metre distance). There is a small cluster of 5 to 6 trees located towards the centre of the site. There are no identified environmentally sensitive features on the site. Abutting this site immediately to the north is an undeveloped road right-of-way that is partially treed. The adjacent property to the east has a small seasonal remnant watercourse bisecting it.

The site is designated 'multiple family' in the Official Community Plan (OCP). The pertinent multiple family policy states that multiple family applications be based on the merit of the proposal. The current zoning of the site is Single Family Residential RS-1. The OCP also contains an 'Amenity Policy' which all rezoning applications are subject to. This Policy (Section 4.2) indicates that Council will evaluate rezoning applications based on their demonstrable community benefit and amenities.

This proposal is for a 41 unit development comprised of 5 buildings as well as an amenity [activity] building. A prior proposal for 84 units generated a strong neighbour response. A modified proposal for 52 units was ultimately denied by Council in 2006. A development/zoning density comparison is provided in Schedule "A". The current proposal is intended to meet concerns identified in the prior application. The prior concerns focused on the scale of the buildings. The current plan shows the scale of buildings fronting Hirst Avenue as similar to that of the single family dwellings, and, a better separation between the apartment type buildings and the existing residences. The proposed mix of building types caters to people seeking different housing types.

If this application proceeds to the bylaw stage, the zone category generated would be a 'Comprehensive Development' zone which specifies the layout, density and height. This zone would represent a density which is between that of RS-2 and RS-3. The floor area ratio is approximately 0.72 and the parcel coverage 36%. The proposal is for conventional market housing. Amenities include the following:

- Granting and constructing a public walkway access along the east 4 metre site boundary;

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SUBJECT: CONSIDERATION OF A ZONING AMENDMENT APPLICATION FOR LOT 1, PLAN 17579, LOT 1, PLAN 17962 AND LOT 4, PLAN 18691, DISTRICT LOT 106, NANOOSE DISTRICT (451, 461 AND 465 HIRST AVENUE WEST)

- Construction of a dual public walkway/emergency access within the City owned right-of-way behind the site.

The amount being committed for walkway construction has not been specified, nor has the standard and design been established. The applicant is seeking a 'Latecomer Agreement' for some cost recovery of their contribution from other benefitting property owners. These agreements are typically avoided due to the complexity of administration. An additional amenity contribution for the Fire Department has been proposed by the City, but is not subject to a formal commitment. Overall, the level of detail on these matters requires further work.

The initial technical review is complete. The Fire Department does not indicate any site specific concerns but does note that incremental development and population increases do have an impact on capacity. The method of dealing with storm drainage has yet to be finalized as does the standard for walkway construction. The applicant has proposed a trail and emergency access for the abutting undeveloped road right-of-way. The results of a technical review indicated that this is acceptable and that the right-of-way is not required as an access road. Should this situation change it could be revisited in the future as the right-of-way will remain under City ownership. There are no other significant utility upgrades required. Development Cost Charges would be payable at the building permit stage should the application be successful. If the site is rezoned the next process would be the Development Permit process to address the form and character of the buildings proposed. This includes a review by the Advisory Design Panel.

A policy compliance review is complete. The OCP contains the policy sections requiring analysis (excerpts of these are attached as Schedule "D"). Further discussion is provided below in the analysis section of this report. In summary, the proposal offers some modest amenities and provides additional housing capacity; although, it does not address affordable or special needs housing and the development could impact the existing uses but does comply with the future land use designation.

Options:

Council may:

- 1) Advance the application by referring it to the Advisory Planning Commission for input and requesting that the developer hold a Public Information Meeting.
- 2) Refer back to Staff to seek further information and/or amendment before advancing the application.
- 3) Deny the application.

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SUBJECT: CONSIDERATION OF A ZONING AMENDMENT APPLICATION FOR LOT 1, PLAN 17579, LOT 1, PLAN 17962 AND LOT 4, PLAN 18691, DISTRICT LOT 106, NANOOSE DISTRICT (451, 461 AND 465 HIRST AVENUE WEST)

Analysis:

The OCP designates a large amount of land for future multifamily use. In some cases the designations are in single family blocks which appear generally stable. It may be the case that the OCP has designated more lands for multifamily residential development than would be expected to come on stream within the 5 to 7 year lifetime of the plan. However, the fact that the designation is in the OCP has invited this application. The number of multifamily units either under construction, recently constructed, or in an application stage in the vicinity are shown on the attached map as Schedule "C".

The past application appeared to attract neighbourhood reaction because of the height and density. The developer would need to maintain a certain density in order for the financial program to work and absorb requirement costs. This density may be higher than would be expected for this site at this time. It should also be considered that an under density development may never achieve a suitable density in the future when land is scarce.

The subject properties form a good multifamily site in that they are of sufficient size to permit effective layout planning, are on a bus route, and are somewhat close to the downtown. Concentrating density along an existing bus corridor may facilitate increased service over time.

The community benefits offered by the development are not significant and may not offset potential neighbourhood reaction. The housing type does not address identified gaps within the Community, such as affordable or special needs housing. Should market demand be declining for this type of housing, as may be evidenced by some unsold units in the area, a situation could be created where the site may remain undeveloped for some time creating uncertainty for neighbours.

This application does require additional details at some stage in the process. The details of the walkway design have not yet been fully developed. This is, in part, because of the uncertainty surrounding acceptance of the overall proposal and a desire to establish that ahead of expending funds on detailed design development. However, this information would provide Council with better knowledge about the extent of the developer's contribution to public amenities.

Option 1 - Advance the application by referring it to the Advisory Planning Commission (APC) for input and request that the developer hold a Public Information Meeting

A Public Information Meeting could permit the surrounding residents to further influence the format of the proposal or ascertain whether the changes made since the last application have addressed concerns.

However, it could also be perceived as requiring the residents to defend their neighbourhood if they feel that a multifamily development is either inappropriate or premature in this location. This would be the second application in a period of two years where the neighbours have been engaged.

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A referral to the APC would provide Council with additional input. However, the APC's analysis is directed by the Official Community Plan.

This option would make additional information available to Council prior to the decision of whether to advance the application. If a Public Information Meeting is not provided, those having concerns will be forced to voice them late in the process, negating possibilities for change. This is particularly relevant in a comprehensive development zone where specific site layout and general elevation plans are defined as part of the zone.

Option 2 - Refer it back to Staff to seek further information and/or amendment before advancing the application.

This option would allow further information to be compiled to address issues that may be raised by Council ahead of further advancement of the application. This option should be selected if there is substantial information or change being sought by Council. Minor information items may be able to be addressed concurrent with Option 1 prior to bylaw consideration.

Option 3 - Deny the application.

The OCP acknowledges that abundant land for multifamily housing has been designated that is not yet zoned. This puts some onus on the City to not only evaluate the specific merits of the proposal, but also to consider the timing of the rezoning. Despite the OCP designation there is no obligation for Council to rezone the site.

If on its own merits the proposed massing and scale of development is considered incompatible with adjacent properties, then denying the application would be a fitting recommendation and appropriate for Council to make at this stage. Staff has suggested to the developer that a townhouse project under the Medium Density Residential RS-2 zone may receive a higher level of neighbourhood acceptance. It appears that the developer either cannot do this and still have a viable project or does not wish to undertake this type of development.

With the exception of five units 93 m² (1000 sq. ft.) the overall median unit size of 118.91 m² (1280 sq. ft.) suggests that the development will primarily cater to households or individuals that are in the middle to upper income range. This application does not appear to address community housing needs with respect to affordability or rental accommodation to any great extent.

Denial of the application may result in uncertainty or discouragement of other multifamily applications being pursued within the surrounding area.

Financial Implications:

The financial implications are the costs of processing this application. No net financial impacts are anticipated. All associated works and services costs associated with this application are to be borne by the applicant, except where the City of Parksville has already budgeted for capital works where a portion of Development Cost Charges may be credited.

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SUBJECT: CONSIDERATION OF A ZONING AMENDMENT APPLICATION FOR LOT 1, PLAN 17579, LOT 1, PLAN 17962 AND LOT 4, PLAN 18691, DISTRICT LOT 106, NANOOSE DISTRICT (451, 461 AND 465 HIRST AVENUE WEST)

Sustainability:

The Sustainable Community Builder Checklist (see attached) has been completed. It demonstrates that the developer is considering sustainability features and concepts within the development. The key proposed sustainability features are:

- Commitment to develop the project according to Canadian Green Building Council of Canada principles;
- Provisioning of a variety of unit types from duplexes to one and two bedroom apartment units;
- The inclusion of landscaped retention ponds as part of an overall integrated storm water management plan;
- The use of drought tolerant native plants to reduce the need for irrigation;
- The use of recycled and regionally produced materials;
- The use of low-flow and low-flush plumbing fixtures;
- Accessible location that is not reliant on private automobile use (approximately 150 metres from bus stops);
- Commitment to provide door and hallway widths to accommodate handicapped access and to allow for ageing in place.

A detailed explanation of the sustainable development principles that are being considered is provided on pages 8 through 12 of the attached Architect's submission and Sustainable Community Builder's Checklist. As this is a rezoning application the building plans are at an early design phase. Further consideration of sustainable development practices may be considered as the design work progresses towards the development permit application stage.

Recommendation:

That the report of the Director of Community Planning dated December 15, 2008 be received;

And That Council refer the application for Lot 1, Plan 17579 and Lot A, Plan 17962 and Lot 4, Plan 18691, all of District Lot 106, Nanoose District (451, 461, And 465 Hirst Avenue West) for a 41 dwelling unit multifamily residential development to the APC;

And That Council refer the application to a Public Information Meeting;

And Further That Staff report back to Council the results of the Public Information Meeting.

BR/dd
Attachments

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SUBJECT: CONSIDERATION OF A ZONING AMENDMENT APPLICATION FOR LOT 1, PLAN 17579, LOT 1, PLAN 17962 AND LOT 4, PLAN 18691, DISTRICT LOT 106, NANOOSE DISTRICT (451, 461 AND 465 HIRST AVENUE WEST)

DIRECTOR OF COMMUNITY PLANNING:



G. A. JACKSON

DIRECTOR OF ADMINISTRATIVE SERVICES' COMMENTS:

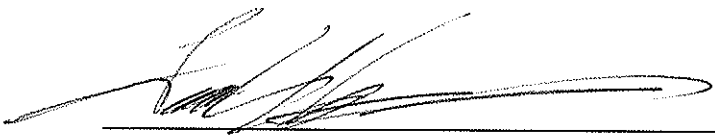


L. TAYLOR

DIRECTOR OF ENGINEERING & OPERATIONS' COMMENTS:

G.O'ROURKE, P. ENG

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:



F. MANSON, C.G.A.

SUBJECT: CONSIDERATION OF A ZONING AMENDMENT APPLICATION FOR LOT 1, PLAN 17579, LOT 1, PLAN 17962 AND LOT 4, PLAN 18691, DISTRICT LOT 106, NANOOSE DISTRICT (451, 461 AND 465 HIRST AVENUE WEST)

Schedule "A"

	Proposed	RS-1	RS-2	RS-3	Old proposal 1	Old proposal 2
Land Area	8400 m ² (2.076 Acres) (90,420. sq. ft.)					
Parcel Coverage	35.6%	33%	40%	45%	40%	29%
Floor Area Ratio	0.722	0.50	0.70	1.50	1.455	0.58
Total Floor Area	6,068 m ² (65,314 sq. ft.)	4200 m ² (45,209 sq. ft.)	5880 m ² (63,293 sq. ft.)	12,600 m ² (135,629 sq. ft.)	12,226 m ² (131,600 sq. ft.)	4884 m ² (52,570 sq. ft.)
number of units *	41	10 SFD (estimate) + suites = 20 units	33**	84**	84**	52
Maximum Height	11.0 m	7.5 m	7.5 m	11.0 m	12.0 m	11.0
Setbacks	6.0 m	Side 1.6 Rear 3.0	6.0 m	6.0 m	6.0 m	6.0 m
*The number of units calculated is based on 8400 m ² area and includes concealed parking bonus density where eligible as denoted by **.						

SUBJECT: CONSIDERATION OF A ZONING AMENDMENT APPLICATION FOR LOT 1, PLAN 17579, LOT 1, PLAN 17962 AND LOT 4, PLAN 18691, DISTRICT LOT 106, NANOOSE DISTRICT (451, 461 AND 465 HIRST AVENUE WEST)

Schedule "B"

Anticipated Community Amenity Contribution

Pursuant to the Official Community Plan's policies, zoning amendment applications are expected to show that the proposed project will demonstrate community benefit. Community benefits may include, but are not limited to, providing a use that is responding to demonstrable community needs such as the provisioning of affordable housing, park dedication, fire department contribution or the provisioning of additional off-site infrastructure.

Staff has been in negotiation with the developer for considerable time with modest progress having been made. As part of this application the developer is agreeable to provide the following community amenities:

- Construction of a pedestrian/emergency access path to City standards along Banks Avenue;
- Granting of a 4 metre wide statutory right-of-way adjacent to the most eastern property line;
- Construction of a pedestrian trail to City standards within the aforementioned statutory right-of-way to link the Bank's Avenue pedestrian path to Hirst Avenue;
- Construction of a pedestrian trail to City standards within the statutory right-of-way;

The applicant has indicated that their clients are prepared to discuss some contribution to the Parksville Volunteer Fire Department (PVFD) for training upon rezoning, but nothing specific has been proposed to date. The memorandum from the PVFD dated June 19, 2008 has requested a contribution of \$32,800 (\$800 per dwelling unit) to put towards training programs, the purchase of equipment, public education or recruiting and retention of volunteer members.

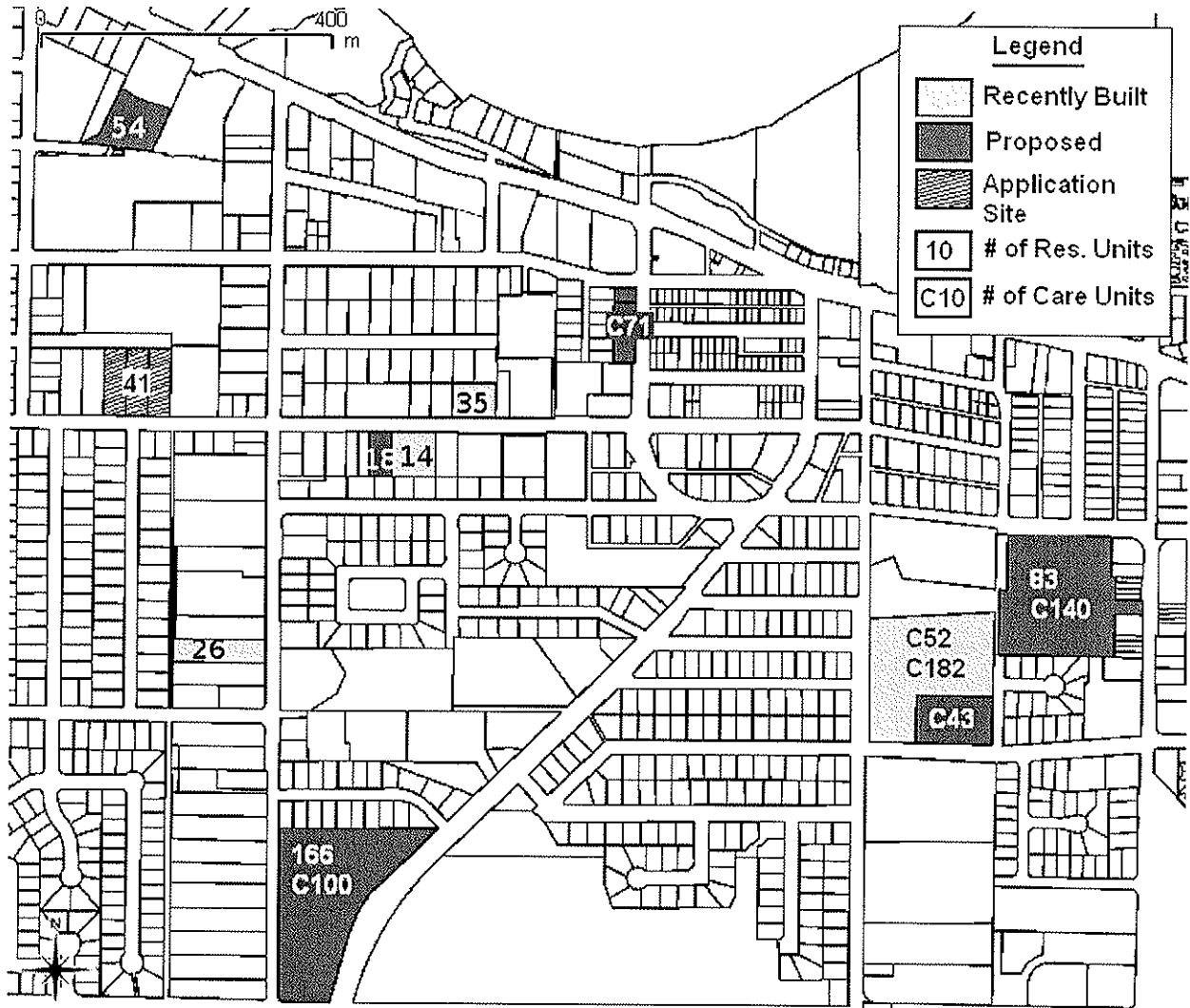
The applicant is requesting that latecomer fees be levied on future neighbourhood developments for partial reimbursement of the costs associated with building the pedestrian/emergency access path. This request would only be possible should the City undertake to gazette the future road allowance. Staff does not recommend support of the levying of latecomer fees on adjacent properties as it severely negates the provisioning of community amenities provided by this application, amenities that may already be considered weak. In addition, imposing latecomer fees burdens adjacent property owners without their consent or an opportunity for negotiation.

The importance of affordable housing to the City has been conveyed to the applicant on a number of occasions. The developer has responded by reconfiguring the building to including several smaller units, one of 68.75 m² (740 sq. ft.) and four units of 90.11 m² (970 sq. ft.) which they indicate will enable them to offer at a more affordable price.

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Schedule "C"

Recent Multi-Family & Care Facilities



Totals

- Multi-Family Residential
 - Recently Built 75
 - Proposed 267
 - Application 41

- Care Facility
 - Recently Built 234
 - Proposed 354

SUBJECT: CONSIDERATION OF A ZONING AMENDMENT APPLICATION FOR LOT 1, PLAN 17579, LOT 1, PLAN 17962 AND LOT 4, PLAN 18691, DISTRICT LOT 106, NANOOSE DISTRICT (451, 461 AND 465 HIRST AVENUE WEST)

Schedule "D"

OCP excerpts

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4.7 Residential Development

The City is attempting to meet the demands of a varied and growing population by providing policy which encourages the development of a variety of housing types and densities. This approach recognizes that in a diverse and healthy community residents represent a diversity of needs and desires based on age, income level and preference. It also recognized that over time housing needs may differ because of mobility levels, time constraints, income levels, location of support services and amenities. An equally important consideration is that over time the scarcity of land and threats to the natural environment may lead to the need for different, more compact models of housing.

In May 2001, the City's Department of Community Planning completed a Housing Study. This comprehensive study reviewed every facet of the City's housing including: historic development patterns, ownership trends, stock of specialized housing, etc. This document should be used as reference material on this topic. The following observations are made in the report:

- There continues to be a high level of construction of single-family type housing suited to small families (including strata, as well as fee simple ownership).
- There has been a large acceptance of "strata" ownership.
- There are a significant number of "strata communities".
- The overall rental stock of multiple family building is not increasing.
- There is a current need for some special types of housing.
- The built housing form is "low" and land intensive.

Objectives:

A variety of suitable housing for all elements of the population will be provided in the framework of the City's land use plan.

SUBJECT: CONSIDERATION OF A ZONING AMENDMENT APPLICATION FOR LOT 1, PLAN 17579, LOT 1, PLAN 17962 AND LOT 4, PLAN 18691, DISTRICT LOT 106, NANOOSE DISTRICT (451, 461 AND 465 HIRST AVENUE WEST)

The City, as more specific goals, would like to ensure the provision of a variety of housing types for a socio-economically diverse population; to foster the development of distinct neighbourhood characteristics and identities; to provide affordable housing opportunities; and to provide a high quality of architectural design in order to improve the appearance of the built environment. In addition, decisions respecting development of housing will be guided by the objective of ensuring the most efficient use of services including physical infrastructure, social and commercial services.

In order to make the above objectives possible, the City has designated land for future multiple family use, in a variety of densities, primarily around the downtown core, but also in outlying areas, so as to provide a choice of location, particularly where facilities, such as schools, exist. The City has focused its infrastructure provisions to accommodate this growth.

4.7.1 Multiple Family Development

The Future Land Use Map (Schedule "B-1") provides for an abundant amount of multiple family housing. In most cases these sites are not yet zoned accordingly and a rezoning process, including a public process would be necessary. The subject areas, which tend to be close to the downtown core, along the highways and near Wembley Mall are logically based on conventional evaluation criteria such as proximity to servicing, amenities infrastructure and transit availability. The actual amount of designated land appears large, particularly if full-build out of similar buildings is envisioned. There is also a recognition that the transition from single family development to multiple can impact a neighbourhood if the developments are not approached with sensitivity.

Policies

- Applications for rezoning to multiple family zones shall be evaluated based on the merit of the specific proposal including its ability to minimize impact on adjacent properties.
- The City shall continue to encourage residential development in the downtown core, above the first commercial floor.
- The City shall provide density bonuses for the provision of underground or concealed parking and amenities.

SUBJECT: CONSIDERATION OF A ZONING AMENDMENT APPLICATION FOR LOT 1, PLAN 17579, LOT 1, PLAN 17962 AND LOT 4, PLAN 18691, DISTRICT LOT 106, NANOOSE DISTRICT (451, 461 AND 465 HIRST AVENUE WEST)

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4.7.2 Affordable and Special Needs Housing

The City has in past required the provision of affordable housing as part of the approval process in two large developments. A subsequent drop in market values rendered this attempt ineffective. The City will:

- Offer density bonuses in exchange for the provision of affordable housing units in developments.
- Permit secondary suites in single family dwellings of adequate size and with adequate parking.
- Enable mobile home park development and designate Manufactured Home Park zoning as development permit areas.
- Investigate alternative affordable housing options, including bare land strata and small lot subdivisions.
- Promote rental housing development, using incentives available under legislation.
- Use custom zoning to accommodate special needs housing development.
- (AMENDMENT BYLAW NO. 1370.8) Only support zoning amendment proposals for developments which will, when complete, have 10 or more employees where:
 - work force housing is provided, by the developer, on or off site for at least 10% of the projected number of employees.

SUBJECT: CONSIDERATION OF A ZONING AMENDMENT APPLICATION FOR LOT 1, PLAN 17579, LOT 1, PLAN 17962 AND LOT 4, PLAN 18691, DISTRICT LOT 106, NANOOSE DISTRICT (451, 461 AND 465 HIRST AVENUE WEST)

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- The location of parks will be based on the consideration that there should be a park within walking distance of every household.
- When revising the Affordable and Special Needs Housing Policy, the City shall consider including a requirement for some accessible housing units within new developments that are the subject of a rezoning process.
- Community spirit will be fostered through the partnership of the School Board, Malaspina University-College and the Civic Centre Society in planning the Civic Centre Complex.
- The City will continue to support social services groups, such as ESS, to the extent that resources allow.
- The City will continue to support neighbourhood groups such as the Friends of Foster Park that are functioning in a manner that fosters community spirit.
- The City will continue an active role in Emergency Preparedness and coordination planning.
- The City will continue active involvement in the Restorative Justice Program.
- The City will monitor, through its Planning Department, whether self-contained strata title developments are furthering the development of a community spirit or are creating private enclaves.
- When evaluating development applications, the City will require that a pedestrian orientation be a consideration of the development.
- (AMENDMENT BYLAW NO. 1370.10) 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 considerations:
 - provision of affordable housing
 - park dedication
 - fire department contribution
 - provision of additional off-site infrastructure

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33

- Zoning amendment applications will be evaluated based on the impact that the proposal will have on community services. (AMENDMENT BYLAW NO. 1370.10)

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THE SUSTAINABLE COMMUNITY BUILDER CHECKLIST



City of PARKSVILLE

The Sustainable Community Builder Checklist

Please also refer to attached project report

Environmental Protection and Enhancement				
Please explain how the development protects and/or enhances the natural environment. For example does your development:				
		YES	NO	EXPLANATION
1.	Conserve, restore, or improve native habitat?	<input checked="" type="checkbox"/>		Improved: Landscaped open space with landscaped retention wall
2.	Remove invasive species?	<input checked="" type="checkbox"/>		
3.	Involve innovative ways to reduce waste, and protect the air quality?	<input checked="" type="checkbox"/>		
4.	Include an ecological inventory?	na		
Please explain how the development contributes to the more efficient use of energy. For example does your development:				
		YES	NO	EXPLANATION
5.	Use climate sensitive design features (passive solar, minimize the impact of wind, and rain, etc.)?		<input checked="" type="checkbox"/>	
6.	Provide onsite renewable energy generation such as solar energy or geothermal heating?		<input checked="" type="checkbox"/>	
7.	Propose buildings constructed in accordance with LEED, and the accepted green building standards?	<input checked="" type="checkbox"/>		

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

	YES	NO	EXPLANATION
8. Provide onsite composting facilities?		X	
9. Provide an area for a community garden?		X	
10. Include a car free zone?	1/2 ✓		Underground parking provided with access prior to interior courtyard. Visitors parking only on surface. Open recreational spaces provided.
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?	✓		
13. Use rocks and other materials in the landscaping design that are not water dependant?	✓		
14. Recycle water and wastewater?	✓		
15. Provide for zero stormwater run-off?	✓		
16. Utilize natural systems for sewage disposal and storm water?		X	
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?	na		
19. Cluster the housing to save remaining land from development and disturbance?	✓		
20. Protect groundwater from contamination?	✓		

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

		YES	NO	EXPLANATION
21.	Include <u>only</u> "Shielded" Light Fixtures, where 100% of the lumens emitted from the Light Fixture are projected below an imaginary horizontal plane passing through the highest point on the fixture from which light is emitted?	✓		

Community Character and Design

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

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

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

		YES	NO	EXPLANATION
25.	Provide a housing type other than single family dwellings?	✓		
26.	Include rental housing?		✗	
27.	Include seniors housing?		✗	
28.	Include cooperative housing?		✗	

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

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

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Please explain how the development makes for a safe place to live. For example does your development:			
	YES	NO	EXPLANATION
30. Have fire protection, or include fire prevention measures such as removal of dead fall, onsite pumps, etc?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
31. Help prevent crime through the site design?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
32. Slow traffic through the design of the road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Please explain how the development facilitates and promotes pedestrian movement. For example does your development:			
	YES	NO	EXPLANATION
33. Create green spaces or strong connections to adjacent natural features, parks and open spaces?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A path to connect to park.
34. Promote, or improve trails and pedestrian amenities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
35. Link to amenities such as school, beach & trails, grocery store, public transit, etc.? (provide distance & type)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Please explain how the development facilitates community social interaction and promotes community values. For example does your development:			
	YES	NO	EXPLANATION
36. Incorporate community social gathering places? (village square, halls, youth and senior facilities, bulletin board, wharf, or pier)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
37. Use colour and public art to add vibrancy and promote community values	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
38. Preserve heritage features?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	new construction

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Economic Development				
Does the development proposal infill an existing developed area, as opposed to opening up a new area to development? For example does your development:				
		YES	NO	EXPLANATION
39.	Fill in pre-existing vacant parcels of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	land is not vacant
40.	Utilize pre-existing roads and services?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
41.	Revitalize a previously contaminated area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	land is not contaminated
Please explain how the development strengthens the local economy. For example does your development:				
		YES	NO	EXPLANATION
42.	Create permanent employment opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
43.	Promote diversification of the local economy via business type and size appropriate for the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscaped garbage pickup.
44.	Increase community opportunities for training, education, entertainment, or recreation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	common open exterior space & interior space provided for social activities
45.	Use local materials and labour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
46.	Improve opportunities for new and existing businesses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	More density.
B O N U S	Please explain if there is something unique or innovative about your project that has not been addressed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	We feel that this projects uniqueness is in its contextual character where building types and sizes were carefully designed to meet the transitional nature of the site location.
Total Number of "Yes"		31.5 /46		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.
SCORE		68.5% %		

the Fairview

FAIRVIEW GARDENS ON HIRST

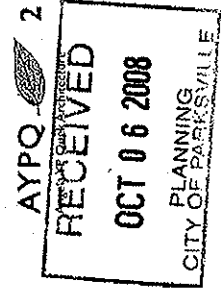


A 41 UNIT MULTI-FAMILY DEVELOPMENT
Parksville, B.C. Canada

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OUR GOAL

To create a place with character, quality and livability that will be an asset to the local neighborhood and Community.



FAIRVIEW GARDENS ON HIRST
451.461.465 Hirst Avenue - May 23, 2008

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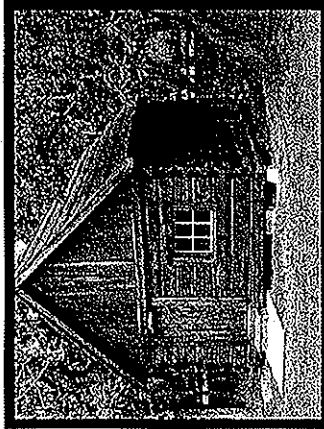
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"The first permanent settler in the Parkville area was John Hirst, who established a farming operation in the early 1870s on the banks of the Englishman River."

AYPO 3
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FAIRVIEW GARDENS ON HIRST
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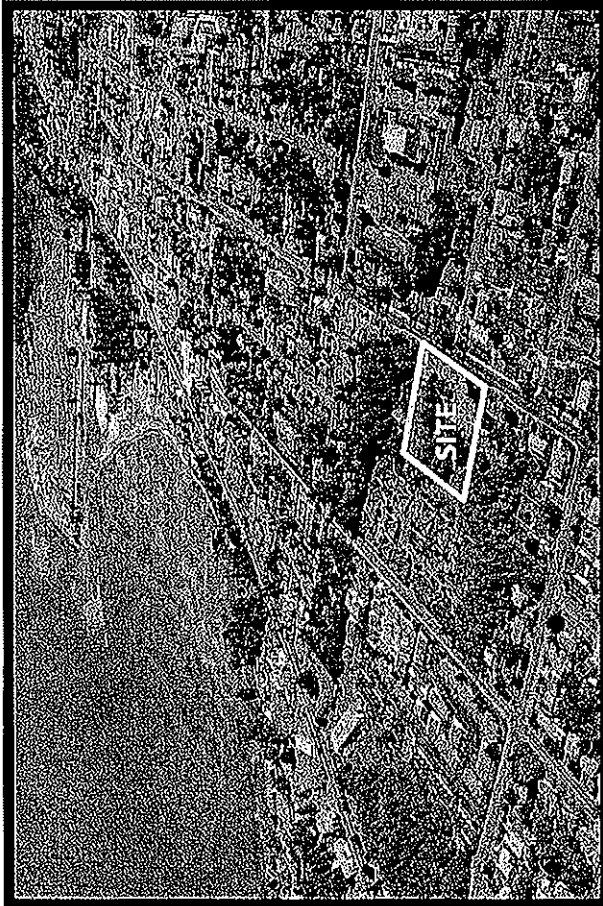
The SURROUNDING AREA & CONTEXT

The Site is located within the City of Parksville and on the edge of the downtown core. It is also within a four block distance to Rathrevor beach with two main bus routes servicing the Site location.

Hirst Avenue is a main secondary route connecting the Site to downtown shopping and support services.

The Site presently experiences single family homes on the East/West adjacent properties with larger developments found immediately to the north as well as along Hirst Avenue. The area is in a transition stage with a mix of multi-family developments and single family homes.

The importance of creating a project that addresses this transitional character is paramount to the success of the project.



"There is also a recognition that the transition from single family development to multiple can impact a neighbourhood if the developments are not approached with sensitivity. In order to make the above objectives possible, the City has designated land for future multiple family use, in a variety of densities, primarily around the downtown core, but also in outlying areas, so as to provide a choice of location, particularly where facilities, such as schools, exist."

AYPO  4
Angela Y. Oprek Architecture

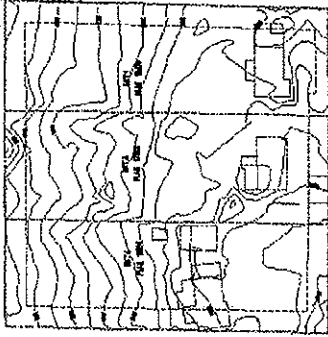
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Policy

- Applications for re-zoning to multiple family zones shall be evaluated based on the merit of the specific proposal including its ability to minimize impact on adjacent properties.
- The City shall continue to encourage residential development in the downtown core, above the first commercial floor.
- The City shall provide density bonuses for the provision of underground or concealed parking and amenities.



SITE CHARACTER

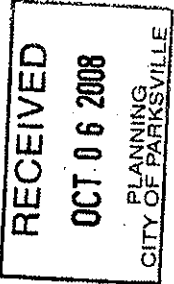
The Site is directly oriented on the north-south axis and slopes gently down 3 meters from the south to north property line. Hirst Avenue at the south provides opportunities for level access for the entire width of the site. An undeveloped public lane right of way at the rear north side is accessed only from the west via Finholm Street South.

To the north, the adjacent multifamily development is approximately two storeys lower in elevation to the average site level which allows for north views to the ocean.

The residence to the east is situated at the rear of the property and fairly close to the property line. The residence to the west is located similarly to all other properties, centered along the front on Hirst Avenue.

Hirst Avenue, on this block, consist of primarily older medium size single family homes in the range of 2500sf on two storeys. Generally, lot widths are in the range of 100ft [30.5m] with setbacks varying from approximately 20-40ft.

AYPQ - 5
Angela YP Quek Architecture



FAIRVIEW GARDENS ON HIRST
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The CITY OF PARKSVILLE POLICIES & GUIDELINES

Excerpts from The Official Community Plan, BYLAW 2002, No. 1370

"... An array of land uses and housing types centered on the downtown core meets the diverse needs of the population in the most environmentally efficient and aesthetically pleasing manner..."

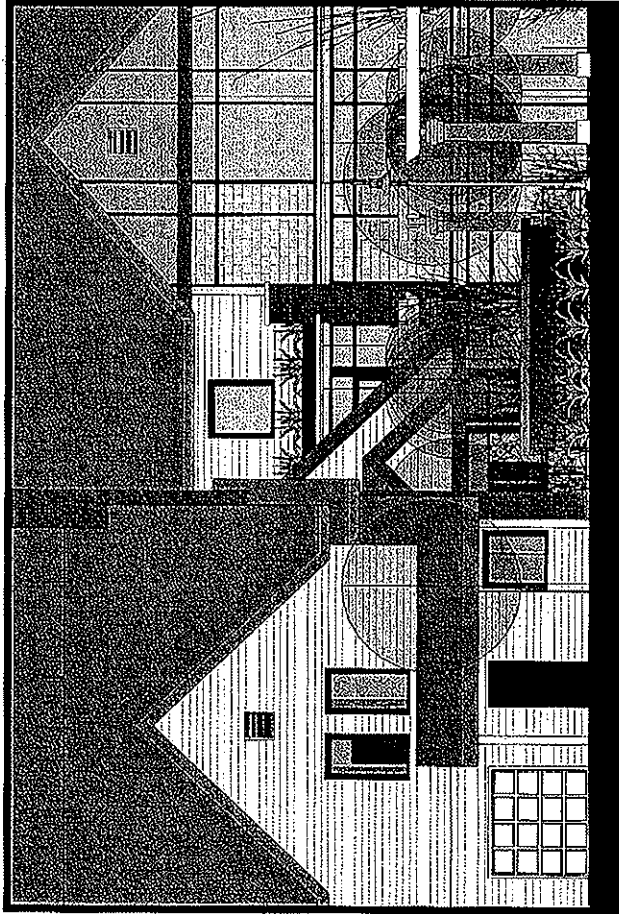
"Maintenance of Small Town Atmosphere - The most desirable qualities of small town life, security and safety, peacefulness and quiet, friendliness and community spirit must be preserved and defended in the face of rapid development."

"The City is attempting to meet the demands of a varied and growing population by providing a policy which encourages the development of a variety of housing types and densities. This approach recognizes that in a diverse and healthy community residents represent a diversity of needs and desires based on age, income level and preference. It also recognizes that over time housing needs may differ because of mobility levels, time constraints, income levels, location of support services and amenities. An equally important consideration is that over time the scarcity of land and threats to the natural environment may lead to the need for different, more compact models of housing."

"Most of the Communities in this region are viewing growth as inevitable and are directing their efforts towards managing it."

"Objective: The City acknowledges that the City's population will continue to grow at a rate comparable with other areas on Vancouver Island and will continue to plan servicing on that basis, but wishes to control the character of the development that occurs so that a small town atmosphere is maintained. In this context, a 'small town atmosphere' refers to security and safety, peace and quiet, friendliness and community spirit."

"In summary, the City will focus its effort on providing and supporting the type of activities and facilities that make a growing community vibrant, rather than focus energy on preventing growth."



AYPQ  6
Angela YP Quick Architecture

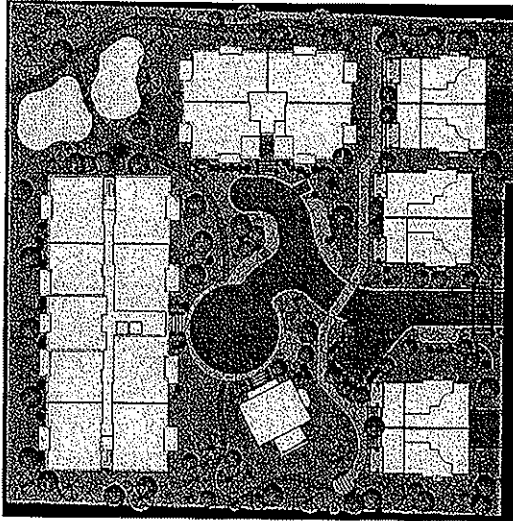
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The CITY OF PARKSVILLE POLICIES & GUIDELINES
 Based on Zoning Guidelines 204 for RS-3 High Density Residential

Guidelines based on RS-3 Project Proposal *revised October 01, 2008*

- 204.1 Uses permitted
 Multi-Family Residential min. lot 2000sqm
 Project = 90,416.8sf [8403sqm]
- 204.2 Buildings & Structure
 Multiple Family Residential - 75 Units/ha
 +25 Units/ha for providing U/G pkg
 =Max. allowable density - 100 Units/ha
 Maximum Height 11m [36.1ft]
 Project = 41 Units/.84ha = 48.6 Units/ha
 [51% LESS than max. allowable]
 Arbutus = Front 36ft [11m]
 Rear 42ft [12.8m]
 Oakwood = 36ft [11m]
 Duplexes = 29ft [8.8m]
 Fairview = 18ft [5.5m]
- 204.3 Building Setbacks
 Multi-Family Residential
 Front 6.0m - Rear 6.0m - InSide 6.0m
 Accessory Building
 Front 7.5m - Rear 1.2m - InSide 0.6m
 Project = as per guidelines
- 204.6 Maximum Lot Coverage- *(includes decks and covered porches)*
 Multi-Family Residential - 45% coverage
 Allowable building area = 40,687sf
 Project Lot Size: 0.84ha = 90,416sf [9608sm]
 3 Duplex = 3442x3 = 10,326sf [1203sm]
 Building Arbutus = 13,824sf [603sm]
 Building B = 6,707sf [603sm]
 Amenity Bldg = 1,373sf [12.8sm]
 32,230sf [299.5sm]
 Project coverage = 32230/90,416.8 = 35.6%
 [9% LESS than max. allowable]
- 204.7 Play & Recreation Areas
 Useable open space 28sm/2brUnit
 41 Units x 28sm = 1232.5sf [1148sm]
 Indoor Recreation area 2.3sm/unit
 41 Units x 2.3sm = 101.5sf [94.3sm]
 Project = 9000+9000+3120 = 21,120sf
 [70% MORE Open space than required]
 Project = 1000+700+980 = 2600sf
 [250% MORE Rec. area than required]
- Parking Requirements
 1.5spaces/unit = 61.5 required
 Project = 61 u/g + 7 surface = 68 total provided

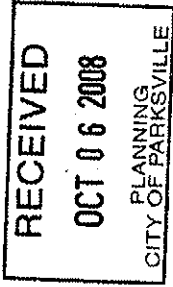


revised October 01, 2008

*"Objectives
 A variety of suitable housing for all elements of the population will be
 provided in the framework of the City's land use plan."*

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AYPQ - 7
 Angela YP Quirk Architecture

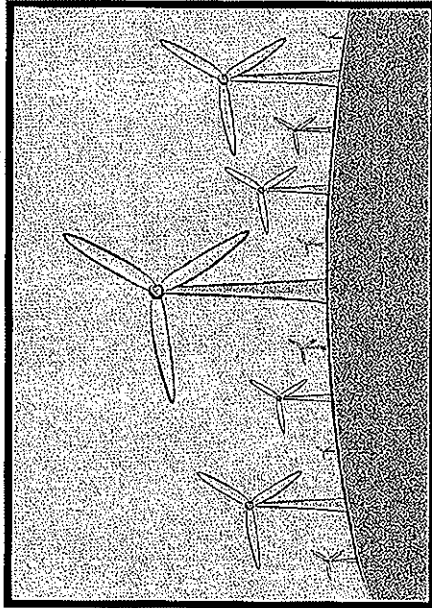


A SUSTAINABLE APPROACH

Following the principals developed by the Canadian Green Building Council.

A Sustainable Site

1. Erosion & Sedimentation controlled with landscaped slopes and retaining walls to reduce negative impacts on water and air quality.
2. An appropriate site within the City of Parksville urban core thus preserving green-fields, habitats and natural resources.
3. Reduction of pollution and impact from automobile use with the proximity of public transportation systems within an 800m radius & with an on-site parking capacity which meet but does not significantly exceed minimum zoning requirements.
4. Provision of bicycle storage to promote opportunities for alternate transportation.
5. Provision of 70% more open space than required to facilitate & promote habitats and biodiversity.
6. A reduction of site disturbance of 14% less than max. allowable building footprint.



*"Sustainability", which has the 3 general principles of environmental integrity, economic development and social wellness and stability.
- from the City of Parksville OCP.*

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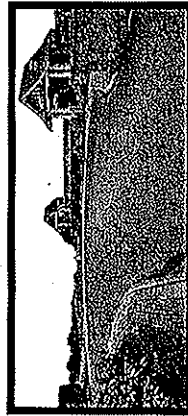
a sustainable approach, cont'd

Water Efficiency

1. Landscaped retention ponds to manage stormwater, decreasing the rate and quantity of runoff & minimum asphalt driveways to maximize surfaces that increase infiltration and eliminate contaminants, allowing for re-charging of site water supply.
2. Maximize low reflectance surfaces & landscaped areas to reduce the "heat island" effect, minimizing impact on the microclimate and human-wildlife habitat.
3. Site lighting to be minimized yet still providing a safe environment to reduce development impact on the nocturnal environment.
4. Use of water supply collected by retention ponds for landscape irrigation to eliminate the use of potable water for this purpose.
5. Maximize water use efficiency with low-flow & low-flush plumbing fixtures to reduce the burden on municipal water supply and wastewater systems.
6. Use of drought tolerant native plants and rocks in landscaped areas to minimize use of water for irrigation.



Minimizing impervious surfaces: "Cul-de-sac design can significantly reduce the amount of impervious surfaces in subdivisions. Simply changing the radius from 40 feet to 30 feet can reduce the impervious coverage by about 50%. Reducing pavement lessens the "heat island" effect and can help reduce the increased runoff temperature associated with impervious cover."



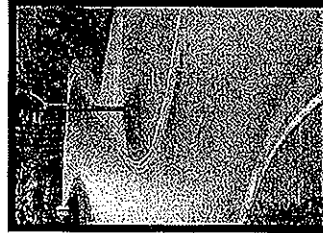
"Drainage:
Stormwater is generally conveyed to the ocean via a combination of open channels and a sub-surface pipe network.

"Potable water is obtained from two sources:

1. Groundwater: A series of approximately 16 wells are located in the area of the railway station and in the vicinity of Springwood Park. The wells are used as a source of supply at all times.
2. Surface Water: Water is also drawn from the Englishman River via an intake facility located at the east end of Turner Road. The water intake is generally operated from late spring to early fall, when the turbidity in the river is at acceptably low levels. Both sources of water are chlorinated. The water is conveyed to individual properties via an underground piped distribution network. Water pressure for most of the City is controlled by a one million gallon reservoir located in Springwood Park. There is a smaller and higher pressure zone serving the higher areas of some of the southern and western sections of the City."

"Arrowsmith Water Service

The Arrowsmith Water Service (AWS) is a joint venture of the City of Parksville, the Regional District of Nanaimo and the Town of Qualicum Beach. The venture was formed in 1996. Its main purpose is to facilitate the development of a bulk water supply system to partially address the long term needs of the participants. The first phase of the venture was concluded in 2000, with the completion of the Arrowsmith Dam. This structure is located at the downstream end of Arrowsmith Lake.



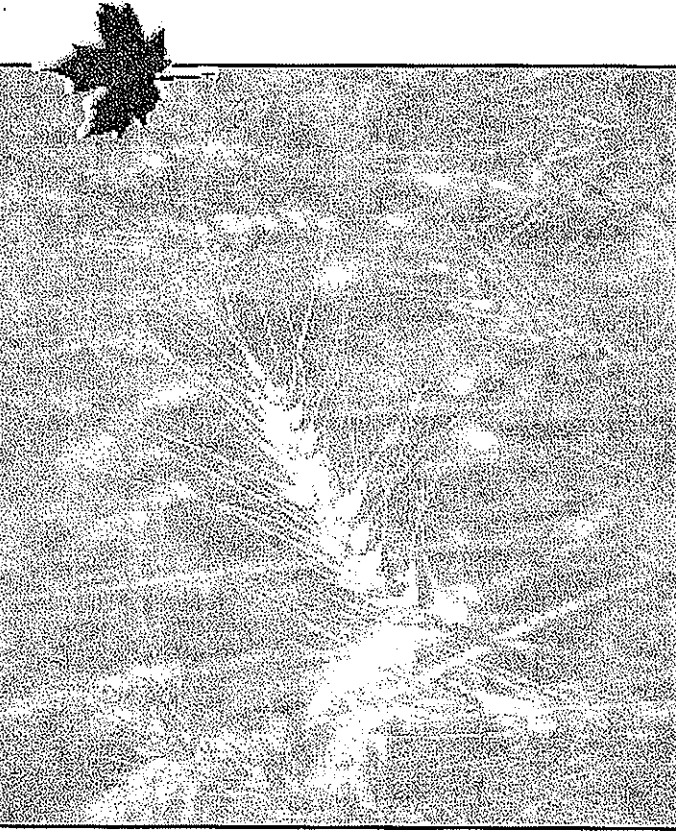
"approximately 35 kilometres south of Parksville. Up to 9 million cubic meters of water are stored in the reservoir behind the dam structure. Controlled releases of the stored water are used to augment river flows during drier periods between late spring and early fall. These additional flows will help to ensure the availability of an adequate source of potable water for the beaching areas for up to 25 years, and possibly beyond. The fisheries resource also benefits from the augmented flows during dry weather conditions."

AYPO  **9**
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a sustainable approach, cont'd



Energy & Atmosphere

1. Fundamental building elements & systems will be designed, installed and calibrated to operate as intended.
2. The building envelope and systems will be designed to maximize energy performance to reduce environmental impacts associated with excessive energy use.
3. Ozone depletion will be reduced with zero use of CFC-based refrigerants.



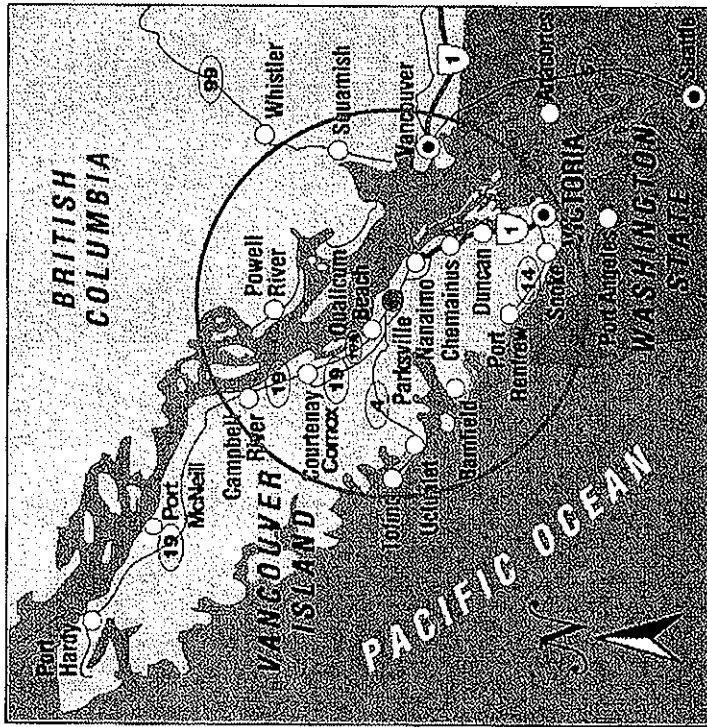
AYPO 10
Angela YF Quek Architecture

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a sustainable approach, cont'd

Materials & Resources

1. A dedicated secured area is provided for the storage & collection of recyclables to reduce waste hauled to & disposed of in landfills.
2. Maximize the use of re-cycled interior materials.
3. Use of materials extracted and manufactured within the region thereby supporting indigenous resources and reducing environmental impacts resulting from transportation.
4. Use of wood-based materials and products certified in accordance with the forest Stewardship council's (ESC) Principals and Criteria, encouraging responsible forest management.



AYPO - 11
Angela Y.P. O'Neil Architecture

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a sustainable approach, can't

Indoor Environmental Quality

1. Indoor air quality (IAQ) performance established to enhance indoor air quality contributing to the comfort and well-being of occupants in compliance with ASHRAE standards for Thermal and Comfort Conditions for Human Occupancy.
2. Indoor air Quality monitoring will be provided to sustain long term occupant comfort and well-being.
3. Effective delivery and mixing of supply air to support the safety, comfort and well-being of occupants.
4. Minimize the VOC content of adhesives, sealants, sealant primers & paint to reduce indoor air contaminants that are odorous, potentially irritating and/or harmful to installers and occupants.
5. Carpet systems to meet or exceed the requirements of the Carpet and Rug Institute's Green Label Indoor Air Quality Test Program.
6. Limit and/or eliminate urea-formaldehyde content in composite wood, aggrifibre products and the adhesives used to fabricate laminate assemblies.
7. High volume entryway systems to capture dirt particulate before entering buildings.
8. Individual occupant control with operable windows, variable thermostats and well designed lighting control zones for personal long term comfort and well-being.
9. Large glazed areas to provide connection between indoor and outdoor through the introduction of daylight and views into living spaces.



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Our DESIGN RATIONALE

Small town atmosphere

Security
Single entry to a central courtyard

Safety
Views to the interior courtyard for self-surveillance

Peacefulness & quiet

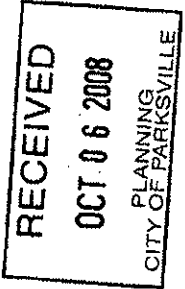
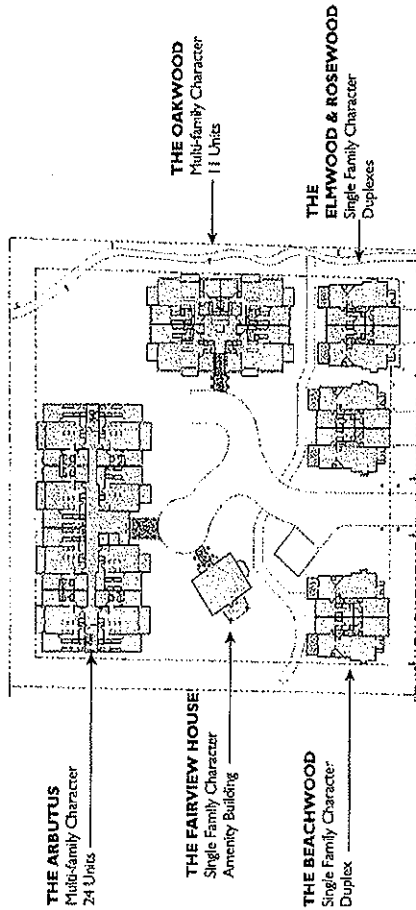
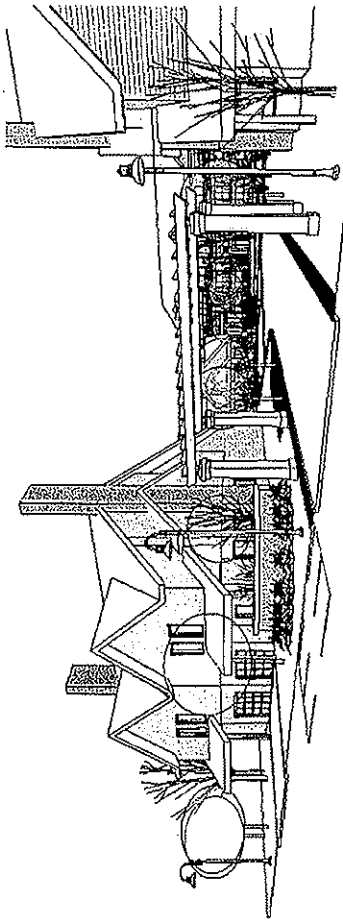
Higher density buildings are setback from the street, with underground parking with access prior to the main courtyard, minimizing traffic activity and noise. Large landscaping areas buffer noise and provides views to ecological habitats that contribute to a peaceful and quiet environment.

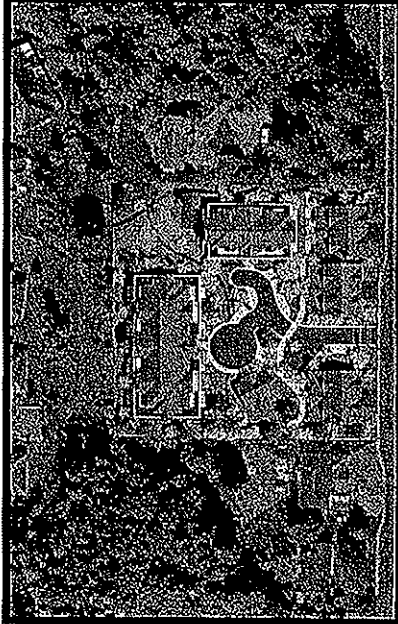
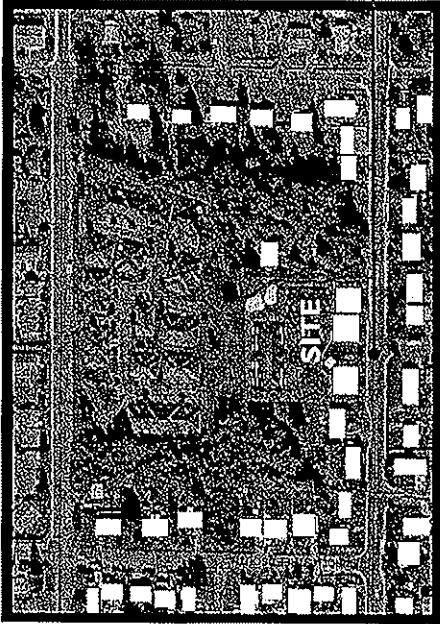
Community spirit

Common spaces, both built and green, provide comfortable and attractive spaces for meeting others and social activities.

Variety of suitable housing

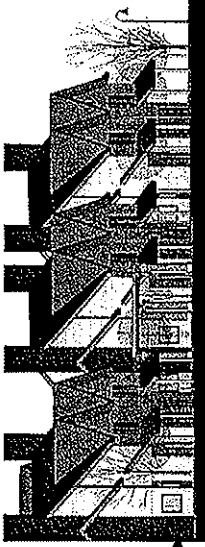
A mix of unit types and buildings of differing size and character provide a selection of accommodations that addresses the differing needs of the community.





Sensitivity to the impact on neighborhoods with a development transition from single homes to multi-family.

The single family character of Hirst street is maintained. The three duplex buildings facing Hirst Avenue are in scale and size to other homes as well as maintaining the built "rhythm" of the street.



Minimize impact on adjacent properties.

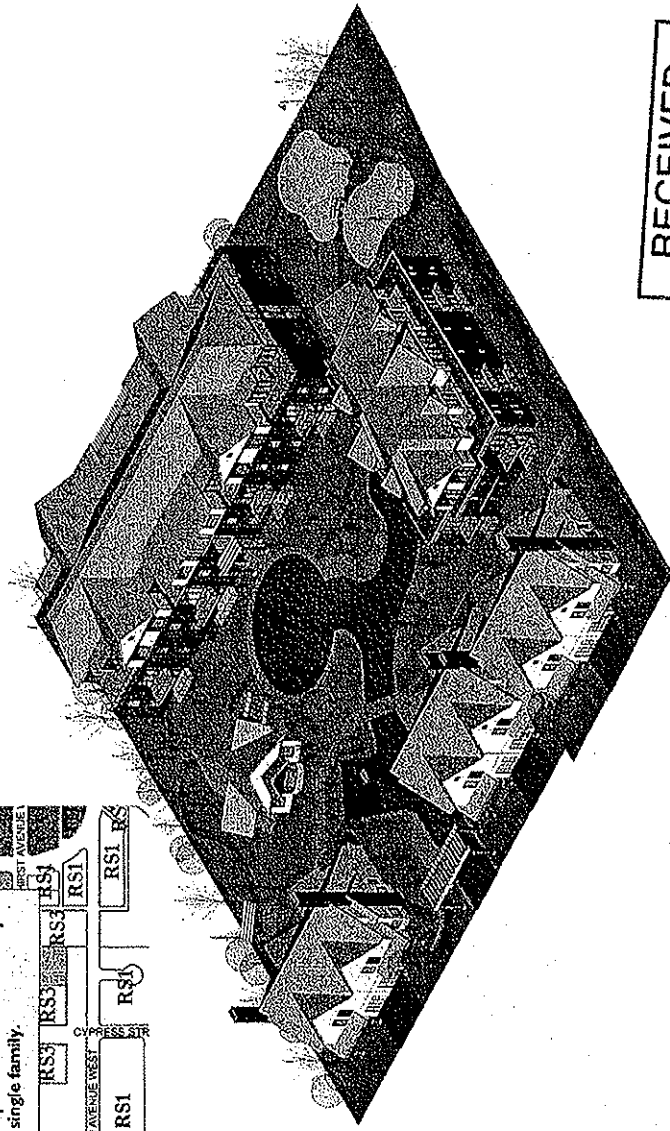
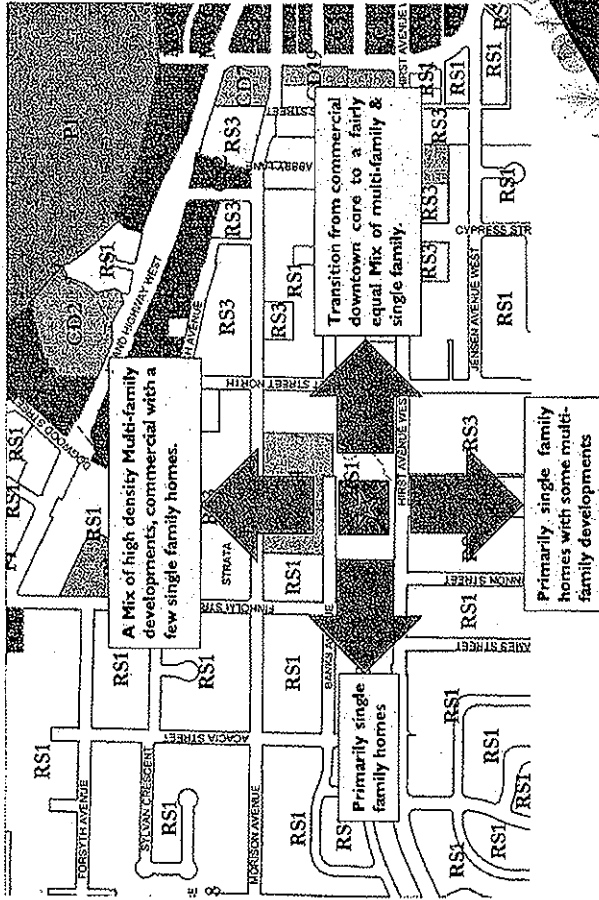
The buildings have been carefully sited to respect the neighbors. Landscaped open spaces serve to buffer neighboring homes as well as provide an attractive view. At the side yard, buildings are placed adjacent to tree areas and the duplex buildings along Hirst Avenue integrates into the existing residential scale, height and setbacks. At the rear, where we have sited the larger multi-family building, the project shares the lane with another multi-family development.

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Transitional Density

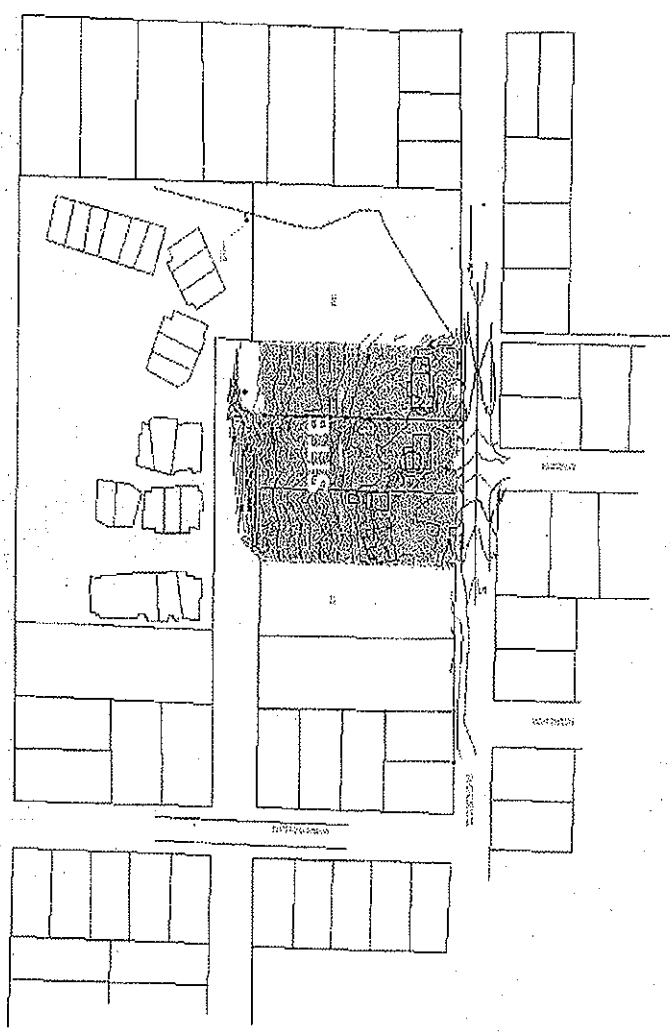
The Project lies on the line where the City of Parksville is experiencing the transition from single family homes to multifamily developments. The sensitivity to this context remains the main consideration throughout the design process and is reflected in the character, size and scale as well as the siting of the separate structures within the Project.

In addition, the overall density of this Project is 51% less than permitted by zoning. This reduced density proves to be an excellent transitional density for this area. It has resulted in a greater expanse of open space yet still allowing for building designs that are appropriate for the neighborhood and community.



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SURVEY
Scale: NTS

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FAIRVIEW GARDENS ON HIRST
451, 461, 465 Hirst Avenue - May 23, 2008



FAIRVIEW GARDENS ON HIRST
451, 461, 465 Hirst Avenue • May 23, 2008



GARDENS &
RETENTION PONDS

PEDESTRIAN PATH
providing access from the
rear lane through the
property to the access across
Hirst Avenue to the park.

INTERNAL WALKWAY
linking Duplexes to project
courtyard and U/G parking.

SITE PLANNING
Scale : 1/32" = 1'-0"

AYPQ 17
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HIRST AVENUE

SIGNAGE

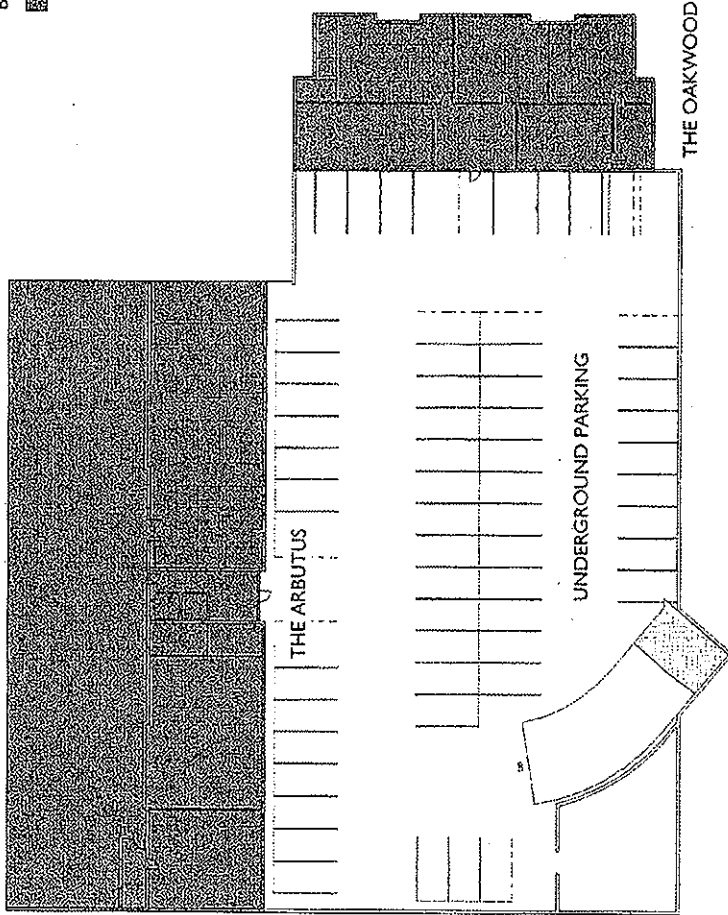
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BASEMENT FLOOR PLAN

Support and Service Spaces



BASEMENT LEVEL
Scale: 1/32" = 1'-0"
revised October 01, 2008

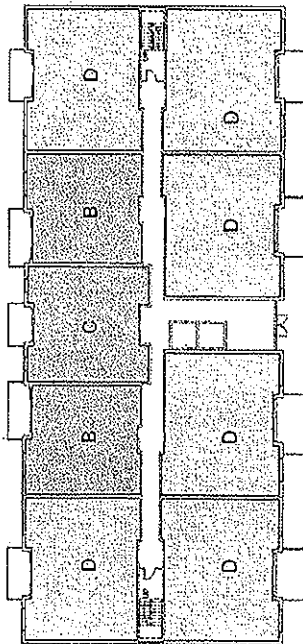
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451, 461, 465 Hirst Avenue - May 23, 2008

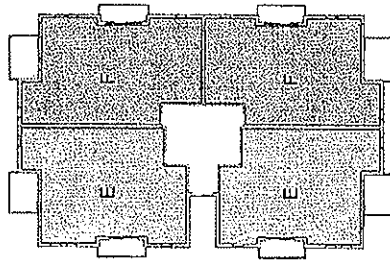
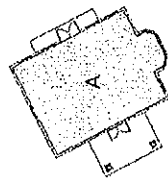
GROUND FLOOR PLAN

- A - Amenity Building 1020 sf (94.80sm)
- B - One Bedroom + Den 970 sf (90.1 sm)
- C - One Bedroom + Den 1070 sf (99.44sm)
- D - Two Bedroom + Den 1255 sf (116.6sm)
- E - Two Bedroom + Den 1280 sf (113.85sm)
- F - Two Bedroom + Den 1300 sf (120.82sm)
- G - Two Bedroom + Den 1700 sf (157.23sm)

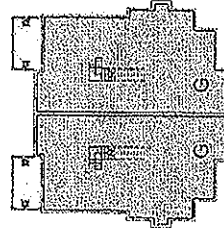


THE ARBUTUS

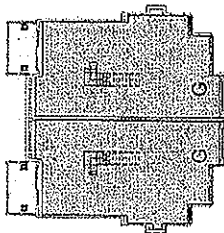
THE FAIRVIEW HOUSE



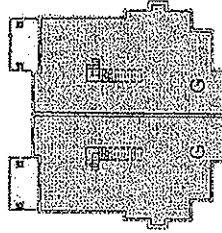
THE OAKWOOD



THE ELMWOOD



THE BEACHWOOD



THE ROSEWOOD







MAIN LEVEL
Scale : 1/32" = 1'-0"
revised October 01, 2008

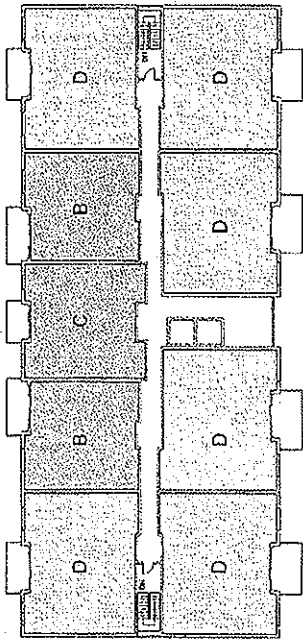
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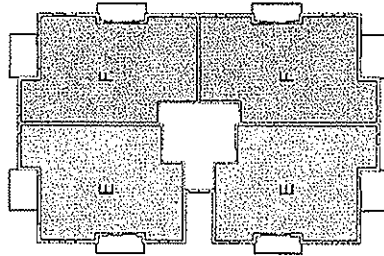
451, 461, 465 First Avenue - May 23, 2008

SECOND FLOOR PLAN

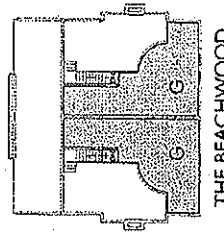
-  B - One Bedroom + Den 970 sf (90.1 sm)
-  C - One Bedroom + Den 1070 sf (99.44sm)
-  D - Two Bedroom + Den 1235 sf (116.6sm)
-  E - Two Bedroom + Den 1280 sf (113.85sm)
-  F - Two Bedroom + Den 1300 sf (120.82sm)
-  G - Two Bedroom + Den 1700 sf (181.23sm)



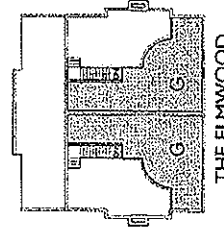
THE ARBUTUS



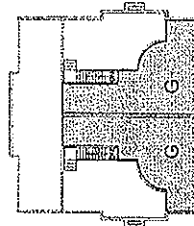
THE OAKWOOD



THE BEACHWOOD



THE ELMWOOD



THE ROSEWOOD

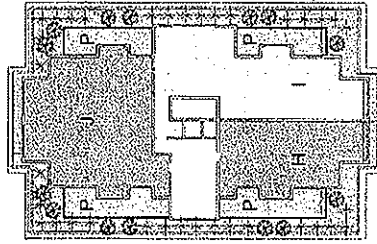
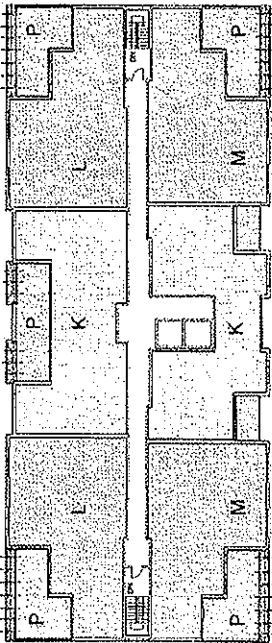
SECOND LEVEL
 Scale : 1/32" = 1'-0"
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THIRD FLOOR PLAN

- H - One Bedroom 740 sf (68.77sm)
- I - One Bedroom + Den 1155 sf (107.34sm)
- J - Two Bedroom + Den 1320 sf (122.68sm)
- K - Two Bedroom + Den 1560 sf (149.05sm)
- L - Two Bedroom + Den 1440 sf (133.82sm)
- M - Two Bedroom + Den 1380 sf (129.18sm)
- P - Deck & Root Planter

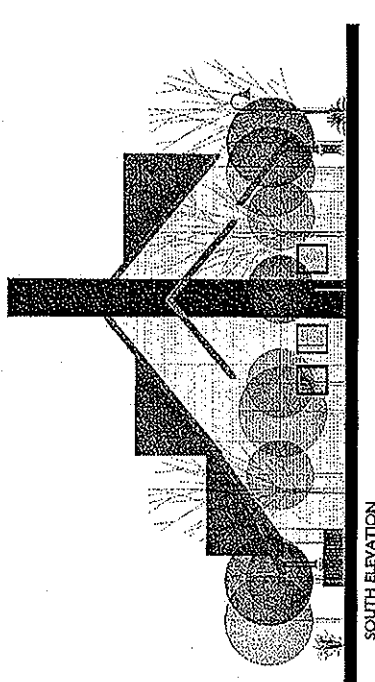


THIRD LEVEL
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revised October 01, 2008

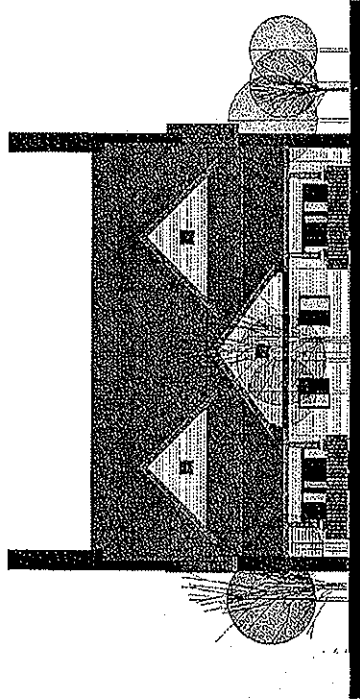
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Angels YP Quick Architecture

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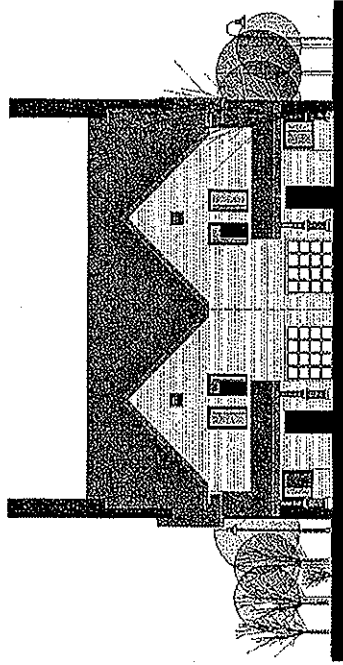
FAIRVIEW GARDENS ON HIRST
451, 461, 465 Hirst Avenue - May 23, 2008



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION - HIRST AVENUE

**The BEACHWOOD,
ELMWOOD & ROSEWOOD
Duplex Elevations**
Scale : 1/16" = 1'-0"

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451, 461, 465 Hirst Avenue - May 23, 2008

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Angela TP Quek, Architecture

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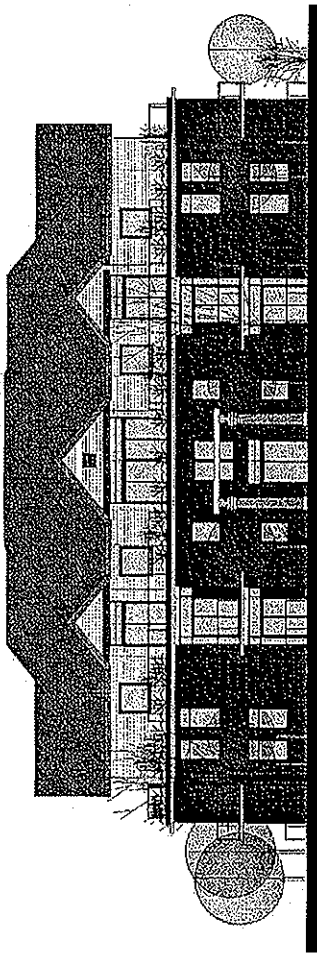


NORTH & SOUTH ELEVATIONS

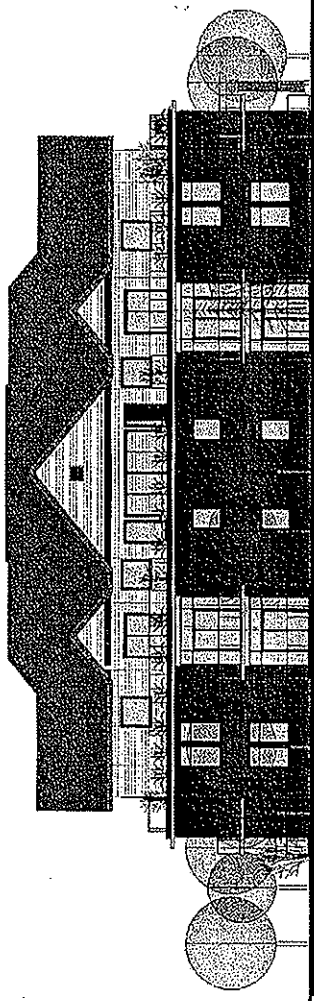
The OAKWOOD
Building Elevations
 Scale : 1/16" = 1'-0"

AYPO 23
 Angela Y' Quek Architecture

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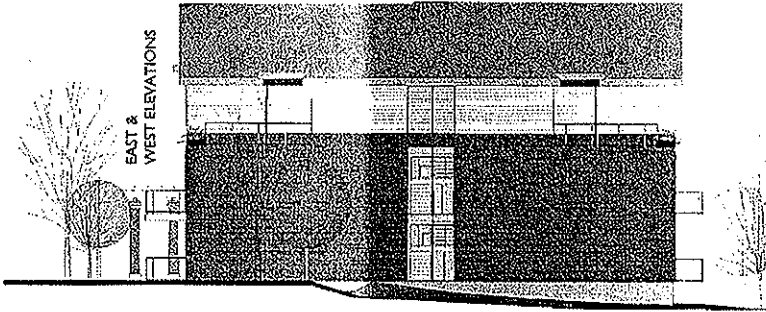


WEST ELEVATION



EAST ELEVATION

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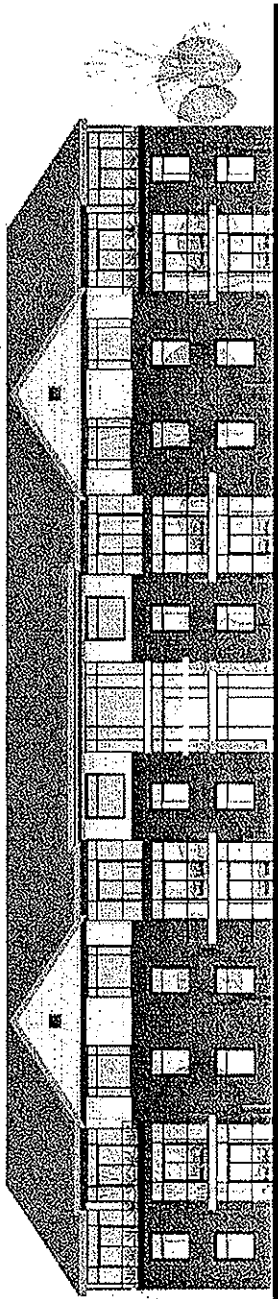
The ARBUTUS
Building Elevations
 Scale: 1/16" = 1'-0"
revised October 01, 2008

AYPQ 24

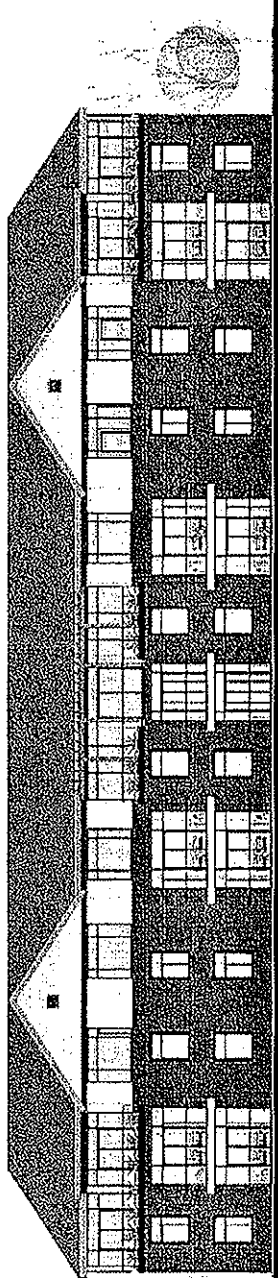
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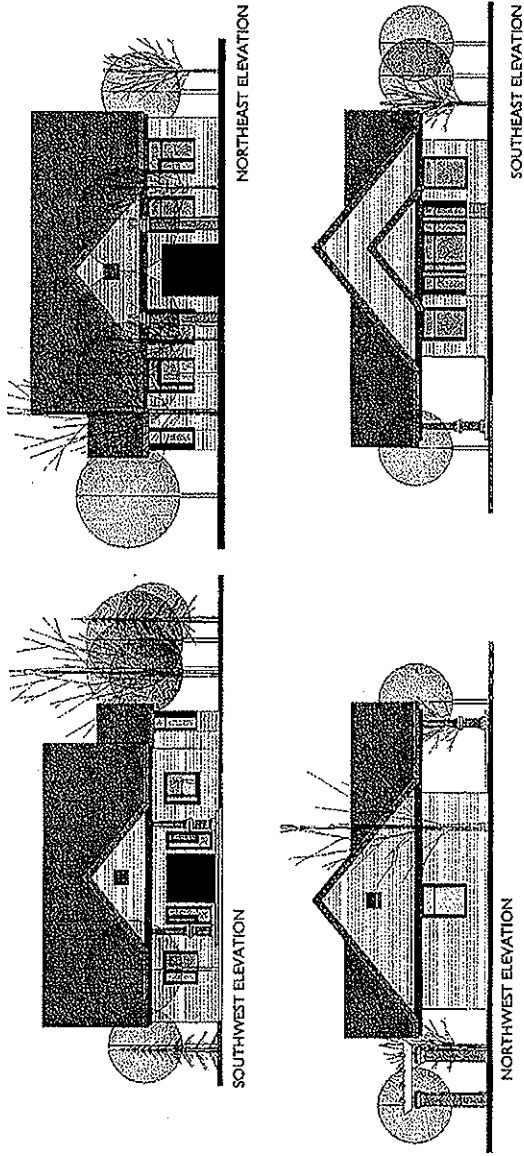


SOUTH ELEVATION



NORTH ELEVATION -LANE

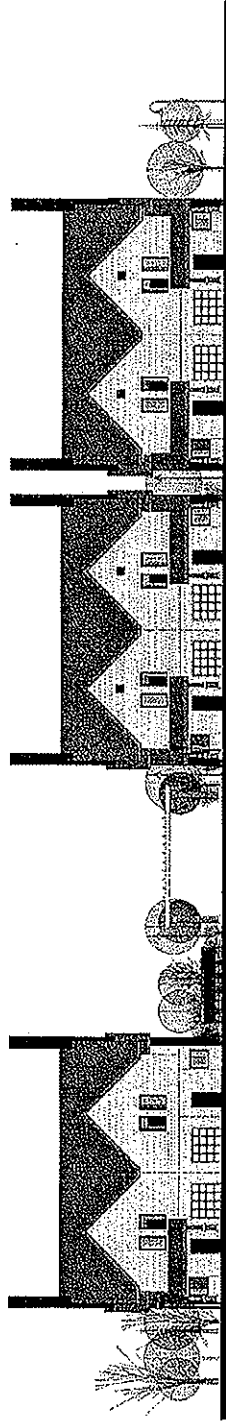
FAIRVIEW GARDENS ON HIRST
 451, 461, 465 Hirst Avenue - May 23, 2008



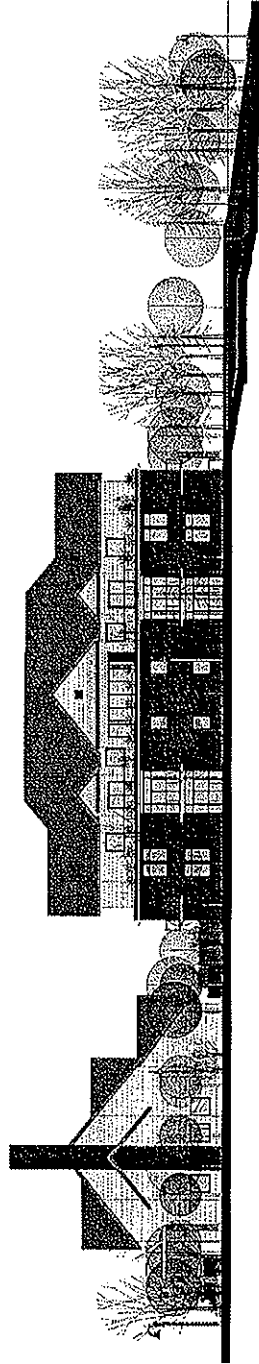
FAIRVIEW HOUSE
Elevations
Scale: 1/16" = 1'-0"

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HIRST AVENUE ELEVATION



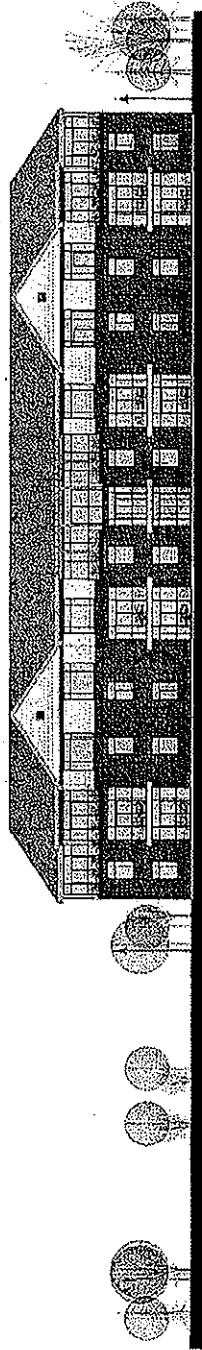
EAST PROPERTY LINE ELEVATION

SOUTH & EAST
Site Elevations at property line
 Scale : 1/32" = 1'-0"

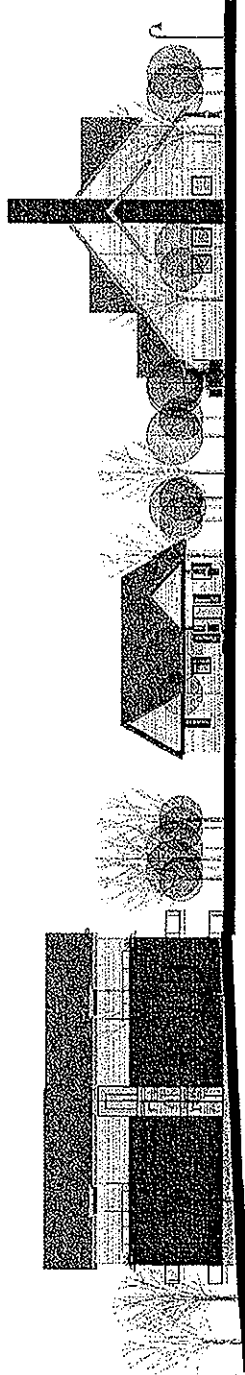
AYPQ 26
 Angelo TP Quok Architecture

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LANE ELEVATION



WEST PROPERTY LINE ELEVATION

NORTH & WEST
Site Elevations at property line

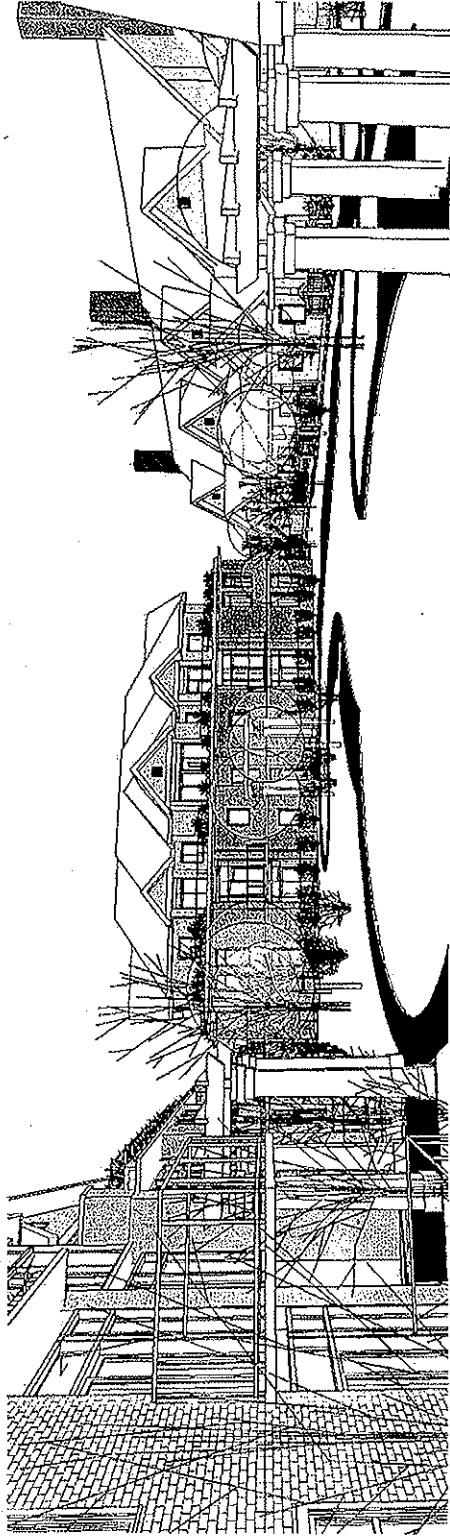
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revised October-01, 2008

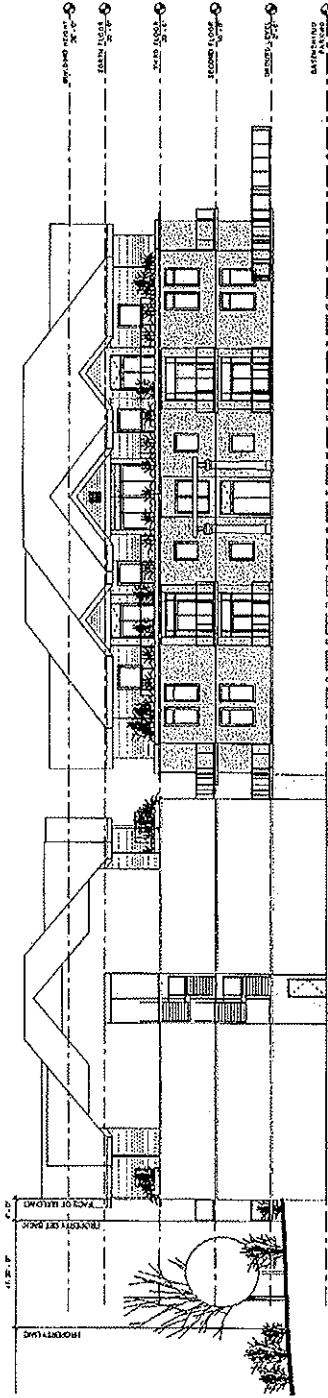
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Interior Courtyard



**PERSPECTIVE &
Building Section**

revised October 01, 2008

THE OAKWOOD


THE ARBUTUS

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SUPPORTING DOCUMENTATION
Attached separately

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FAIRVIEW GARDENS ON HIRST
451, 461, 465 Hirst Avenue - May 23, 2008

Owner:
0726963 B.C. Ltd
Shirley Wright, VP
shirleywright@shaw.ca

Architecture:
AYPO
Angela YP Quek Architecture
aypqarchitecture@telus.net

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34

FAIRVIEW GARDENS ON HIRST
451, 461, 465 Hirst Avenue - May 23, 2008

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Angela YP Quek Architecture

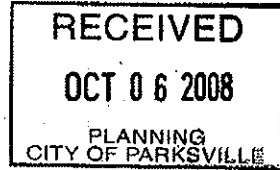
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AYPQ

Angela YP Quek Architecture



13270 DOOLE ROAD
LADYSMITH, BRITISH
COLUMBIA
CANADA V9G 1G6
TEL 250 245 7555 FAX 7565

Blaine Russell
Manager of Current Planning
City of Parksville
PO Box 1390, 100 E. Jensen Road
Parksville B.C. V9P 2H3

October 01, 2008

Re: Fairview on Hirst, RZ Amendment Application CoPFile# 3360-30-08-01

Dear Blaine,

Thank you for your correspondence dated September 19, 08. Please find attached drawings reflecting the most current site layout and elevations as well as calculations for Floor Area Ratios and parcel coverage with and without the 4 m public right-of-way.

In regards to:

1. Banks Avenue:

a. Our Clients are in agreement with your suggestion for the completion of engineering with the advancement of this application to second reading or Public hearing. At that time engineering will determine "*standards suitable for pedestrian & emergency access to the satisfaction of the Engineering and Operations Department, in lieu of constructing Banks Avenue to full municipal road standards*".

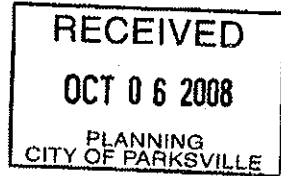
b. Our clients have agreed to absorb the cost of engineering design for Banks Avenue but would like to request that Council consider that the cost of Banks Avenue construction be proportionally assessed for each development application sharing property with Banks Avenue, as they come forward. This so called late-comer assessment could be based on the length of shared property. As an example, this application shares its north property line with approximately 35% of Banks Avenue's total length. It would not be unreasonable to be assessed 35% of the construction cost.

2. Public right-of-way or park dedication:

Our Clients has considered carefully both options and have decided that they would like to proceed with a public right-of-way along the east side property line. To re-emphasize, this right-of-way must not affect the existing setbacks or site coverage.

3. Lower basement units [Arbutus Building] adjacent to Banks Avenue:

The plans have been revised to relocate these four lower units above ground and therefore maintaining a three storey character along Banks Avenue.



4. 4 metre setback adjacent to the public right-of-way:

As per your request, we have relocated the four basement level units of the Arbutus Building, above ground. This re-design has resulted in smaller unit sizes and the addition of one unit on each of the main and second floors and two units to the third floor, thus increasing the length of the building. The distance between the Arbutus building and the smaller Oakwood building has now be reduced. Any further reduction in this distance would significantly impact the character and accessibility to the common open space around the retention ponds. Therefore, the additional change of 2 meters would not be a consideration for this particular situation.

5. Affordable housing:

Our Clients have responded to the City's desire for affordable housing. Our current design has reduced unit sizes which will enable our clients to offer these units to the local community at an affordable price as well as provide a variety of building and unit layouts for a wider range of demographics. In addition, a commitment has been made to provide door and hallway widths that will facilitate handicapped accessibility providing flexible and comfortable accommodations for wheelchairs, walkers and other assistance devices thus extending neighbourhood livability.

In addition, there has also been a great deal of sensitivity given to the immediate neighborhood & the community which will make this project an asset. The scale and siting of building types respect the character of the street and adjacent properties. Common green areas with a sustainable landscape design, minimizes water and heat impact on the urban core, creating views and providing residents with enjoyable outdoor spaces.

We understand that with these updates, the application will be moving forward to first reading this month, with staff support. We would like to request the opportunity to review staff's final report before submission to Council.

Thank you for your consideration.

Sincerely,
Angela Y.P. Quek ARCHITECTURE

Angela Quek, MAIBC
Principal

encl:
AQ0796 081001Rev - RZ Application Report, AQ0796 081003-FAR LtCov Calcs.pdf
Printed copies to follow by mail.



**Parksville Volunteer Fire Department
MEMORANDUM**



160 W. Jensen Avenue, P.O. box 1390, Parksville, B.C. V9P2H3 - Ph: (250) 248-3242 Fax: (250) 248-3925

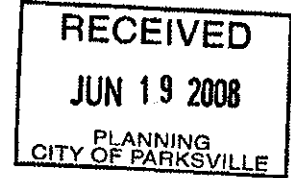
DATE: June 19, 2008

TO: Blaine Russel, Manager of Current Planning

FROM: Marc Norris, Deputy Fire Chief

SUBJECT: Zoning Amendment Application - 451, 461 & 465 Hirst Ave. West

REFERENCE: Legal: Lot 1, District Lot 106, Nanoose District, Plan 17579;
Lot A, District Lot 106, Nanoose District, Plan 17962; and,
Lot 4, District Lot 106, Nanoose District, Plan 18691
Civics: 451, 461 And 465 Hirst Ave. West
Registered Owners: 0726963 B.C. Ltd., INC. NO. 0726963
Applicant: Angela Y. P. Quek, Architecture
Planning File: 3360-08-01



The Parksville Volunteer Fire Department has reviewed the site and floor plan(s) as provided with the above-noted zoning amendment application.

The following comments are provided in regards to this application.

A. Comments Specific to this Zoning Amendment Application

1) Access:

(Access issues include, but are not limited to: On and off site access issues including the widths, lengths and turning radius of roadways in relation to firefighting apparatus; the configuration of access points; emergency access requirements; height restrictive elements; accessibility to entries/exits for ingress and egress evacuation; and the 360 accessibility of the exterior of the building for the manoeuvring of firefighting hand-lines and ground ladders.)

Access comments, issues and recommendations are as follow:

- The internal roadway layout appears acceptable as shown.
- Underground Parking directly under internal roadway must be engineered to support multiple fire apparatus including allowances for the deployment of large, heavy, aerial devices.
- Emergency access from the Banks Ave. right-of-way is requested.

Any changes to the conceptual plan will require further review. Access must be designed providing for practical use and must meet the minimum provisions of the BC Building and Fire Codes and any standards referenced therein, City of Parksville bylaw and engineering requirements, as well as good engineering practices.

2) Fire Flow Requirements:

(Fire flow issues may include, but are not limited to: The ability of the municipal water system to convey the required fire flows to the site; fire department pumping capacity (the ability of the fire department to pump the amount of water required; and the design of the fire sprinkler system.)

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PLANNING
CITY OF PARKSVILLE

PVFD Memo to Planning
Re: Zoning Amendment Application - 451, 461 & 465 Hirst Ave. W.

No fire flow calculations have been reviewed by the fire department at this stage. As is normal, the fire department will review these calculations in conjunction with the Engineering Department when the calculations are submitted. Comment will be provided to the engineering department at that time.

It is noted that the fire flow requirements will be substantial and that it is most likely that at least two on-site hydrants will be required in conjunction with off-site hydrants in order to meet fire flow. The location of a fire hydrant to the rear of the site, on the Banks Avenue right of way, would also be an asset to firefighting capabilities for this development and the surrounding area.

3) Impact on Fire Department:

(Issues impacting the fire department may include, but are not limited to: Increased population; increased building stock; the increase in fire inspections and inspection related staff time; the projected increase in emergency calls related to additional alarms, medical aids, etc.; the response requirements for the specific occupancy, i.e. manpower, apparatus, fire loading, evacuation, etc.; any special operations requirements such as high-angle technical rescue, high-rise operations, hazardous materials exposures, etc.; pre-incident planning & fire safety planning; impacts on training requirements; and the requirement for additional equipment.)

The specific impact on the fire department is estimated to be as follows:

- i. Fire Safety Inspections: It is anticipated that this development will add three (3) regular fire & life safety inspections per annum, along with any reinspection(s) or follow-up time as may be necessary.
- ii. Emergency Incidents: A development of this nature is expected to add two to three (2 to 3) fire department responses per year.
- iii. Pre-Incident Planning: The development of a Pre-incident plan for the site including fire safety and protection system information, building construction information and hazards specific to the individual occupancy will be required.

In general, current high rates of population and building stock increase continue to add significant pressure to fire department labour, material, and training resources.

B. Later Stages

The developer should note that there are a number of items significant to fire safety throughout later stages of the development process. The Fire Department **requests and expects** that the applicant and/or their agent(s) will consult with the fire department on all fire safety related issues.

Specific items may include, but are not necessarily limited to -

- Demolition and construction fire safety plans;
- Locations of municipal and private fire hydrants;
- Inclusion of Sprinkler and Standpipe systems;
- Locations of fire safety system components such as fire department connections (FDC's), fire alarm & annunciator panel, sprinkler system valves, standpipes & hose valves, etc.;
- Layout and terminology used when assigning names for the labelling and/or programming of fire alarm panels, site & floor plans, and other fire safety appliances, systems or provisions;
- Fire safety and firefighting signage, including site and floor plans;
- Fire safety plan for the completed building;
- Fire smart landscaping;
- Civic addressing and internal numbering/naming scheme(s): A submission, showing the proposed civic addressing, building identification and unit numbering scheme, is requested.

RECEIVED
JUN 19 2008
PLANNING
CITY OF PARKSVILLE

C. Recommendation for a Request that the Developer make a Contribution to the Fire Department

In order to help to offset pressures caused by population and building stock increases, the fire department requests that the developer consider making a monetary contribution to be used by the fire department for items and/or activities such as:

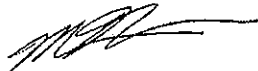
- Training programs and/or the development of the fire department training centre;
- The purchase of equipment;
- Public Education;
- Recruiting and retention of volunteer members.

It is requested that the developer contribute the sum of \$800 per unit.

Total units proposed in this rezoning application = 41.

The total contribution request for the proposed development is \$32,800.

Please contact the undersigned with any questions.



MARC NORRIS
Deputy Fire Chief

MN/mhn

cc Doug Banks, Fire Chief
Owen Jonnson, Engineering Technologist

January 20, 2009

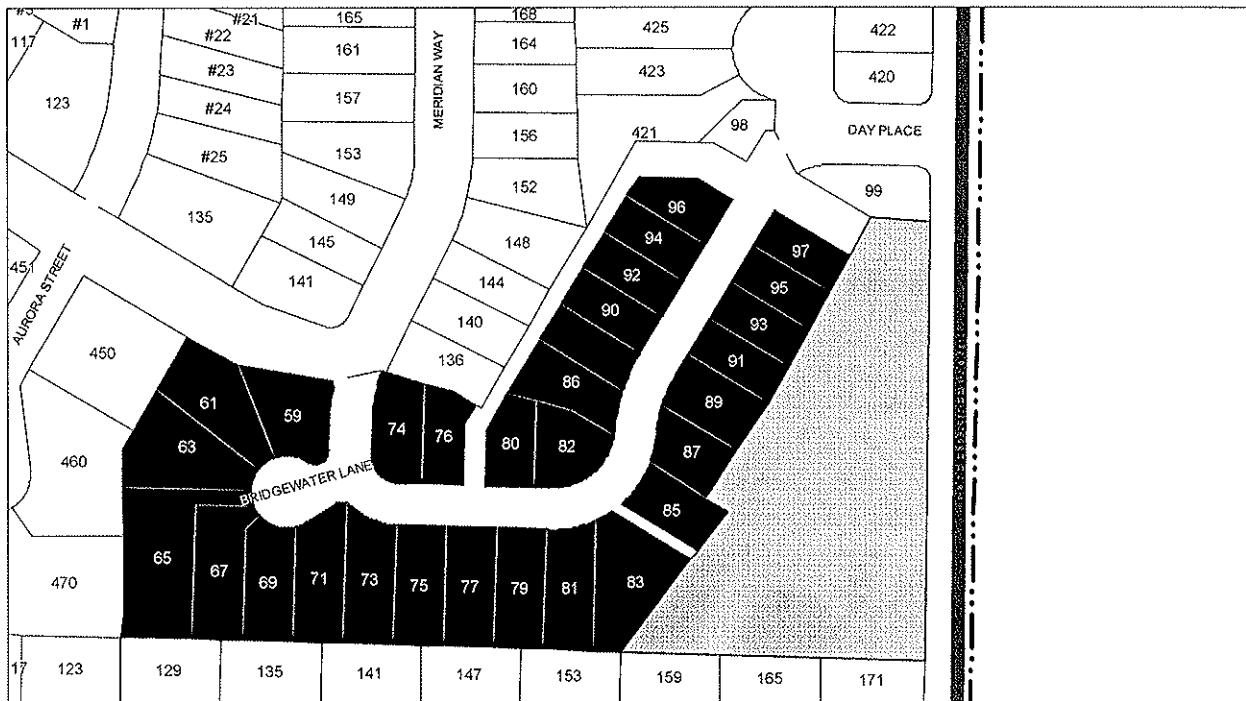
REPORT TO: F. C. MANSON, C.G.A., CHIEF ADMINISTRATIVE OFFICER

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

SUBJECT: PROPOSED AMENDMENT TO BRIDGEWATER DEVELOPMENT PERMIT PERTAINING TO TREES

LEGAL: STRATA LOTS 1 – 30, DISTRICT LOTS 13 AND 97, NANOOSE DISTRICT, STRATA PLAN VIS4529 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PRPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 (59, 61, 63, 65, 67, 69, 71, 73, 74, 75, 76, 77, 79, 80, 81, 83, 83, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97 BRIDGEWATER LANE)

APPLICANT: BRIDGEWATER STRATA PLAN VIS4529, TREE COMMITTEE



Issue:

Public consultation regarding Bridgewater tree buffer.

.../2

**SUBJECT: PROPOSED AMENDMENT TO BRIDGEWATER DP
PERTAINING TO TREES**

Executive Summary:

To determine Council's direction subsequent to public input received to date and to consider holding a meeting to provide an opportunity for further input.

References:

Director of Community Planning's report dated December 23, 2008 presented to the January 12, 2009 Council meeting

January 14, 2009 correspondence from Gary Burns, Chairperson of Bridgewater Lane to the abutting residents

January 17, 2009 letter from Susan and Peter Ruescher of 141 Butler Avenue

An 11 signature petition from residents abutting the Bridgewater buffer area.

Background:

At the January 12, 2009 Committee of the Whole meeting the topic of making an amendment to the Bridgewater development permit for the purpose of providing a buffer tree management regime was discussed. The resolution resulting from this discussion and subsequently adopted by Council on January 19th, 2009 is as follows:

"09-006

(4) **Director of Community Planning - Development Permit to Provide a Tree Management Regime**

THAT the Bridgewater Strata Council be requested to consult, with City staff's assistance as required, with the property owners abutting the natural treed buffer area on the proposed amendment to the Bridgewater Development Permit to provide a tree management regime and report back to Council through the Planning Department. CARRIED.

THAT consideration of the amendment to the Bridgewater Development Permit to provide a tree management regime be deferred until the process of consultation with the abutting property owners is completed. CARRIED."

Representatives from the Bridgewater strata have now circulated a letter of explanation about their application, along with the City's staff report to residents abutting the buffer area. Their letter invited these residents to contact City staff and also to make known whether additional information or opportunity for input is required. To date, this has resulted in one letter, one telephone call from an abutting resident and an 11 signature petition from residents abutting the Bridgewater buffer area. The petition requests a postponement of 3 months for a decision on this topic as well as a request for further discussion with Council and the Bridgewater Lane residents to discuss concerns and options.

**SUBJECT: PROPOSED AMENDMENT TO BRIDGEWATER DP
PERTAINING TO TREES**

Options:

Council may:

1. Invite those interested to a Committee of the Whole meeting for the purpose of providing an input opportunity.
2. Set a separate meeting for the purpose of obtaining input.

Analysis:

It has become apparent that there is a desire for residents involved in this topic to provide their views to Council members ahead of a decision being made. Had there been a lesser response staff would have been able to synthesize the results and present them to Council as part of the consideration on this topic. It appears appropriate to provide those interested with an opportunity to address Council members. This could occur at a Committee of the Whole meeting or at a separate meeting. The advantage to doing this at a Committee meeting is that the topic could be subject of a recommendation to Council at the same meeting if appropriate.

Staff could provide formal notification of the meeting in advance. This would not be a statutory meeting that has to follow a specific protocol, such as for rezoning. It would merely be an opportunity to afford the interested public a chance to speak on this topic. The Bridgewater representatives could explain their proposal and staff would be in a position to explain the process involved.

Financial Implications:

The financial implications are the costs of processing this application. No financial impacts are anticipated.

Sustainability Implications:

Provided that the philosophy of retaining as many healthy trees as possible is kept there are no implications.

Recommendation:

That the report from the Director of Community Planning dated January 20, 2009 for the amendment to Bridgewater Development Permit pertaining to trees be received;
And That Council direct Staff to place the topic of a Bridgewater development permit amendment for tree buffer management on the February 23, 2009 Committee of the Whole meeting and ask the Bridgewater Strata representatives to be a delegation at that meeting to

**SUBJECT: PROPOSED AMENDMENT TO BRIDGEWATER DP
PERTAINING TO TREES**

explain their proposal, and, to mail notice of this meeting to the surrounding residents abutting the buffer area.



G. A. JACKSON

GAJ/sh
Attachments

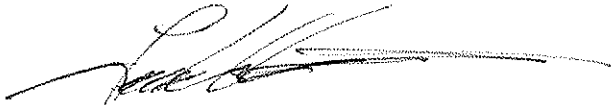
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CORPORATE ADMINISTRATOR'S COMMENTS:



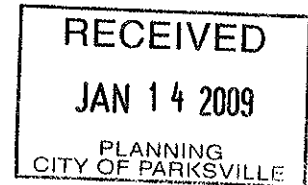
L. TAYLOR

CHIEF ADMINISTRATIVE OFFICER COMMENTS:



F. MANSON, C.G.A.

Strata Plan VIS 4529
Tree Committee
67 Bridgewater Lane, Parksville BC V9P 2V9



January 14, 2009

We at Bridgewater Lane have been working with the City of Parksville to have trees removed from our property that are in hazardous condition. Unfortunately the Covenant that was placed on the properties when the area was developed did not provide for future removal of any trees. We have included a proposed recommendation by the City to have this matter resolved. Also included is the report that Bridgewater Lane Tree Committee submitted to the City.

We are asking you to read this material and sign the attached to either have no objection to this proposal or you would like more information and to have a meeting with the City and Bridgewater Lane residents.

If you require more information either from the City or Bridgewater Lane you may call Gail Jackson of the City at (250) 954-4770 or Gary Burns at (250) 248-2767 by January 31, 2009.

We ask if you could return the enclosed with your signature at the bottom on either of two options by January 31, 2009.

Thank you for you cooperation.

A handwritten signature in cursive script that reads "Gary Burns".

Gary Burns
Chairperson of Bridgewater Lane

*Jan. 14.09 talked to Neighbour Bill Lawless - He has
concerns 951. 494 701 248-5545*

Strata Plan VIS 4529
Tree Committee
67 Bridgewater Lane, Parksville BC V9P 2V9

January 14, 2009

1. I have no objection to this proposal:

Name, address and telephone number: _____

Date: _____

2. I would like a meeting with the City and residents of Bridgewater Lane for more information.

Name, address and telephone number: _____

Date: _____

3. If you would like a meeting, please state your preference:

Daytime or evening: _____

Day of the week: _____

Preferred time: _____

Gary Burns
Chairperson
(250) 248-2767

COMMITTEE OF THE WHOLE REPORT

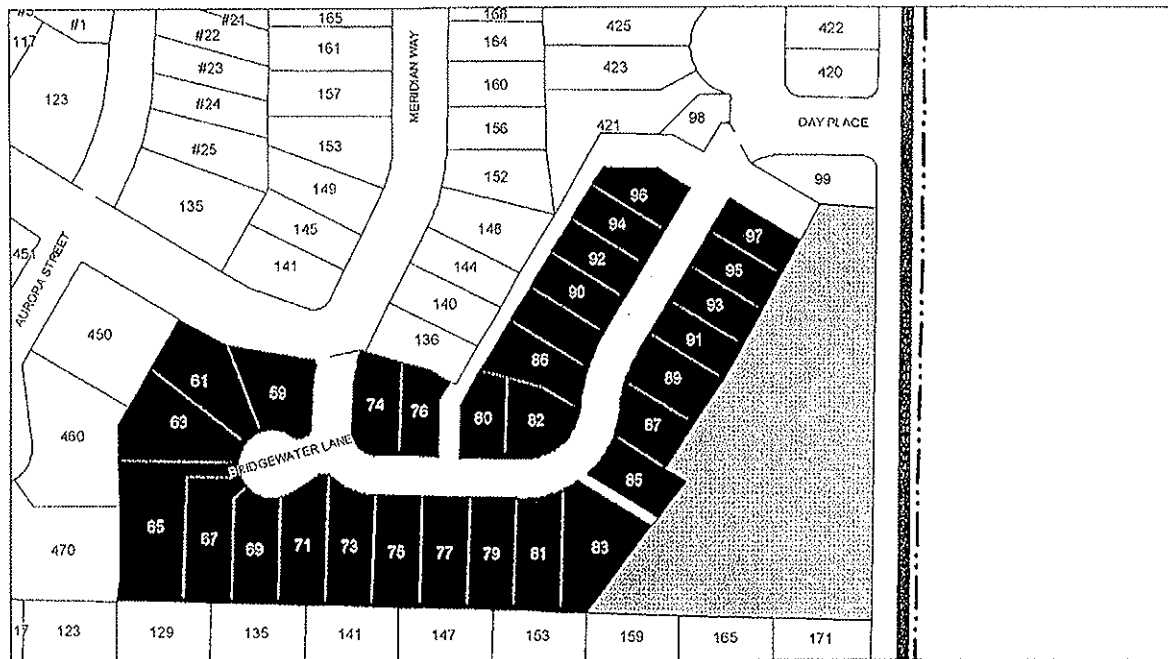
AGENDA
COMMITTEE
JAN 12 2009
DATE

December 23, 2008

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

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

SUBJECT: AMENDMENT TO BRIDGEWATER DEVELOPMENT PERMIT TO PROVIDE A TREE MANAGEMENT REGIME
LEGAL: STRATA LOTS 1 – 30, DISTRICT LOTS 13 AND 97, NANOOSE DISTRICT, STRATA PLAN VIS4529 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PRPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 (59, 61, 63, 65, 67, 69, 71, 73, 74, 75, 76, 77, 79, 80, 81, 83, 83, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97 BRIDGEWATER LANE)
APPLICANT: BRIDGEWATER STRATA PLAN VIS4529, TREE COMMITTEE



Issue:

Amendment to Bridgewater Development Permit to provide a tree management regime

.../2

**SUBJECT: AMENDMENT TO BRIDGEWATER DP
TO PROVIDE A TREE MANAGEMENT REGIME**

Executive Summary:

The original Bridgewater development permit provided for retention of the natural trees as a buffer area along the east, south, and south-west boundaries of the strata lots in the first phases of the development. The development permit did not provide a process for tree removal and management over time. It is now necessary to address this topic as some of the residents believe some of these trees pose a hazard. This report addresses the specific situation which brought this topic forward, along with providing some historical context and a proposed method for future tree management of this area.

References:

DP #98-01
Building Scheme with reference plan [showing covenant area].

Background:

The development permit which originally established the Bridgewater Lane development contained strict rules regarding tree retention particularly in the defined buffer area. These rules permeated not only the development permit, but also, a restrictive covenant and building scheme. A regime for management of the trees over time was not included. This has resulted in a lack of information or clear process to deal with requests for tree removal in cases where the situation does not meet the standard definition for 'hazard'. This topic was raised with Council in March 2007. Since that time Staff has worked with representatives from the Bridgewater strata to determine the best way to address this situation. This report is intended to set out a suggested solution to the situation which involves amending the original development permit by adding a tree management section which outlines a variety of circumstances and the procedure for dealing with them. The focus of this report and the amendment is with respect to the buffer area. The verbiage with respect to the "non-buffer" trees [which is in the building schedule and referenced back to the development permit] permits more flexibility.

Options:

Council may:

1. Maintain the status quo.
2. Amend the development permit to include a tree management section based on the submission of the Bridgewater strata.
3. Amend the development permit to include a tree management section based closely on the submission of the Bridgewater strata but adding a requirement for the strata to base their decision on an arborist's advice.
4. Commence a public process to seek comments about the removal of buffer tree retention requirements within the Bridgewater strata.

**SUBJECT: AMENDMENT TO BRIDGEWATER DP
TO PROVIDE A TREE MANAGEMENT REGIME**

Analysis:

General Comments:

The options to addressing this situation are not as simple as it may first appear. When the development originally obtained zoning this involved the promise [to neighbours] of a treed buffer area. It is on this basis that the neighbours would have determined whether to react to the zoning or not. It is considered appropriate practice, when reversing requirements established through a development process, to use equivalent process to make a change. It is for this reason, that an amendment to the development permit may be the best approach, rather than simply making the development subject to the City's Tree Management Bylaw, which would permit tree removal at the discretion of the lot owners. The amendment to the development permit would keep the original premise of a tree buffer in tact, while permitting some latitude to remove trees.

The Bridgewater strata representatives have provided information pertaining to the trees that they wish to remove now along with information about how they would manage future tree alteration, removal, and replanting. This information is attached. For ease of evaluation a Schedule is attached which indicates the current approval scenario along with the one that would exist with an amended development permit, and, with removal of all buffer tree retention requirements.

Option 1 - Maintain the status quo

The status quo does not acknowledge that there is a real and on-going need and desire by the residents to remove buffer trees which appear 'threatening' but which do not meet the definition of imminent hazard. It is a time-consuming and burdensome situation to address each tree request using the development permit process.

Choice of this option will mean that these one-off requests will keep coming in future. It is not an efficient way of dealing with the situation either for the applicant or the City.

Option 2 - Amend the development permit to include a tree management section based on the submission of the Bridgewater strata.

This option would satisfy the Strata and the current individual strata owners wanting buffer tree removal. However, it does not build in any guarantee for the neighbours that integrity or concept of the buffer will be maintained in accordance with the original development approval.

Option 3 - Amend the development permit to include a tree management section based closely on the submission of the Bridgewater strata but add a requirement for the Strata to base its decision on an arborist's advice. The advice would be on the premise of attempting to maintain the concept of having a natural treed buffer area.

This option improves on the status quo by making the process to remove trees much less cumbersome. It is a compromise between granting the Strata full discretion over tree removal and the current situation. It would provide neighbouring property owners with some assurance that the concept of a buffer has not been removed.

**SUBJECT: AMENDMENT TO BRIDGEWATER DP
TO PROVIDE A TREE MANAGEMENT REGIME**

Option 4 - Commence a public process to seek comments about the removal of buffer tree retention requirements within the Bridgewater strata.

The neighbouring property owners have not been consulted on this topic. It may be the case that they do not have any concerns about the removal of trees within the defined buffer area. It is believed that they would have concern. Taking this approach would add time and complexity in reaching an outcome suitable to all.

Financial Implications:

The financial implications are the costs of processing this application. No financial impacts are anticipated.


Sustainability Implications:

Provided that the philosophy of retaining as many healthy trees as possible is kept there are no implications.

Recommendation:

That the report from the Director of Community Planning dated December 23, 2008 for the amendment to Bridgewater Development Permit to provide a tree management regime be received;

And That an amendment to Development Permit No. 98-01 be issued to the Bridgewater Strata Plan VIS4529, Tree Committee to include a tree management section with a requirement for the Strata to base their decision to remove trees on an arborist's advice on the premise of attempting to maintain the concept of having a natural treed buffer area on Strata Lots 1 – 30, District Lots 13 and 97, Nanoose District, Strata Plan VIS4529 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 (59, 61, 63, 65, 67, 69, 71, 73, 74, 75, 76, 77, 79, 80, 81, 82, 83, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97 Bridgewater Lane).




G. A. JACKSON

GAJ/sh
Attachments

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CORPORATE ADMINISTRATOR'S COMMENTS:



L. TAYLOR

SUBJECT: AMENDMENT TO BRIDGEWATER DP
TO PROVIDE A TREE MANAGEMENT REGIME

CHIEF ADMINISTRATIVE OFFICER COMMENTS:



F. MANSON, C.G.A.

SCHEDULE

Scenario 1 – Existing Situation

Situation Type	Process required to grant permission	Outcome
Removal of 'dead' tree or tree that is an 'imminent' hazard	Provision of arborist's report to City validating that tree is dead	Removal permission will be granted; no fee or permit required
Removal of a tree in the buffer area that is not dead and does not meet the imminent hazard definition	Development permit amendment application (with fee)	Council determines whether to authorize removal

Scenario 2 – Proposed Situation (proposal by Bridgewater Strata) of amended development permit

Situation Type	Process required to grant permission	Outcome
Removal of 'dead' tree or tree that is an 'imminent' hazard	Strata Council determines acceptability of tree removal	City notified for information only
Removal of a tree in the buffer area that is not dead and does not meet the imminent hazard definition	Strata Council determines acceptability of tree removal	City notified for information only

Scenario 3 – As above except that the Strata's determination would be based on a certified arborist's conclusion that a tree is hazardous.

Scenario 4 – Alternative Situation of removing buffer requirement in the development permit and making the development subject to the City's Tree Management Bylaw

Situation Type	Process required to grant permission	Outcome
Any tree removal	At the sole discretion of the individual strata lot owner	No City involvement

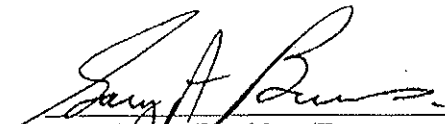
Strata Plan VIS 4529
Tree Committee
67 Bridgewater Lane
Parksville BC V9P 2V9

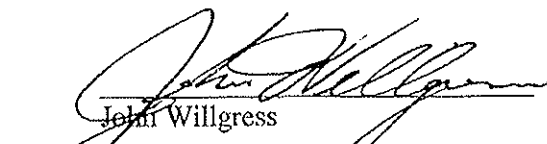
November 13, 2008

Gail Jackson
Director of Community Planning
City of Parksville


Enclosed is the report on the Removal of Trees at Bridgewater Lane as per our discussions and request of the City of Parksville.

We await your response and if there is any additional information you require please contact Gary Burns at (250) 248-2767.


Gary Burns, President/Treasurer


John Willgress


Peter Belanger


Nick Skura

REMOVAL OF TREES AT BRIDGEWATER LANE

Purpose of report:

To have trees in Bridgewater Lane removed in a manner to give safety and beautification for Bridgewater Lane and surrounding neighborhoods.

History:

City Council passed a resolution to have a Covenant Plan # VIP 66462 and #VIP 66463 Lot A be put on the properties between Butler and Bridgewater Lane to have a tree buffer between the properties. Unsafe conditions due of tree rot, leaning of trees, windstorms, lack of foliage, etc. residents of Bridgewater Lane are concerned for their property and their neighbor's property adjacent to Bridgewater Lane.

Discussion:

Over the past 2 years the residents of Bridgewater Lane have become concerned with the trees for the safety of their properties and surrounding neighbor's. Two reports have been submitted to the City regarding two Bridgewater Lane properties concerning the removal of trees for safety reasons. Since then two meetings between the City and Bridgewater Lane have taken place with the City requesting a report on all of the properties that have tree problems. This report spells out the properties concerned and approval from the City for removal of such trees.

Justification:

- Conditions have changed, in the past trees and dead limbs, crowns on live trees have grown potentially giving a bigger sail or exposure to the wind with broken branches damaging roofs.
- Trees close to houses have roots, which are damaging foundations, and drainage pipes.
- Structure defects clogging perimeter drains, scars, external indication of decay, such as fungal fruiting bodies, evidence of insect attack, discolored foliage, condition of root structures, degree of lean, surrounding site, proximity to dwellings and people.

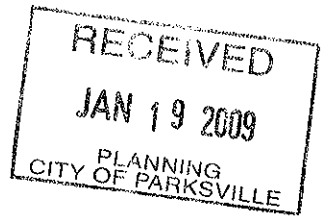
REMOVAL OF TREES AT BRIDGEWATER LANE

Recommendations:

- Enclosed is Strata Plan map (Exhibit A) of placement of trees on each property indicating in red trees that need to be removed.
- Tree removal will only be considered where, in the opinion of Strata Council, the subject tree or trees are believed to pose a hazard or are dead.
- Alteration of trees shall be limited to the removal of dead wood, crown thinning and selective pruning in order to remove a potential hazard.
- Strata Council will deem what tree replanting will be done with the criteria of existing trees left, property size, surrounding plants and scrubs.
- Consideration should be given to have future trees removed without going through another Development Permit process. Strata Council would need only to send a report to the City for approval to remove trees.

Properties Affected:

Lot Number	Address	Number of Trees Affected
27	61 Bridgewater Lane	1
26	63 Bridgewater Lane	2
25	65 Bridgewater Lane	10
24	67 Bridgewater Lane	3
22	71 Bridgewater Lane	4
20	75 Bridgewater Lane	3
19	77 Bridgewater Lane	3
16	83 Bridgewater Lane	2



January 17, 2009

Attention: Gail Jackson, Director of Community Planning, City of Parksville
F.C. Manson, Chief Administravtive Officer, City of Parksville
Gary Burns, Chairperson of Bridgewater Lane

Re: Amendment to Bridgewater Development permit to provide a tree management regime.

We Peter and Sue Ruescher, of 141 Butler Ave. Parksville, were the original people who requested a buffer zone be put into place when discussion started in regards to the developing of Bridgewater Development.

We moved to Parksville in October of 1992, at which time Butler was still surrounded by trees and the only access was up Craig street. After moving from the mainland where everything was bulldozed over for the sack of development we where thrilled to have been able to purchase a piece of property on 1/2 an acre with the back half still in trees, but we also knew that development would one day change our peace and tranquility. At this time Ross and Janet at 135 Butler, Peter and I at 141 and Dick and Nancy at 147 Butler where the only three lots that had any significant number of trees on the properties backing onto the as yet undeveloped land behind us. In approximately 1996, Dick and Nancy from 147 Butler sold and moved away and Frank and June moved in, almost immediately the chain saws came out and the trees came crashing down at 147 Butler, opening up our trees to exposure on that side of the property. And shortly thereafter, we had a fierce winter storm and had 4 of our trees come crashing down landing in the empty property behind us.

I believe it was the next spring that discussions started with city hall, several meeting where held at that time in regards to the development, sewer systems on Butler and tree management. I initiated the tree issue on two bases, 1. the safety of the houses, my concern at that time was that many of the trees on our properties where up 100 ft. tall and could cause a large amount of the damage if they came down, (as was the case the previous winter), not only to house and property but more importantly to human life, and Peter nor I wanted to have injury caused to anyone on our hands due to the development changing the natural process of our trees. 2. and the second thing was preserving our trees, why did we have to change our property just because of development. When I stood at the meeting and addressed City Council and the developer, my initial request I believe was more like a 60 feet buffer zone, this zone was to leave a barrier in place to cushion all the trees and a no bulldozer zone, so that more important tree roots where not disturbed.

As we all know one person trying to stop change, to protect what is theirs is a very difficult battle, and what we ended up with was a 30 foot buffer zone, well once the first foundations started going in we realized what a joke the whole process had been, the foundations where basically put in right by the buffer zone, and the co-called buffer zone had just become the backyards, this was not the original intent.

We also received a letter from Bridgewater at that time (which unfortunately, I no longer have), putting forth the tree buffer zone, and that Bridgewater would take out any of our trees which we deemed to come out and that they would replace the buffer zone with 6 foot tall trees to

help re-establish the natural zone. This also went by a blind eye and the area was never re-planted with 6 foot tall trees, but what could we do by this time the damage was done. Once the development went in and after many storms of severely swaying trees, Peter and I where also forced to remove several of the trees from our property, as these trees where up to 100 feet tall, and only had growth at the top 10 to 20 feet. So now we're really only left to Mike and Bev at 135 Butler, as their trees have more growth all the way down the truck, they have stood the test of time and stood through many storms.

As I was the original, person who started the whole tree issue, where do I stand as of today. Our intent was to protect people's life's and property by establishing this buffer zone, mostly from the trees on the Butler properties, it was never our intent to have large dangerous trees left on the Bridgewater property to cause unnecessary damage, and if a tree arborist has deemed a tree within the buffer zone dangerous by all means have it removed, when I hear that falling branches are causing property damage, lets all be sensible here and deal with this situation. The blame for all this goes back to the original developer and City Council at that time for not establishing a better and bigger buffer zone, and not replacing with 6 foot tall trees, which could now have been nicely established. I do not wish to hold the residents of Bridgewater prisoners on their own property, but also understand that I do not wish to have every tree removed now, just because someone doesn't like it.

We left some of our trees at approximately the 20 foot mark, and I now enjoy watching the Woodpeckers attacking it, providing a natural setting. I still believe we can all come to an agreement, and manage the buffer zone as a sustainable zone, to benefit not only the residents but also the wildlife that visits the neighborhood. And finally Peter and I strongly believe that since the original letter stated that 6 foot tall trees would be put back into the space, and City Hall never followed up with the developer, but still collected all fees associated with the development, that they should be held to re-establish some of the new tree growth and plant a few trees that would fit into the buffer zone and not cause a hazardous situation in a few years. Every year we buy a tree from the city in the fall and plant it on our property, for the city to work with the council and plant a few Birch or maple trees would help re-establish a natural setting for all to enjoy.

If more discussions are needed please feel free to contact myself, but in closing as I was the original person who started this whole process, I should have some input now, to make it safe and manageable as it was originally put forth. And finally in closing my concern is with the newspaper article dated Friday January 16th, 2009 states that council is making their final vote January 19th, 2009, we received notice from Gary Burns, on Friday January 16th, why are we being notified at the 99th minute, once again our input is nothing. This buffer was requested and put into place for the protection of our trees on Butler and the adverse affect they could have on the Bridgewater Development, this was not a matter that we were preserving trees, but trying to stop damage, from our properties. Maybe someone should have spoken to us earlier, and we wouldn't be at this point now, and of course we would have supported the removal of dangerous trees with the buffer zone, Phase 1 of the Bridgewater neighborhood has been a nice addition to the community and Peter and myself are of course in favor of staying in good terms with our neighbors, and working through this together.

Yours truly

Sue and Peter Ruescher

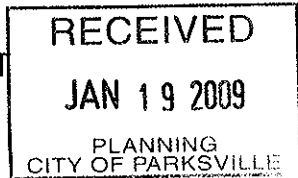
Peter Ruescher,

Sue Ruescher,

S. Ruescher

141 Butler Ave.
Parksville, B.C.
V9P 1K9

AMENDMENT TO BRIDGEWATER DEVELOPMENT



Tree Management in Buffer Zone

In response to the January 14, 2009 information package delivered to the neighbouring residents of Bridgewater Lane, we would like to propose a postponement of three months to any final decisions on amendments addressing the covenants in respect to tree retention in the buffer zone of the development. Having read the proposals recently shared by the Bridgewater Lane Tree Committee, we feel a postponement is necessary in order for the neighbouring residents to meet and discuss with both City Council and Bridgewater Lane residents concerns and options to address the issue of tree management.

NAME: ADDRESS: PHONE: SIGNATURE:

- Ben Greenwald 135 Butler Ave 250-248-4684 [Signature]
- TRISH LUBINSKOF 159 BUTLER AVE 248-6737 [Signature] (3 months from Jan 19/09)
- KES HENDRICKS 165 BUTLER AVE 954-3358 [Signature]
- WAYNE HEMSTREET 171 BUTLER AVE 947-9061 [Signature]
- MARY HEMSTREET 171 BUTLER AVE 947-9061 [Signature]
- KATELINS 40 AURORA ST 288267 [Signature]
- Susan Hinner 470 Aurora St 586 0111 [Signature]
- LJAD SA 129 BUTLER AVE 248 5545 [Signature]
- Dorothy Pollins 129 Butler Ave. 248-5545 [Signature]
- H. Horzig, 123 Butler Fr.
- C. Thompson 147 Butler Ave 248 6036 C. Thompson