



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

**SPECIAL COMMITTEE OF THE WHOLE**  
**AGENDA**

**WEDNESDAY, AUGUST 5, 2009 – 6:00 p.m.**

**1. ADOPTION OF MINUTES**

- a) of the July 6, 2009 minutes of the Committee of the Whole meeting - Pages 1 to 2

**2. PUBLIC PRESENTATIONS**

- a) Angela Quek, MAIBC - Rezoning Application [451, 461 and 465 Hirst Avenue West] - Page 3

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 – Water Awareness Program - Powerpoint Presentation

- b) Director of Community Planning – Endorsement of Water Awareness Program – Pages 4 to 5

*Endorsement and implementation of the AquaStar Water Awareness Program will create an awareness of the importance of water and how to use an acceptable amount.*

***Recommendation: THAT the report from the Director of Community Planning dated July 20, 2009 entitled "Endorsement of Water Awareness Program" be received;***

***AND THAT the AquaStar Water Awareness Program be endorsed;***

***AND FURTHER THAT staff be directed to proceed with the AquaStar Water Awareness Program implementation.***

- c) Director of Community Planning – Zoning Amendment Application – 451, 461 and 465 Hirst Avenue West – Pages 6 to 36

*This is a follow up report for a rezoning application that, if approved, would facilitate a 41 unit multifamily development consisting of three duplexes and two apartment buildings.*

**Recommendation: THAT the report from the Director of Community Planning dated July 23, 2009 entitled "Follow-up Report – Zoning Amendment Application – 451, 461 and 465 Hirst Avenue West" be received;**

**AND THAT the 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], be denied.**

- d) Director of Community Planning – Development Permit Application – 1152 Franklin's Gull Road – Pages 37 to 48

*Consideration of issuing a development permit for a two storey mix of industrial and office for Forbes Industrial Contractors and a single residential apartment.*

**Recommendation: THAT the report from the Director of Community Planning dated July 21, 2009 entitled "Development Permit Application – 1152 Franklin's Gull Road", be received;**

**AND THAT a development permit be issued to 0851465 B.C. Ltd. Inc. No. BC0851465 to permit a two storey mixed industrial office building which includes a single residential apartment, office space and related site improvements on Lot 9, Block 564, Nanoose District, Plan VIP79328 [1152 Franklin's Gull Road].**

- e) Director of Community Planning – Development Permit Application – 105 Island Highway East – Pages 49 to 59

*Consideration of issuing a development permit to permit the demolition of original campground residence and office and to move the sales office and display suite (from the Beach Club) onto the area that the old building occupied.*

**Recommendation: THAT the report from the Director of Community Planning dated July 21, 2009 entitled "Development Permit Application – 105 Island Highway East" be received;**

**AND THAT a development permit be issued to Pacific Beach Investments Ltd. Inc. No. 343239 to permit the demolition of the original campground residence and office and to move the sales office and display suite (from the Beach Club) onto the area that the old building occupied on Lot 1, District Lot 13, Nanoose District and Part of the bed of the Strait of Georgia, Nanaimo District, Plan VIP77092 [105 Island Highway East].**

- f) Director of Community Planning – Revisions to the Sustainable Community Builder Checklist and New Accessible Community Builder Checklist – Pages 60 to 76

*Follow up after referring the Accessible Community Builder Checklist to the Measuring Up Committee and ODCA for comment.*

**THAT the report from the Director of Community Planning dated June 25, 2009 entitled "Follow Up Report – Revisions to Sustainable Community Builder Checklist and New Accessible Community Builder Checklist" be received;**

**AND THAT the revised Sustainable Community Builder Checklist and a new Accessible Community Builder Checklist attached to the report from the Director of Community Planning dated June 25, 2009, be approved.**

- g) Director of Finance – Water Rate Structure and Rate Review - Pages 77 to 91  
*As part of the City's new Water Awareness Initiative and in response to ratepayers concerns regarding our current water rate system, staff have reviewed the water rates and propose a new water rate system.*

**Recommendation: THAT the report from the Director of Finance dated July 29, 2009 entitled "Water Rate Structure and Rate Review" be received;  
AND THAT staff be directed to prepare the necessary bylaws and policies in order to implement a new block tier water rate structure as outlined in Appendix C attached to the Director of Finance's July 29, 2009 report, including the elimination of the 10% early payment discount, effective for the October 2009 to March 2010 billing period;  
AND FURTHER THAT staff be directed to prepare the necessary bylaws and policies in order to implement the new Sanitary Sewer rates as outlined in Appendix D attached to the Director of Finance's July 29, 2009 report, including the elimination of the 10% early payment discount, effective for the October 2009 to March 2010 billing period.**

- h) Director of Community Planning - Transportation Plan – Jensen Avenue Connector - Pages 92 to 98  
*Consideration of change of scope for Transportation Plan and timing of the Jensen Avenue Connector completion.*

**Recommendation: THAT the report from the Director of Community Planning dated July 13, 2009 entitled "Consideration of Change of Scope for Transportation Plan and Timing of the Jensen Avenue Connector Completion" be received;  
AND THAT staff be authorized to award an additional scope of work to Boulevard Transportation Group in accordance with the Draft Terms of Reference attached to the report from the Director of Community Planning dated July 13, 2009 in the amount of \$21,400.00 (plus tax) to consider a one-way option for Highway 19A;  
AND FURTHER THAT staff be directed to withhold the tender process for the Jensen Avenue Connector construction until after the additional work by Boulevard Transportation Group is completed.**

6. NEW BUSINESS

7. ADJOURNMENT

ooOOoo

# TO BE ADOPTED

CITY OF PARKSVILLE

July 6, 2009

Minutes of the Special Committee of the Whole meeting held in the Civic and Technology Centre, 100 E. Jensen Avenue, Parksville, BC, on Monday, July 6, 2009 at 6:32 p.m.

PRESENT: His Worship Mayor E. F. Mayne

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



Staff: G. Jackson, Acting Chief Administrative Officer  
L. Butterworth, Director of Finance  
D. Banks, Fire Chief  
L. Kitchen, Recording Secretary

1. **MINUTES**

Patterson - Lefebvre

**THAT** the minutes of the Committee of the Whole meeting held June 22, 2009 be adopted.  
**CARRIED.**

2. **PUBLIC PRESENTATIONS** - Nil

3. **CORRESPONDENCE** - Nil

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 July 20, 2009 meeting.

**RECOMMENDATIONS:**

a) **Director of Community Planning - Consideration of Outstanding Housing Proposals with Respect to Affordable Housing**

Lefebvre - Greir

**THAT** the report from the Director of Community Planning dated June 25, 2009 for the reconciliation of outstanding affordable housing proposals be received;

**AND THAT** Council consider the affordable housing policy along with the development cost charges exemption bylaw to constitute the City's participation in affordable housing;

**AND FURTHER THAT** Council consider that all outstanding requests (noted below) for City participation in affordable housing that exceed this policy, be denied.

Proposal to construct and operate an affordable housing project on Lots 1 and 2, District Lot 123, Nanoose District, Plan 4091 [1350 Greig Road];

Consideration of support for motel conversion to affordable housing at Lot 1, District Lot 89, Nanoose District, Plan 5722, except Parts in Plans 10153 and VIP52582 [272 Island Highway West];

Consideration of a long term lease on behalf of the Oceanside Affordable Housing Society of 183 McVickers Street or determine an alternate site, if available, through the transfer of property title of the land or the air rights to the Oceanside Affordable Housing Society.

CARRIED.

b) **Executive Assistant - 2009 Beer Garden Applications**

Greir - Lefebvre

**THAT** the following organizations be permitted to conduct a beer garden special event in the Community Park Lacrosse Box at the specified time and dates outlined in the applications attached to the report from the Executive Assistant dated June 19, 2009 entitled "2009 Beer Garden Special Event Application":

District 69 Mixed Slo-Pitch Playoffs – Saturday, July 25 and Sunday, July 26, 2009, 12:00 PM till 6:00 PM;

Parksville Lions Club – August 1, 2, and 3, 2009, 12:00 PM till 6:00 PM;

**AND THAT** the approval be granted on condition that the organizers ensure that any temporary food concessions associated with the event are in compliance with Community Park Food Concessions Policy No. 3.18;

**AND FURTHER THAT** the approval be granted on condition that the organizers adhere to the signed Terms and Conditions forms attached to the report from the Executive Assistant dated June 19, 2009 entitled "2009 Beer Garden Special Event Application".

CARRIED.

c) **Executive Assistant - 2009 Beer Garden Applications**

Burger - Lefebvre

**THAT** the report from the Executive Assistant dated June 30, 2009 regarding a beer garden application for August 2, 2009 at the Oceanside Overdrive Car show, be received;

**AND THAT** the Beer Garden Event Application received from the Oceanside Overdrive Car Show for a beer garden in conjunction with the car show August 2, 2009 from noon to 4:00 p.m., be denied;

**AND FURTHER THAT** the Oceanside Overdrive Car Show organizers be advised that they may want to contact the Parksville Lions Club who are conducting a Beer Garden Event in conjunction with a baseball tournament August 1, 2, and 3, 2009 in the Community Park, to determine if they can merge these events.

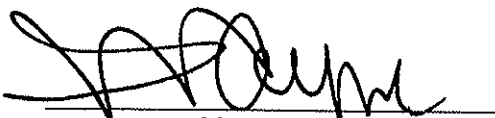
CARRIED.

6. **NEW BUSINESS** - Nil

7. **ADJOURNMENT**

Powell-Davidson - Patterson  
Rise and Report to Council at their July 20, 2009 meeting.

The meeting ended at 7:11 p.m.

  
\_\_\_\_\_  
Mayor



AGENDA  
COMMITTEE  
AUG - 5 2009  
DATE

REQUEST TO APPEAR

TO BE HELD WEDNESDAY - AUGUST 05, 2009, 200\_\_ AT 6:00 P.M.  
Day Date

NAME OF PERSON MAKING PRESENTATION: ANGELA QUEK, MAIBC & SHIRLEY WRIGHT, Owner  
[Please print]

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

NAME OF ORGANIZATION [if applicable]: AYPQ ARCHITECTURE & 0726963 BC

Mailing address: 13270 DOOLE ROAD, LADYSMITH, BC V9G 1G6

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

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.]

REVIEW THE PROJECT SPECIFICALLY IN REGARDS TO THE TRAFFIC, WALKWAYS, LANEWAYS AS WELL AS HEIGHT & DENSITY.

Rezoning Application [451, 461 and 465 Hirst Avenue West]

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*.



# SPECIAL COMMITTEE OF THE WHOLE REPORT



July 20, 2009

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

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

**SUBJECT: ENDORSEMENT OF WATER AWARENESS PROGRAM**

---

**Issue:**

Endorsement of Water Awareness Program

**Executive Summary:**

Endorsement and implementing the program will create an awareness of the importance of water and how to use an acceptable amount. It is also anticipated to have the outcome of reducing actual water use.

**References:**

PowerPoint presentation

**Background:**

The adequacy of water supply is a global topic. The issues vary throughout the world but it is generally accepted that the demand for water exceeds supply in many places. In areas where the supply is theoretically abundant, accessing it to meet peak day demand is often costly. Regardless of specifics, having a good supply does not justify a lack of well thought out management practices. For the City of Parksville it can be stated that this is not so much a topic about the supply of water by instead about managing its need.

A water awareness program has been developed and is ready for implementation. This program is based on in-depth knowledge of the City's water use patterns. It is intended to target known high water users. The program is initially based on awareness, education and information. A proposed update to our method of water billing is also part of the program. Over time it is intended that the initiative can be expanded into incentive programs, new standards and regulations, as well as on-going community outreach. The initial stages of the 2009 program are not subject of funding and therefore rely on existing resources. The program has been named the City of Parksville "AquaStar" Water Awareness Program.

**Options:**

Council may:

1. Endorse the program concept and direct Staff to commence implementation.
2. Decline endorsement.
3. Provide other direction.

## ENDORSEMENT OF WATER AWARENESS PROGRAM

### Analysis:

The City has had the topic of water on the 'forefront' for many years. In 1999, the Arrowsmith Dam was constructed and the Arrowsmith Water Service partnership formed. The Englishman River, along with 16 wells provides the City with a solid source of high quality drinking water. These water sources have been carefully managed for the purpose of protecting quantity and quality. The City's primary issue with respect to water pertains to meeting peak day demand. This demand is mainly a result of seasonal demand from landscaping and seasonal tourist uses. The City is well positioned to understand water usage since all City water is metered and the supply volumes are also known.

Endorsing and implementing the program will create an awareness of the importance of water and how to use an acceptable amount. It is also anticipated to have the outcome of reducing actual water use.

If a water program is not undertaken use patterns will continue, resulting in the need for the City to supply water in a volume that exceeds necessity.

### Sustainability:

One of the fundamentals of the concept of sustainability is to ensure that resources are not depleted over time. Managing water consumption to match both need and supply are important techniques to do this.

### Financial:

At this time the Water Awareness Program is intended to be funded from within existing 2009 resources.

### Recommendation:

That the report from the Director of Community Planning dated July 20, 2009 regarding endorsement of a water awareness program be received;  
And That Council endorse the AquaStar Water Awareness Program and direct Staff to proceed with its implementation.

  
\_\_\_\_\_  
GAYLE A. JACKSON

GAJ/sh

I:/Users/Planning/6440-01-WAT/2009/Agenda/Water Report-1.

### CHIEF ADMINISTRATIVE OFFICER COMMENTS:

  
\_\_\_\_\_  
F. MANSON, C.G.A.



SPECIAL COMMITTEE OF THE WHOLE REPORT

AGENDA  
COMMITTEE  
AUG - 5 2009  
DATE

July 23, 2009

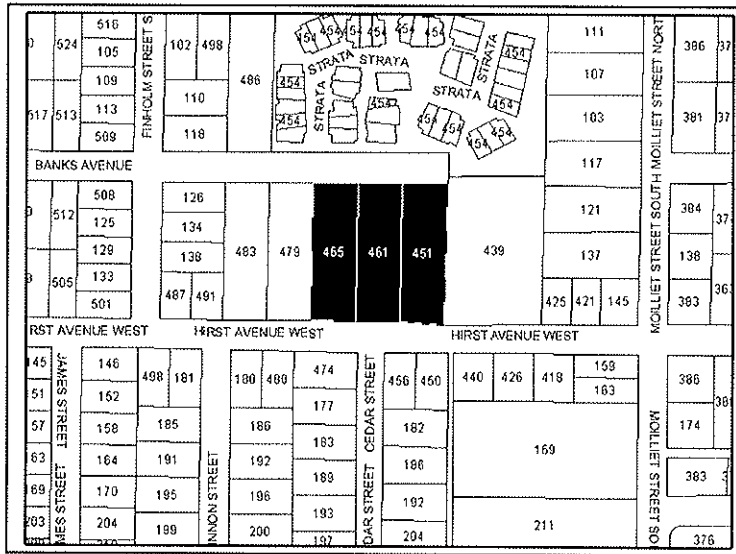
REPORT TO: F. C. MANSON, C.G.A., CHIEF ADMINISTRATIVE OFFICER

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

SUBJECT: FOLLOW-UP REPORT - 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**

This is a follow-up report for a rezoning application that if approved would facilitate a 41 unit multifamily development consisting of three duplexes and two apartment buildings in the 400 block of Hirst Avenue.

.../2

**CONSIDERATION OF A ZONING AMENDMENT APPLICATION  
451, 461 AND 465 HIRST AVENUE WEST**

**References:**

Summary of Comments Observed by Staff at Public Information Meeting – Schedule "A"  
Comments collected by applicant at Public Information Meeting – Schedule "B"  
Anticipated Community Amenity Contribution - Schedule "C"  
Correspondence date stamped received July 23, 2009 from Angela Queck Architecture.  
Staff Report dated December 15, 2008  
Covering sheet associated with signed petition  
Form letter received with signed petitions

**Background:**

The application, if approved, would result in the subject properties being rezoned from Single Family Residential RS-1 to a Comprehensive Development (CD) zone. This zone would permit a 41 unit multifamily development consisting of three duplexes and two apartment buildings in accordance with a site specific layout, density and height. This would represent a density which is between Medium Density Residential RS-2 and High Density Residential RS-3 with a floor area ratio of approximately 0.72 and a parcel coverage of approximately 36%. Additional background information provided in the initial report dated December 15, 2008 is attached.

The zoning amendment application for the above noted properties was introduced to Council at their regular meeting held Monday, February 2, 2009. At the meeting the following resolution was passed:

"09-019 (1) *That the report of the Director of Community Planning dated December 15, 2008 for the zoning amendment application for 451, 461 and 465 Hirst Avenue West, 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. CARRIED"*

The application was subsequently referred to the Advisory Planning Commission at their regular meeting held on March 19, 2009. Discussion took place regarding the community benefit of the proposal and if it meets the City's needs with respect to housing. Consensus could not be reached and therefore no recommendation to Council was generated. Issues with the proposed density or height did not appear to be expressed.

An applicant hosted Public Information Meeting was held on May 21, 2009 at the Parkville Community and Conference Centre. The meeting consisted of two presentations, one at 4:30 PM and a second 7:00 PM. A total of approximately 41 persons were observed in attendance evenly split between the two presentations. Concerns were raised by some of the residents on the topics of building height and form, Banks Avenue works, pedestrian linkages, retention pond, and suitability for development for families. A detailed summary of the comments as compiled by Staff are provided in Schedule "A".

**CONSIDERATION OF A ZONING AMENDMENT APPLICATION  
451, 461 AND 465 HIRST AVENUE WEST**

The site is designated 'multiple family' in the Official Community Plan. The multifamily policies state that multiple family applications are to be evaluated based on the merits of the specific proposal including its ability to minimize impact on adjacent properties. The Official Community Plan also contains an 'Amenity Policy' which indicates that Council may evaluate rezoning applications based on their demonstrable community benefit and amenities.

The initial technical review is complete however additional work is required to ensure that sufficient detail has been provided for preparation of the servicing agreement. Specific Items under detailed review are the water, sewer and fire flow analysis and a detailed review of the recent emergency access/walkway submission.

**Options:**

Council may:

- 1) Advance the application by directing Staff to prepare the bylaw and commence the statutory process.
- 2) Refer the application back to Staff to communicate with the applicant to determine whether additional changes to the proposal would be contemplated.
- 3) Deny the application.

**Analysis:**

The Official Community Plan designates a large amount of land for future multifamily use, a fact that has invited this application. It may be the case that the Official Community Plan 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. In some cases the designations are in single family blocks which appear generally stable. However, what is under consideration is the appropriate use of the land for the next 25 years taking into consideration its existing circumstances.

**Options:**

**Option 1 - Advance the application as proposed**

This option would result in advancing the application as currently proposed.

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. The proposal offers some modest amenities and provides additional housing capacity; 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 of the Official Community Plan.

While the project goes substantially farther than the previous application attempt, Staff believes that additional changes need to be made before it could gain sufficient neighbourhood acceptance. This may include further revisions to the height and massing of the proposed

**CONSIDERATION OF A ZONING AMENDMENT APPLICATION  
451, 461 AND 465 HIRST AVENUE WEST**

buildings and a review of requirements for Banks Avenue. For this reason Staff believes it would be premature to advance the application further at this time.

The application is also attracting sufficient neighbourhood opposition to bring into question whether the proposal sufficiently addresses impact issues. In addition to the well attended public information meeting a petition containing 142 signatures has now been received. Six separate submissions containing greater detail have also been received.

**Option 2 - Refer it back to Staff to communicate with the applicant to determine whether additional changes to the proposal would be contemplated.**

This option would provide an opportunity for the applicant to make an attempt to address issues that have been raised by the neighbourhood or by Council ahead of further advancement of the application.

**Option 3 - Deny the application.**

The Official Community Plan acknowledges that abundant land for multifamily housing has been designated that is not yet zoned. If on its own merits the proposed development is incompatible with adjacent land uses or is of no benefit to the community, then denying the application would be a fitting recommendation and appropriate for Council to make. Other than providing additional housing stock, this application does not appear to address community housing needs with respect to affordability or rental accommodation to any great extent. 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 is of concern because the uncertainty could result in destabilizing the neighbourhood.

Comments made at the well attended Public Information Meeting appear to suggest that there is still some lingering concerns by immediate neighbours with respect to the proposal. Main concerns appear to be related to the height of buildings and changes to the presently undeveloped section of Banks Avenue as well as concerns over general traffic in the area. Comments made by some residents appear to suggest that there would a higher lever of acceptance of a townhouse project on the properties if the applicant was willing. However, Staff believes that the developer either cannot do this and still have a viable project or does not wish to undertake this type of development.

Denial of the application may result in the discouragement of other multifamily applications being pursued within the surrounding area. Also, to be considered is that an under density development may never achieve a suitable density in the future when land is scarce.

This has been a challenging application for all groups. Despite the Official Community Plan application which "invites" multifamily, Staff, at this time, believes that this proposal doesn't adequately address integration issues and therefore is recommending denial. Other factors contributing to this recommendation include; the fact that the development proposal does not target a particular residential market niche where there is known demand; the entrenchment of a potentially undeveloped<sup>1</sup> Comprehensive Development zoned property would inevitably result in

---

<sup>1</sup> If market conditions do not permit timely development.

**CONSIDERATION OF A ZONING AMENDMENT APPLICATION  
451, 461 AND 465 HIRST AVENUE WEST**

another future rezoning; and it is believed that significant amendment to the proposal is likely not possible at this time.

**Sustainability:**

The issue of sustainability was addressed in detail in the Staff report dated December 15, 2008. The developers have demonstrated that they are considering the inclusion of sustainable features and concepts in their proposal. Further consideration of sustainable development practices may be considered as the design work progresses towards the development permit application stage. The proposal does not adequately address the demand for affordable or special needs housing. If it did, it would go much further to address sustainability.

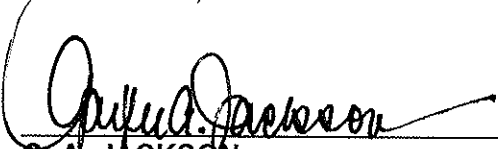
**Financial Implications:**

The financial implications are the costs of processing this application. No net financial impacts are anticipated. All associated works and services associated with this application are expected 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. Since a full technical servicing review identifying all such upgrades is not yet complete, it is not yet confirmed whether the applicant agrees to such costs.

**Recommendation:**

That the report of the Director of Community Planning titled "Follow-Up Report - Consideration off 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)" dated July 23, 2009 be received;

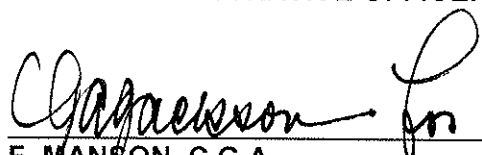
And That Council deny the Zoning Amendment Application for Lot 1, Plan 17579 and Lot A, Plan 17962 and Lot 4, Plan 18691, District Lot 106, Nanoose District (451, 461, And 465 Hirst Avenue West).

  
G. A. JACKSON

BR/sh  
Attachments

I:\Users\Rezoning\2008\08-01\Report-2.

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

  
F. MANSON, C.G.A.



**CONSIDERATION OF A ZONING AMENDMENT APPLICATION  
451, 461 AND 465 HIRST AVENUE WEST**

**Schedule "A"**

**Building Height**

*Issues with the height of the proposed three-story building appeared to be primarily the concern of those immediately adjacent to the subject property and those in units directly across the unconstructed section of Banks Avenue. This appears to be in regard to the potential loss of privacy and impact to views. Some residents indicated that they did not see any difference to the proposal from what was presented to Windsor Court by the applicants previously.*

*Some concerns were expressed by a broader segment of neighbours in regards to the apartment building format of the development rather than the specific density itself.*

To address the building height concerns would require revisions to the proposed building or by way of the applicant actively working with effected neighbours to improve their screening. It is however acknowledged that the future road allowance provides for substantial separation of over 20 metres or more between the subject property and those at Windsor Court.

**Traffic**

*Concerns that were raised appear to be primarily in regard to the current traffic volumes on Hirst Avenue and the perceptions that they are increasing (getting worse). Questions were asked how the proposed development will impact these volumes and affect surrounding intersections. Concerns were also raised on how the driveway may impact the Cedar Street intersection.*

The Traffic Engineers report indicates that the development will result in minimal impact to the intersection of Hirst Avenue and Cedar Street. The report goes on further to indicate that all studied intersection (those of the surrounding block) will operate at a satisfactory level of service in the 'A' or 'B' grade level until 2019. It should be noted that a grade of 'D' is generally considered the minimum acceptable level in the field of traffic engineering.

**Unconstructed Section of Bank Avenue**

*Changes to the unconstructed section of Banks Avenue appeared to be of concern primarily to those residents directly flanking the future road allowance. Particular concern was raised with the potential for mischief from pedestrian users of the access should it be developed. In addition, concerns were also raised over potential vehicle access.*

The unconstructed section of Banks Avenue presents a dilemma. In its current unconstructed state it presents very little benefit to the greater community. It provides essentially subsidized screening for existing properties that are in the immediately vicinity. An increase in the intensity of land use, triggered by this application, has made it necessary to develop Banks Avenue as an emergency access. A gate is planned to be installed that would limit vehicle access to only that of emergency vehicles.

It is acknowledged that a walkway in isolation can potentially have some negative association however the reality is that once apartment buildings are constructed a substantial portion of the walkway would be highly visible from the new buildings. High visibility creates passive surveillance opportunities that are consistent with the principles of Crime Prevention Through

**CONSIDERATION OF A ZONING AMENDMENT APPLICATION  
451, 461 AND 465 HIRST AVENUE WEST**

Environmental Designing (CPTED). However, in light of the likely timeline involved to construct the project, should it proceed, Staff believe it would be appropriate at this time to consider only securing a statutory right-of-way for a future walkway linkage along the eastern boundary of the project but not mandate its construction.

**Open Ponds and Storm water**

*Some concerns were expressed regarding the proposed pond; that it may create a mosquito breeding ground or be hazardous to resident children. Additional concerns were expressed that drainage would be directed to an existing open channel potentially creating flooding issues.*

The applicants Engineer reassured those present that the details of the on-site integrated storm water management are not finalized and that a dry detention system was also under consideration. This type of on-site detail would be addressed at the time of development permit. With respect to drainage, the City is committed to ensuring that storm water is handled in a safe and prudent manner, including avoiding direct discharge to open channels.

**Concerns with Children**

*A couple of residents appeared to express concern over the potential noise should the property be marketed to families with children and the lack of play facilities on-site for them.*

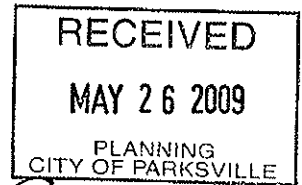
The applicant indicated that the project would not be actively catering to families with children but that would not expressly exclude them either. Staff believe that the proposed development will reflect the predominant demographic makeup of Parksville and be generally more appealing to those without children with the potential exception of the duplex units.

**Concerns with site being only Apartments**

*A resident believed to be from across Hirst Avenue expressed concern that the entire site might end up being developed as all apartments.*

The utilization a Comprehensive Development zone locks in place a specific site layout of the property including the location and height of various buildings making the aforementioned concern not possible.

Schedule "B"



# Fairview Gardens on Hirst

Thank you for attending our Information Meeting.

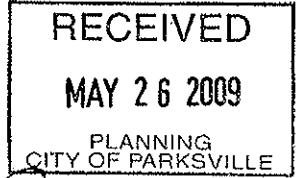
Comments: \_\_\_\_\_

- ① I am concerned about the over view of window court \*
- ② Amount of children? Noise etc.
- ③ Traffic?
- ④ Ponds - open water? Diseases, mosquitos
- ⑤ Water run-off.

Simply put

Height? Noise? Water? Traffic?

Schedule "B"



# Fairview Gardens on Hirst

Thank you for attending our Information Meeting.

Comments: \_\_\_\_\_

There are already lots of multi-family  
lots that have not been used. We do  
not need this among single family residences  
at this time. Part of Gerson is already  
zoned this way. Use up this area first  
before rezoning another neighborhood.

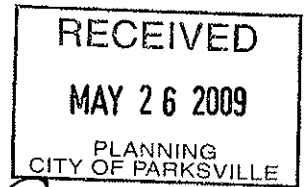
These tall buildings are going to block out  
sun to other existing homes. This is single  
family and should remain one story only!

**PAGE**

Thank you

CONSIDERATION OF A ZONING AMENDMENT APPLICATION  
451, 461 AND 465 HIRST AVENUE WEST

Schedule "B"



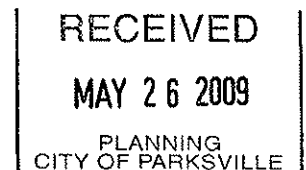
*Fairview Gardens on Hirst*

Thank you for attending our Information Meeting.

Comments: Its all about the  
heights - 2 storeys  
maximum, my only concern  
is height - I have no  
problem with density - just  
-heights -

CONSIDERATION OF A ZONING AMENDMENT APPLICATION  
451, 461 AND 465 HIRST AVENUE WEST

Schedule "B"



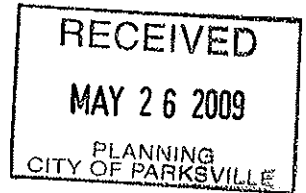
*Fairview Gardens on Hirst*

Thank you for attending our Information Meeting.

Comments: This need to stay as a single  
family residence area - traffic increase **PAGE**  
on Hirst / cedar streets is not appropriate 14



Schedule "B"



# Fairview Gardens on Hirst

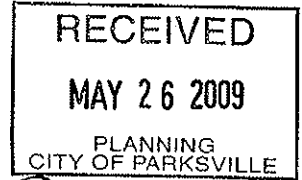
Thank you for attending our Information Meeting.

Comments: \_\_\_\_\_

- 1) Initial speaker very poor - sitting unable to hear that well - (should stand) - her voice does not carry well
- 2) Project on a busy street traffic problems all over
- \* 3) also drainage problems will occur.
- 4) It all looks good, however it won't fit into our area (single family residential) - don't need cond's there in the development - cars cars - pollution more noise all over (condelium a target c) <sup>Multi-level</sup>
- \* 3 stories high - too high - parking underneath as well
- ↳ No light for Morrison
- Block Sun in that area -
- 7) Develops money-making project (\$\$)

CONSIDERATION OF A ZONING AMENDMENT APPLICATION  
451, 461 AND 465 HIRST AVENUE WEST

Schedule "B"



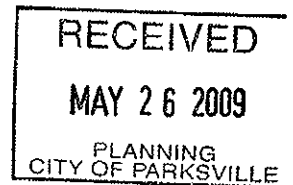
*Fairview Gardens on Hirst*

Thank you for attending our Information Meeting.

Comments: Windon Court will be overlooked and  
have no privacy, the building is too high:  
I am not in favour of this project.

CONSIDERATION OF A ZONING AMENDMENT APPLICATION  
451, 461 AND 465 HIRST AVENUE WEST

Schedule "B"



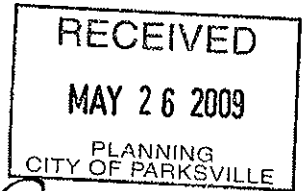
*Fairview Gardens on Hirst*

Thank you for attending our Information Meeting.

Comments: Very Nice project, it will make  
the neighbor hood look way nicer  
The design is amazing sounds like you  
nailed it.

Best Regards

Schedule "B"



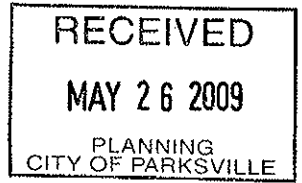
# Fairview Gardens on Hirst

Thank you for attending our Information Meeting.

Comments: \_\_\_\_\_

- Guest Parking?
- Any consideration to the change to traffic down Cedar St? It would probably be used a main transit corridor out to the highway - not down Hirst to Midland
- Have to know age range - Multi-Family is not ONLY retirement.
- what guarantee is there that the town home portion will be built and not just put in large ~~condo~~ back condo buildings.

Schedule "B"



# Fairview Gardens on Hirst

Thank you for attending our Information Meeting.

Comments: Great looking Development

Looking Forward to seeing it built. City is lucky to have developers like you.

Great presentation

All The Best luck!!!

Andrew McNamee

CONSIDERATION OF A ZONING AMENDMENT APPLICATION  
451, 461 AND 465 HIRST AVENUE WEST

Schedule "B"

RECEIVED  
MAY 26 2009  
PLANNING  
CITY OF PARKSVILLE

*Fairview Gardens on Hirst*

Thank you for attending our Information Meeting.

Comments:

- Great Presentation.
- Shows consideration taken to minimize impact on adjacent properties.
- Sustainability is quite evident & consideration has been given.

CONSIDERATION OF A ZONING AMENDMENT APPLICATION  
451, 461 AND 465 HIRST AVENUE WEST

Schedule "B"

RECEIVED  
MAY 26 2009  
PLANNING  
CITY OF PARKSVILLE

*Fairview Gardens on Hirst*

Thank you for attending our Information Meeting.

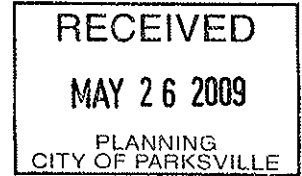
- Comments: *do not agree with 3 storey  
does not fit in with neighborhood.*

PAGE  
19



CONSIDERATION OF A ZONING AMENDMENT APPLICATION  
451, 461 AND 465 HIRST AVENUE WEST

Schedule "B"



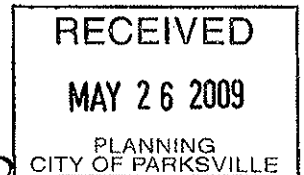
*Fairview Gardens on Hirst*

Thank you for attending our Information Meeting.

Comments: -11 ft 3 stories

CONSIDERATION OF A ZONING AMENDMENT APPLICATION  
451, 461 AND 465 HIRST AVENUE WEST

Schedule "B"



*Fairview Gardens on Hirst*

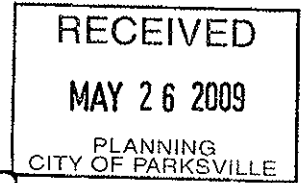
Thank you for attending our Information Meeting.

Comments: Utilization of the site has  
been carefully utilized considered  
in the design of the project.

A good mix of housing types,  
contributes to the Hirst Avenue  
streetscape and will be an  
asset to the neighborhood  
City of Parksville.

CONSIDERATION OF A ZONING AMENDMENT APPLICATION  
451, 461 AND 465 HIRST AVENUE WEST

Schedule "B"



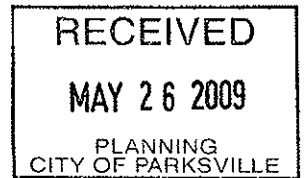
*Fairview Gardens on Hirst*

Thank you for attending our Information Meeting.

Comments: \_\_\_\_\_  
\_\_\_\_\_ *A great opportunity to help solve* \_\_\_\_\_  
\_\_\_\_\_ *the housing issues in Parksville.* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CONSIDERATION OF A ZONING AMENDMENT APPLICATION  
451, 461 AND 465 HIRST AVENUE WEST

Schedule "B"



*Fairview Gardens on Hirst*

Thank you for attending our Information Meeting.

Comments: \_\_\_\_\_  
\_\_\_\_\_ *THE UPDATING AND HOUSING THAT CLEANSE OF NEEDS* \_\_\_\_\_

**CONSIDERATION OF A ZONING AMENDMENT APPLICATION  
451, 461 AND 465 HIRST AVENUE WEST**

**Schedule "C"**

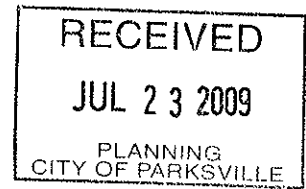
**Anticipated Community Amenity Contribution**

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;
- In addition, the applicant has indicated that they are willing to make a voluntary contribution of \$32,000 to the Parksville Volunteer Fire Department (PVFD).

# AYPQ

Angela YP Quek Architecture



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

July 22, 2009  
Blaine Russell  
Manager of Current Planning  
City of Parksville  
PO Box 1390, 100 E. Jensen Road  
Parksville B.C. V9P 2H3

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

Dear Blaine,

We understand that you have received some comments and would like to provide some clarifications:

1. Overlook & shadowing [Arbutus Building] to Windsor court:

With respect to the concerns of the Windsor Court residents located along Banks r.o.w., the location of the Arbutus Building is approximately 100 feet from the Windsor Court buildings along Banks r.o.w. This distance is similar to that of a municipal 20m [60ft] street with sidewalks and an additional 20ft property setback on either side. In addition, the face of the Arbutus Building toward Windsor Court consists of 14 units and of these, 5 units are on the main level, leaving only 9 units on the second & third levels.

> Overlook & shadowing impact would be minimal to Windsor court.

2. Retention pond:

There has been some concerns expressed over mosquitoes and safety of the proposed retention pond. The intent of the retention pond is two fold. To control overflow to neighboring properties and to create a landscaped water feature designed not be a habitat for mosquitos as well as a safe element in our environment. Water features can be found in many existing projects and have been proven to be an esthetic and environmental asset. However, as pointed out by engineering, the retention pond can also be designed to be a dry pond with a controlled overflow and only temporarily retaining water when needed during heavy rainfall.

3. Traffic:

The traffic report has been completed. The impact of this project on the surrounding neighborhood is minimal. We have included a copy of this report with this correspondence for the reference.

PAGE

23

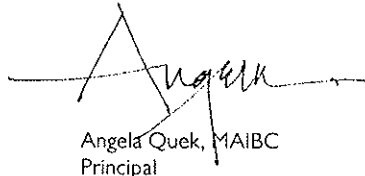
RECEIVED  
JUL 23 2009  
PLANNING  
CITY OF PARKSVILLE

4. Public Walkway at the East property line:

Residents have expressed support for this project but have concerns over this "public" walkway regarding security and safety. It would also be in the interests of the project to eliminate this right-of-way as it would also be of concern for the potential and future residents of the project.

Thank you for your consideration of these clarifications and we look forward to moving this application forward.

Sincerely,  
Angela Y.P. Quek ARCHITECTURE



Angela Quek, MAIBC  
Principal

*encl:*

May 21, 2008  
Our File: 2231 24501-3

McElhanney Consulting Services Ltd.  
1 - 1351 Estevan Road  
Nanaimo BC V9S 3Y3

Attention: Bob Hoffstrom, P.Eng.  
Branch Manager

Dear Sir:

Hirst Avenue Residential Development Traffic Analysis Update

Further to the Hirst Avenue 84 Unit Residential Development Traffic Analysis prepared in April 2006, the development proposal has been updated with a new land-use breakdown and revised access to the site. The proposed development has eliminated 43 units, which has reduced the total number of trips in the AM and PM peak periods. This letter report addressed the new development characteristics and presents an update to the traffic analysis.

**1.0 Revised Development and Access**

The proposed development includes 35 residential/condominium units plus 3 duplex units. There will also be a Fairview House on site, which will serve only as an amenity building (ie., gym). The revised access to the site is from Hirst Avenue, opposite to Cedar Street.

The area is comprised of two-lane cross-section roadways. The existing roadways in the vicinity of the site area are as follows:

- Hirst Avenue running east-west
- Bank Avenue running east-west
- Finholm Street running north-south
- Moilliet Street running north-south

The analysis includes four intersections:

- Bank Avenue / Finholm Street
- Hirst Avenue / Finholm Street
- Hirst Avenue / Cedar Street

2231\JOB\24501-3\052108 Update

13160 - 88th Ave  
Surrey BC  
Canada V3W 3K3

Tel 604 596 0391  
Fax 604 596 8853

**PAGE**

25



- Hirst Avenue / Moilliet Street

The intersection of Hirst Avenue / Moilliet Street is four-way stop controlled, and the remaining three intersections are two-way stop controlled with priority given to Hirst Street and Finholm Street.

## **2.0 Traffic Volume**

### **2.1 Traffic Count**

In addition to traffic counts conducted at the intersections of Finholm Street / Banks Avenue and Finholm Street / Hirst Avenue on September 16, 2005, traffic counts were also more recently conducted for the intersection Hirst Avenue / Cedar street on May 8, 2008 and for the intersection Hirst Avenue / Moilliet Street on May 13, 2008 between 7-9 AM and 4-6 PM. An annual growth rate of 2% was applied to convert 2005 traffic volumes of the intersections of Bank Avenue / Finholm Street and Hirst Avenue / Finholm Street to match the 2008 traffic counts at the intersections of Hirst Avenue / Cedar Street and Hirst Avenue / Moilliet street.

The 2008 and 2019 horizons, representing summer background and combined conditions (with site generated traffic volumes) are analyzed for this update.

Traffic growth in the vicinity of the area is assumed to be 2.0% per annum (compounded) and is unchanged from the original assumption stated in the April 2006 traffic analysis.

### **2.2 Trip Generation**

Trip generation rates for the development were obtained from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 7<sup>th</sup> edition and the higher trip rates resulting from the equation method were used for the purposes of this study to acquire a conservative volume estimate. **Table 1** below summarizes the results of the trip generation for the weekday AM and PM peak hours.



**TABLE 1 - TRIP GENERATION**

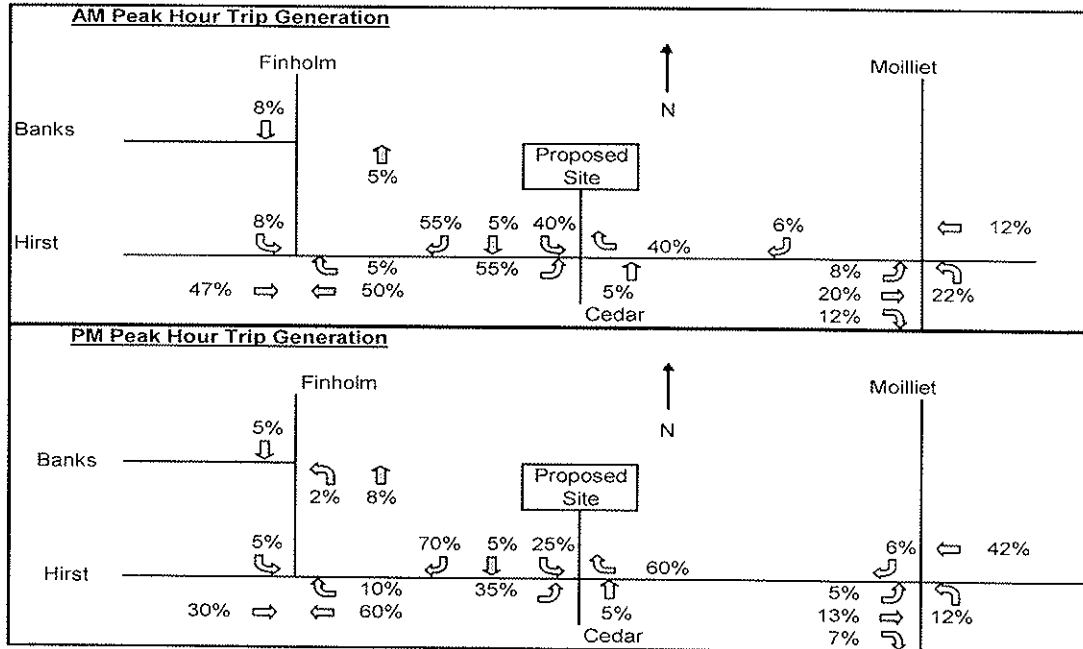
| AM                                     |                         |         |          |           |          |             |              |            |     |
|--|-------------------------|---------|----------|-----------|----------|-------------|--------------|------------|-----|
| Use                                    | DUs<br>(Dwelling Units) | ITE     |          |           |          | AM<br>Trips | %<br>Inbound | Site Trips |     |
|  |                         | Code    | Method   | Trip Rate |          |             |              | In         | Out |
| Residential Condominium /<br>Townhouse | 35 Units                | ITE 230 | Equation | 0.64      | trips/DU | 22          | 17%          | 4          | 18  |
| Duplex                                 | 6 Units                 | ITE 210 | Equation | 2.3       | trips/DU | 14          | 25%          | 4          | 10  |
| PM                                     |                         |         |          |           |          |             |              |            |     |
| Use                                    | DUs<br>(Dwelling Units) | ITE     |          |           |          | AM<br>Trips | %<br>Inbound | Site Trips |     |
|  |                         | Code    | Method   | Trip Rate |          |             |              | In         | Out |
| Residential Condominium /<br>Townhouse | 35 Units                | ITE 230 | Equation | 0.73      | trips/DU | 26          | 67%          | 17         | 9   |
| Duplex                                 | 6 Units                 | ITE 210 | Equation | 1.4       | trips/DU | 9           | 63%          | 6          | 3   |

The proposed development is expected to generate in the order of 36 vph during the weekday AM peak hour and 35 vph during the PM peak hour. The updated development has reduced the total trips by 32% in the AM and 20% in the PM peak hours.

2.3 Traffic Distribution

Traffic distribution percentages were determined based on existing traffic patterns. **Figure 1** below summarizes the incoming and outgoing distribution of traffic volumes to / from the site via the Cedar Street / Hirst Avenue intersection.

**Figure 1**



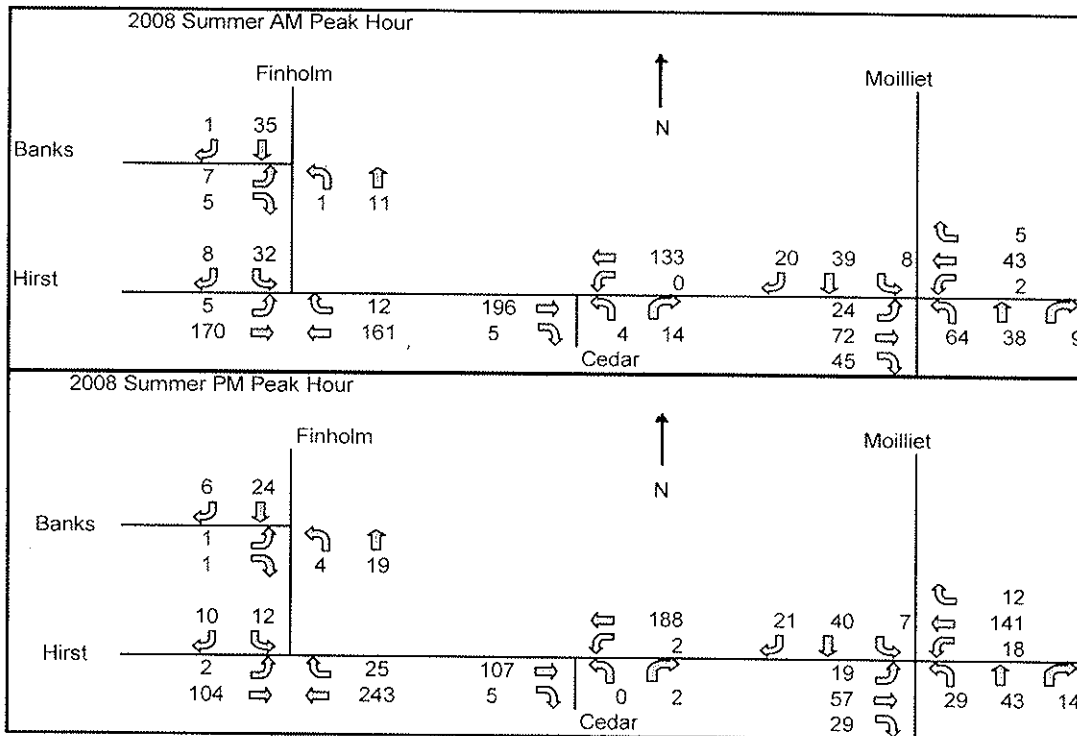




### 2.4 Combined Trips

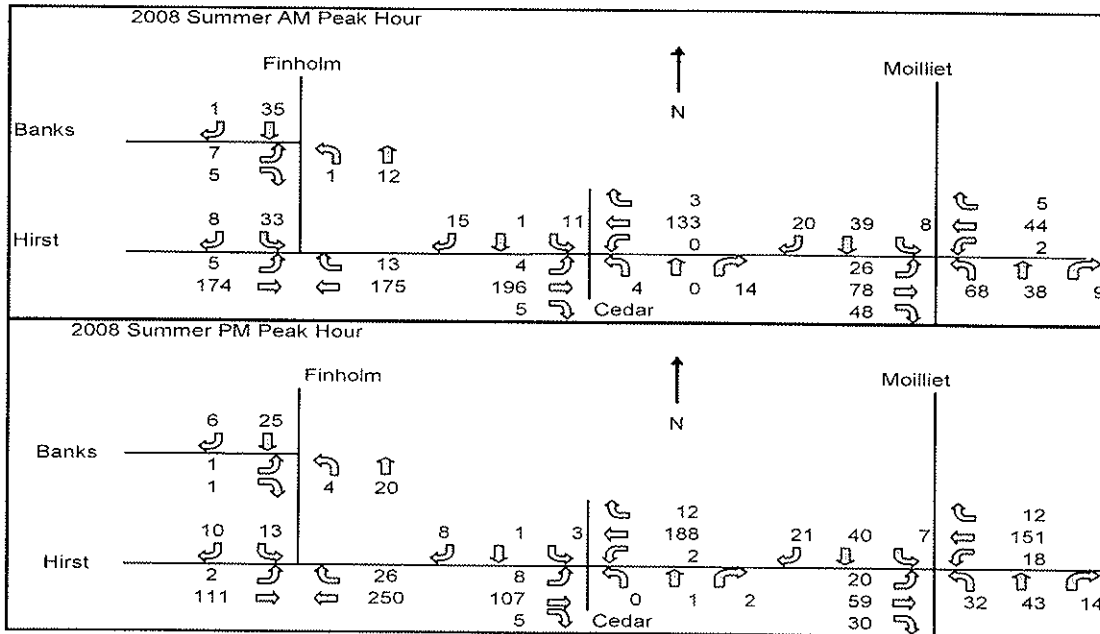
Development trips were combined with the background trips to arrive at the total combined traffic volumes for the 2008 and 2019 10-year planning horizon. **Figures 2 to 4** show the 2008 background, 2008 combined and the estimated 2019 combined traffic volume.

**Figure 2-2008 Background Traffic Volume**

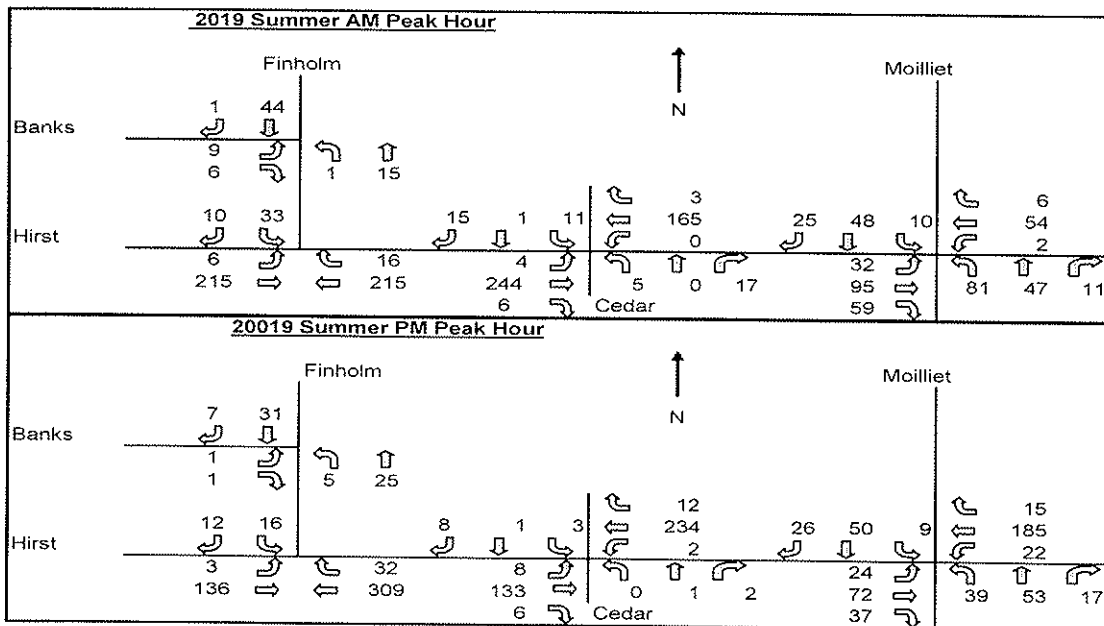




**Figure 3-2008 Combined Traffic Volume**



**Figure 4- 2019 Combined Traffic Volume**





### 3.0 TRAFFIC ANALYSIS

#### 3.1 Analysis Method

To determine the performance of the intersections, the Level of Service (LOS) measure was used. The LOS is a commonly used measure of the quality of traffic conditions experienced along a roadway or at an intersection. The LOS is typically measured as a function of the delay and defined as indicated in **Table 2**. The critical LOS at unsignalized intersections is generally a function of the delay experienced by the movements from stop controlled approaches and the left-turn maneuvers from the major roads.

**TABLE 2 - LEVEL OF SERVICE AND DELAY CRITERIA**

| LOS | Delay Criteria (sec/veh) | Description   |
|-----|--------------------------|---------------|
| A   | <10                      | Excellent     |
| B   | >10 and <15              | Very Good     |
| C   | >15 and <25              | Good          |
| D   | >25 and <35              | Acceptable    |
| E   | >35 and <50              | Near Capacity |
| F   | >50                      | Poor          |

The LOS ranges from A to F, with LOS 'D' generally considered as the minimum acceptable condition for urban areas.

#### 3.2 Traffic Analysis

Synchro 6.0 software was used to analyze intersection performance. Capacity analysis for the AM and PM peak hour volume scenarios at the intersection Bank Avenue / Finholm Street, Hirst Avenue / Finholm Street, Hirst Avenue / Cedar Street, and Hirst Avenue / Moilliet Street was conducted for the background and combined traffic volumes for the 2008 and 2019 planning horizons. A summary of the capacity analysis for the critical movements is presented below.



**Table 3 – Level of Service Summaries**

|                  | Finholm Street / Hirst Avenue |    |    | Finholm Street / Banks Avenue |     |    |    | Hirst Avenue / Cedar Street |    |    |     | Hirst Avenue / Moilliet Street |    |    |    |
|------------------|-------------------------------|----|----|-------------------------------|-----|----|----|-----------------------------|----|----|-----|--------------------------------|----|----|----|
|                  | EB                            | WB | SB | EB                            | WB  | NB | SB | EB                          | WB | NB | SB  | EB                             | WB | NB | SB |
| 2008 AM Existing | A                             | A  | B  | A                             | N/A | A  | A  | A                           | A  | A  | N/A | A                              | A  | A  | A  |
| 2008 PM Existing | A                             | A  | B  | A                             | N/A | A  | A  | A                           | A  | A  | N/A | A                              | A  | A  | A  |
| 2008 AM Combined | A                             | A  | B  | A                             | N/A | A  | A  | A                           | A  | A  | B   | A                              | A  | A  | A  |
| 2008 PM Combined | A                             | A  | B  | A                             | N/A | A  | A  | A                           | A  | A  | B   | A                              | A  | A  | A  |
| 2019 AM Combined | A                             | A  | B  | A                             | N/A | A  | A  | A                           | A  | B  | B   | A                              | A  | A  | A  |
| 2019 PM Combined | A                             | A  | B  | A                             | N/A | A  | A  | A                           | A  | B  | B   | A                              | A  | A  | A  |

The capacity analysis indicates that all intersections will operate at a very good LOS, as all individual movements will operate at LOS A or B until 2019.

The 95<sup>th</sup> percentile queues were also analyzed for all movements at the subject intersections. With the assumption of 7.8m for each vehicle in length, no queue is longer than 3 vehicles in length, as the maximum queue length is 17.6m.

**Table 4 – 95<sup>th</sup> Percentile Queue Summaries (M)**

|                  | Finholm Street / Hirst Avenue |     |     | Finholm Street / Banks Avenue |     |     |     | Hirst Avenue / Cedar Street |    |     |     | Hirst Avenue / Moilliet Street |      |      |      |
|------------------|-------------------------------|-----|-----|-------------------------------|-----|-----|-----|-----------------------------|----|-----|-----|--------------------------------|------|------|------|
|                  | EB                            | WB  | SB  | EB                            | WB  | NB  | SB  | EB                          | WB | NB  | SB  | EB                             | WB   | NB   | SB   |
| 2008 AM Existing | 0.1                           | 0.0 | 1.6 | 0.3                           | N/A | 0.0 | 0.0 | 0                           | 0  | 0.6 | N/A | 15.5                           | 12.8 | 16.2 | 16.9 |
| 2008 PM Existing | 0.0                           | 0.0 | 0.8 | 0.1                           | N/A | 0.1 | 0.0 | 0                           | 0  | 0.1 | N/A | 9.6                            | 14   | 16.7 | 14   |
| 2008 AM Combined | 0.1                           | 0.0 | 1.7 | 0.3                           | N/A | 0.0 | 0.0 | 0.1                         | 0  | 0.6 | 1   | 15                             | 12.9 | 17   | 9.3  |
| 2008 PM Combined | 0.0                           | 0.0 | 0.9 | 0.1                           | N/A | 0.1 | 0.0 | 0.1                         | 0  | 0.1 | 0.4 | 15.1                           | 9.4  | 9.6  | 9.2  |
| 2019 AM Combined | 0.1                           | 0.0 | 2.0 | 0.4                           | N/A | 0.0 | 0.0 | 0.1                         | 0  | 0.8 | 1.1 | 17.4                           | 9.3  | 15.3 | 9.5  |
| 2019 PM Combined | 0.1                           | 0.0 | 1.3 | 0.1                           | N/A | 0.1 | 0.0 | 0.2                         | 0  | 0.1 | 0.5 | 17.6                           | 9.6  | 9.3  | 9.8  |

\*Hirst Avenue / Moilliet Street 95<sup>th</sup> Percentile Queue Summaries refer to SimTraffic



Page 8  
Our File: 2231 24501-3

#### 4.0 CONCLUSION

For both 2008 and 2019, all studied intersections operate at satisfactory LOS and produce acceptable queue lengths. The introduction of the development access at the intersection of Hirst Avenue / Cedar Street will result in minimal impacts from an operational standpoint.

We trust that this traffic impact study update will be acceptable. Should you have any questions, please call the undersigned.

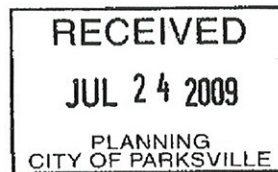
Yours very truly,

McELHANNEY CONSULTING SERVICES LTD.

José S. Pinto, P.Eng., PTOE  
Senior Traffic Engineer  
Vancouver Region Engineering

email: jpinto@mcelhanney.com  
JSP:van

To: The Mayor and Council of Parksville



Dated: 15 June 2009

**Major concerns regarding the re-zoning proposal of Fairview Gardens at 451, 461, 465 Hirst Street in Parksville BC**

1. **Devaluation of existing properties:** Forcing present owners of surrounding properties (some have lived there for over 30 years) to sell to future developers or take a devastating loss in the value of their home.
  
2. **Traffic:**

|           |   |   |
|-----------|---|---|
| Volume    | ) | all of these concerns affect and endanger the lives         |
| Safety    | ) | of local residents and pedestrians, especially the children |
| Pollution | ) | playing outside or walking to and from School.              |
| Speed     | ) |   |

Extra street parking is also a big concern and would be inevitable due to the lack of visitors parking within the proposed boundaries of the complex. This would bring extra endangerment to pedestrians and vehicle traffic.
  
3. **Height:**

|  |
|--|
| Invasion of privacy to surrounding homeowners.       |
| Loss of sunlight.                                    |
| Changes the character/ambiance of existing landscape |

\* The OCP states that the most important value is to maintain the integrity and identity of existing neighbourhoods.
  
4. **Ponds:**

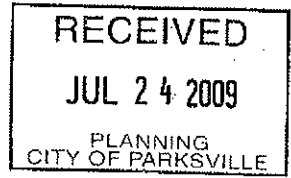
|  |
|--|
| A breeding ground for mosquitoes (health concerns) |
| Dangerous for small children                       |
| Stench in hot weather                              |
| Constant frog croaking                             |
  
5. **Security:**

|  |
|--|
| Proposed circumference walkway could attract/invite unsavoury activities.                    |
| Easy access to surrounding properties would increase their vulnerability to Vandalism/crime. |
| Would be used as a shortcut to surrounding areas through private properties                  |
  
6. **Firelane**

|  |
|--|
| Concerns re: width of proposed firelane...one lane only?? How would emergency vehicles turn around?? |
|--|
  
7. **Other Concerns**

|  |
|--|
| Increase in domestic animals.  |
| No playground for children   |
| Home businesses further complicate the traffic and parking situation |

*146 signatures based on this covering sheet and the following sheet*



June 2009

To the Parkville Mayor, Planning Department, and City Council,

I/We continue to disapprove to the revised proposal on lots 451, 461, and 465 Hirst Avenue. The main concerns and objections relate to the following:

1. Rezoning these properties from 3 single family properties to 41 multi-family units.
2. The inclusion of buildings with heights that are not conducive to the existing homes in the area.
3. The increased traffic that will be accompanied with congestion, as well as noise and light pollution.
4. The increased vulnerability the walkway would bring to the safety and security of the residents and properties of all surrounding areas.

Name

Address

Phone #

PAGE

34

# AYPQ

Angela YP Quek Architecture

---

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

City of Parksville Mayor & Council  
c/o Blaine Russell  
Manager of Current Planning  
City of Parksville  
PO Box 1390, 100 E. Jensen Road  
Parksville B.C. V9P 2H3

July 28, 2009

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

Your Honors,

With the utmost respect for the residents that have submitted their comments, there must also be equal consideration given to the Owners of the proposed development who have not only listened to the community, but have acted with a commitment to making Parksville an attractive & livable community and a financial investment that has extended over the last four years.

My Clients have reduced their initial density 50% with a clear instruction to this office to give careful consideration to the adjacent properties and neighborhood.

Review of the comments from the residents indicates that this has indeed been accomplished. The items noted in these submissions have been addressed.

For the record, a review these comments:

- > Time has proven that property values increase with densification.
- > A Traffic study was completed showing minimal impact to the area.
- > The pedestrian walkway was a request by the City of Parksville Planning Department. My Clients has consistently supported the removal of the walkway. With this also being a concern of both Windsor Court Residents & adjacent property owners, my clients wish me to advise you that they are not prepared to construct a public walkway or to provide an easement for public access. All walkways will be internal only and will not link through to Windsor Court. This should satisfy the main objection of the Windsor Court residents to the project.
- > The Banks Avenue fire lane was a request from the City of Parksville Fire Department with a financial commitment by my Client for its engineering and construction. The removal of the fire lane would be supported by my clients. If Council wishes to retain the fire lane, this item should then not be given negative consideration in Council's approval deliberation.
- > Water features have been included in developments over the years & with proper design, they are valued for their visual and environmental contribution.
- > Overlook & shadowing from the second & third levels consists of 8 units (5+3) facing Windsor court with a setback of a 100ft and only 4 (2+2) units along the east property line adjacent to a forested buffer area on the adjacent property.



- > In regards to shadowing, the 100ft setback from Windsor Court is equal to that of a public roadway, sidewalks and front yards with two storey houses on each side. Any shadowing at the East property line would be into the forested buffer.
- > Finally, if security is a primary concern, it must be noted that the existing treed area along Banks have contributed to allowing vandalism to occur. In contrast, the proposed development follows the principals of crime prevention through self-surveillance by building residents, thus discouraging vandal activity.

A presentation was given to Windsor Court over a year ago on April 22, 2008. Presentation was made to the Advisory Planning Commission on January 06 of this year and a Public Information Meeting was held on May 21<sup>st</sup>. It is clear that my Clients have demonstrated that the items raised as a result of these public presentation, have been addressed, or have minimal impact on adjacent property owners and the neighborhood. In the case of the Banks Avenue lane way, the responsibility of its inclusion in this project lies with the City of Parksville. My Clients have been generous in their financial contribution to the engineering and construction of the full length of the lane way beyond their property frontage. However, they are more than agreeable to the removal of this requirement.

The OCP states that *"..... 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!"*

There are no outstanding issues.

Fairview on Hirst will contribute to making the City of Parksville a vibrant community and should be supported.

On behalf on my Clients,  
Thank you in advance for the wisdom of clarity in your deliberation of these issues.

Sincerely,  
Angela Y.P. Quek ARCHITECTURE

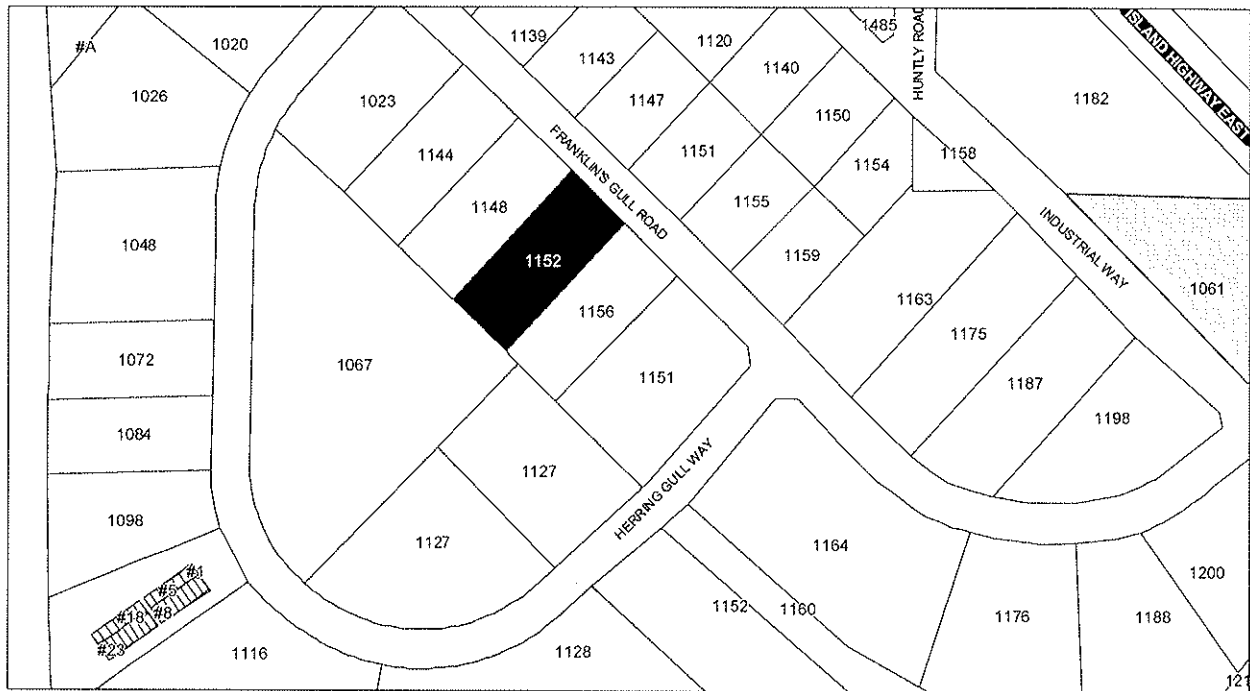


Angela Quek MAIBC  
Principal

**SPECIAL COMMITTEE OF THE WHOLE REPORT**

July 21, 2009

**REPORT TO:** F. C. MANSON, C. G. A., CHIEF ADMINISTRATIVE OFFICER  
**FROM:** G. A. JACKSON, DIRECTOR OF COMMUNITY PLANNING  
**SUBJECT:** DEVELOPMENT PERMIT FOR LOT 9, BLOCK 564, NANOOSE DISTRICT, PLAN VIP79328 [1152 FRANKLIN'S GULL ROAD]  
REGISTERED OWNER: 0851465 B.C. LTD., INC. NO. BC0851465  
APPLICANT: DAVID POIRON ARCHITECT INC.  
FILE: 3060-09-05



**Issue:**

Consideration of issuing a development permit for a two storey mix of industrial and office for Forbes Industrial Contractors Ltd. (the building's primary occupant) and a single residential apartment.

**Executive Summary:**

On July 6, 2009 the City received a development permit application from David Poiron Architect Inc. on behalf of the owners of the property. The applicant requests the issuance of a development permit to permit a two storey mixed industrial office building which includes a single residential apartment, office space and related site improvements. The subject property is fronted by Franklin's Gull Road to the northwest and backs onto a developed industrial site. The balance of land use adjacencies comprises both vacant and developed industrial properties.

**DEVELOPMENT PERMIT FOR  
1152 FRANKLIN'S GULL ROAD**

**References:**

Official Community Plan Bylaw, 2002, No. 1370 excerpt – 5.2.14 Development Permit Area No. 14 - INDUSTRIAL PARK;  
Schedule "A" – Development Permit Guideline Evaluation;  
A1.1 Contacts, Drawing List, Zoning, Location, Site Plan – prepared by David Poiron Architect Inc., date stamp received July 6, 2009;  
A3.1 Elevations – prepared by David Poiron Architect Inc., date stamp received July 6, 2009;  
Materials Board – prepared by David Poiron Architect Inc., date stamp received July 6, 2009;  
Sustainable Community Builder Checklist – prepared by David Poiron Architect Inc.

**Background:**

The subject property is within Development Permit Area No. 14 - INDUSTRIAL PARK. The development permit designation is under the form and character category. The attached Schedule "A" provides a brief point form summary of the guideline evaluation for the proposed development.

The proposal was reviewed by the Advisory Design Panel on July 9, 2009. There were only two panel members in attendance for this meeting; resulting in no 'quorum' (a quorum is deemed to be at least three voting members). The (informal) recommendation to Council from the Advisory Design Panel is as follows:

"That Council should accept the design proposal based on drawings and presentations provided at the Advisory Design Panel for Lot 9, Block 564, Nanoose District, Plan VIP79328 (1152 Franklin's Gull Way). CARRIED."

The proposal is consistent with Zoning and Development Bylaw, 1994, No. 2000 and no relaxations or variances are required.

**Options:**

Council may:

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

**Analysis:**

One 2 storey building and associated site improvements are proposed for the subject property; a property which is located within Development Permit Area No. 14 – INDUSTRIAL PARK. The stated objective of the development permit area is to ensure that the development of the Industrial Park is done in a uniform and orderly manner. As such the form and character of the proposal, as established through the development permit area guidelines, is to be considered.

1. Issuance of a development permit means acceptance of the size, shape and exterior finish of buildings as well as the proposed landscaping. The proposed form and character of the building and related site treatments have been reviewed through the Advisory Design Panel. The applicant has revised the building façade and frontage

**DEVELOPMENT PERMIT FOR  
1152 FRANKLIN'S GULL ROAD**

landscape design in response to the Panel's recommendations. For these reasons, Staff is of the opinion that the development permit guidelines have been met and that it is appropriate for Council to issue a development permit to the applicant. A detailed analysis of the development permit guidelines is provided in Schedule "A" of this report.

2. Should a development permit be denied by Council, the decision must be based on the application not meeting the development permit guidelines or that insufficient information has been provided to Council. Application deficiencies in meeting the guidelines would have to be clearly communicated to the applicant so that they may be addressed and made satisfactory. The *Local Government Act* does not provide Council with the discretionary ability to deny permit issuance. Denial may keep the location in its present state for a longer duration.

**Sustainability/Environmental Analysis:**

The attached Sustainable Community Builder Checklist has been completed in detail by the applicant. Reclamation of native plant materials is proposed. Storm water infiltration was a consideration during the design. The integration of natural light through the use of translucent fibreglass panelling is noteworthy.

**Financial Implications:**

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

**Recommendation:**


That the report from the Director of Community Planning dated July 21, 2009 for the issuance of a Development Permit at 1152 Franklin's Gull Road be received;  
And That a development permit be issued to 0851465 B.C. LTD., INC. NO. BC0851465 to permit a two storey mixed industrial office building which includes a single residential apartment, office space and related site improvements on Lot 9, Block 564, Nanoose District, Plan VIP79328 (1152 Franklin's Gull Road);

  
\_\_\_\_\_  
G. A. JACKSON

NG/sh  
Attachments

I:/Users/Planning/Dpermit/2009/09-05/Agenda/Report-1.

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

  
\_\_\_\_\_  
F. MANSON, C.G.A.

**SCHEDULE "A"**  
**Development Permit Guideline Evaluation**

**5.2.14.                    Development Permit Area No. 14 - INDUSTRIAL PARK**

**Category:                Form and Character of Commercial Development**

Guidelines have been addressed by the following:

1. Form and character and architectural design are consistent with similar building forms in the Parksville Industrial Park.
2. The exterior finishes of buildings and structures shall be complementary to adjacent developments and natural colour palettes of the area.
3. Landscaping employs native and drought tolerant plants and is designed to blend with adjacent parcels.

I:/Users/Planning/DPermit/2009/09-05/Agenda/Schedule A.

# FIC Warehouse

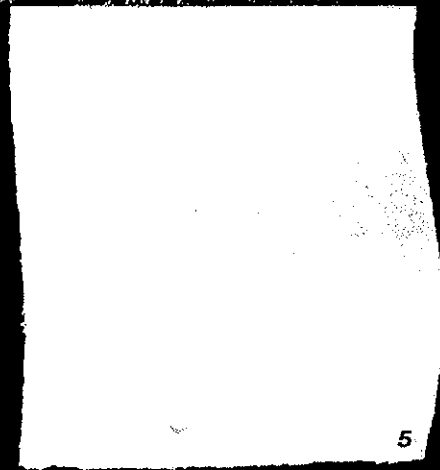
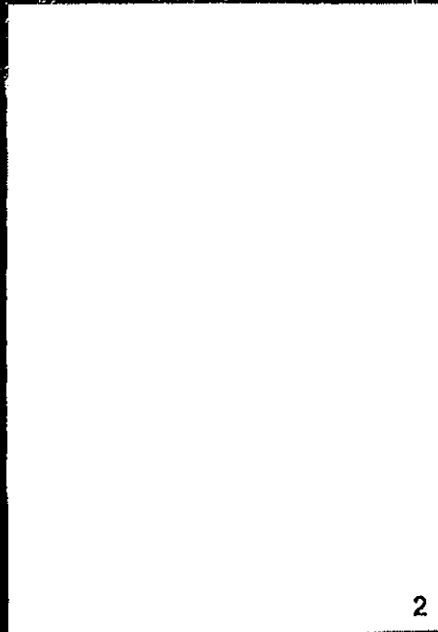
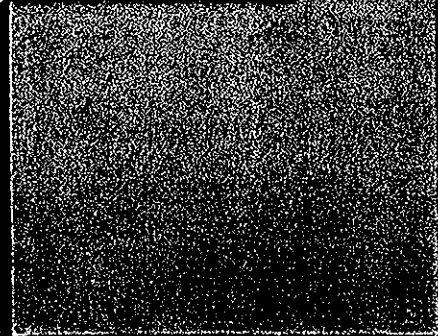
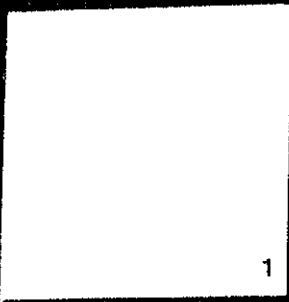
1152 Franklin's Gull Road Parksville, BC

David Poiron Architect Inc.

9-03 Commercial St Nanaimo, BC V9R 5G3

250 714 1063 Phone 250 714.1967 Fax

www.poiron.com



## Exterior Finishes

1. Standing Seam Metal Roof Natural Galvanized Steel
2. Ribbed Metal Cladding -- Malibu White
3. Ribbed Metal Cladding -- Tahoe Blue
4. Trim -- Steel Doors, Frames, Fascia, Gutters, Downspouts, Steel Bollards, Roof Supports -- match Tahoe Blue
5. Translucent Fiberglass -- Natural Fiberglass

**PAGE**

41

RECEIVED

JUL - 6 2009

PLANNING  
CITY OF PARKSVILLE

# THE SUSTAINABLE COMMUNITY BUILDER CHECKLIST



## The Sustainable Community Builder Checklist

| <b>Environmental Protection and Enhancement</b>   |   |     |    |   |
|---|---|-----|----|---|
| 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?   | ✓   |    | CONSERVE EXISTING VEGETATION @ ENTRY TO SITE            |
| 2.  | Remove invasive species?  | ✓   |    | REMOVAL OF BROOM  |
| 3.  | Involve innovative ways to reduce waste, and protect the air quality?                               |     |    | N/A   |
| 4.  | Include an ecological inventory?  |     |    | N/A   |
| 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.)? | ✓   |    | MAXIMIZE WINDOWS AND TRANSLUCENT PANELS FOR DAYLIGHTING |
| 6.  | Provide onsite renewable energy generation such as solar energy or geothermal heating?              |     | ✓  |   |
| 7.  | Propose buildings constructed in accordance with LEED, and the accepted green building standards?   |     | ✓  |   |

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

|     |   | YES | NO | EXPLANATION |
|-----|---|-----|----|-------------|
| 8.  | Provide onsite composting facilities?   |     |    | N/A         |
| 9.  | Provide an area for a community garden? |     |    | N/A         |
| 10. | Include a car free zone?                |     |    | N/A         |
| 11. | Include a car share program?            |     |    | N/A         |

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

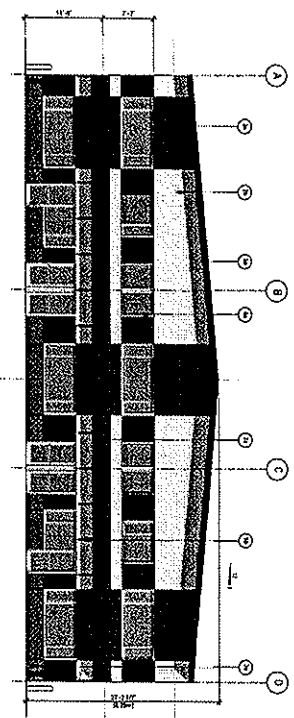
|     |   | YES | NO | EXPLANATION                       |
|-----|---|-----|----|-----------------------------------|
| 12. | Use drought tolerant plants?  | ✓   |    | EXISTING VEGETATION               |
| 13. | Use rocks and other materials in the landscaping design that are not water dependant? | ✓   |    |                                   |
| 14. | Recycle water and wastewater?   |     | ✓  |                                   |
| 15. | Provide for zero stormwater run-off?  |     | ✓  |                                   |
| 16. | Utilize natural systems for sewage disposal and storm water?                          | ✓   |    | 1/3 OF SITE GRAVEL FOR STORMWATER |
| 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:

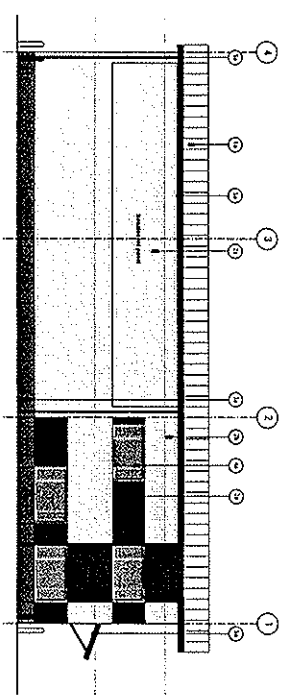
|     |   | YES | NO | EXPLANATION |
|-----|---|-----|----|-------------|
| 18. | Provide conservation measures for sensitive lands beyond those mandated by legislation? |     |    | N/A         |
| 19. | Cluster the housing to save remaining land from development and disturbance?            |     |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



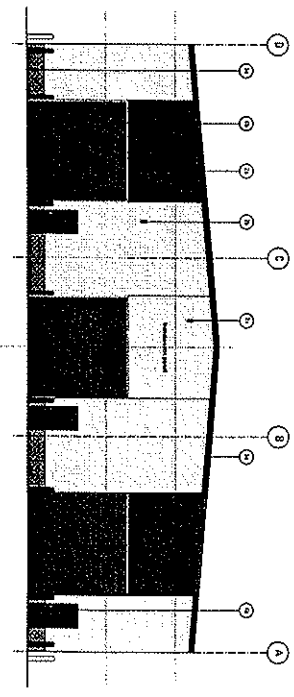
RECEIVED  
 JUL - 6 2009  
 PLANNING  
 CITY OF PARKSVILLE



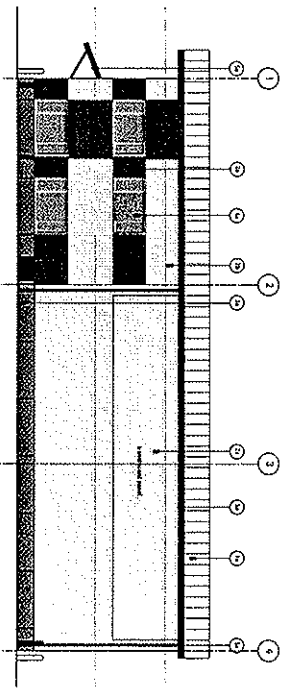
1.1 Front Elevation  
 Scale: 1/4" = 1'-0"



1.2 Left Side Elevation  
 Scale: 1/4" = 1'-0"



1.3 Rear Elevation  
 Scale: 1/4" = 1'-0"

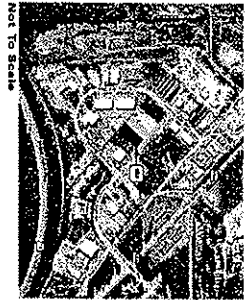


1.4 Right Side Elevation  
 Scale: 1/4" = 1'-0"

**Exterior Materials Legend**

|      |                          |         |           |
|------|--------------------------|---------|-----------|
| 1.1  | Standing Seam Metal Roof | Neutral | Galvalume |
| 1.2  | Asph/Flt Shingles        | Neutral | Galvalume |
| 1.3  | Asph/Flt Shingles        | Neutral | Galvalume |
| 1.4  | Asph/Flt Shingles        | Neutral | Galvalume |
| 1.5  | Asph/Flt Shingles        | Neutral | Galvalume |
| 1.6  | Asph/Flt Shingles        | Neutral | Galvalume |
| 1.7  | Asph/Flt Shingles        | Neutral | Galvalume |
| 1.8  | Asph/Flt Shingles        | Neutral | Galvalume |
| 1.9  | Asph/Flt Shingles        | Neutral | Galvalume |
| 1.10 | Asph/Flt Shingles        | Neutral | Galvalume |

RECEIVED  
 JUL - 6 2009  
 PLANNING  
 CITY OF PARKSVILLE



Location Plan  
 Not To Scale

**Contact List**

**Client:** Crawford  
**Project Name:** Crawford  
**Project Address:** 1123 Franklin Road, Parkersville, IN 47130  
**Project Phone:** 317-238-4344  
**Project Email:** [scopely@franklinroad.com](mailto:scopely@franklinroad.com)

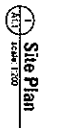
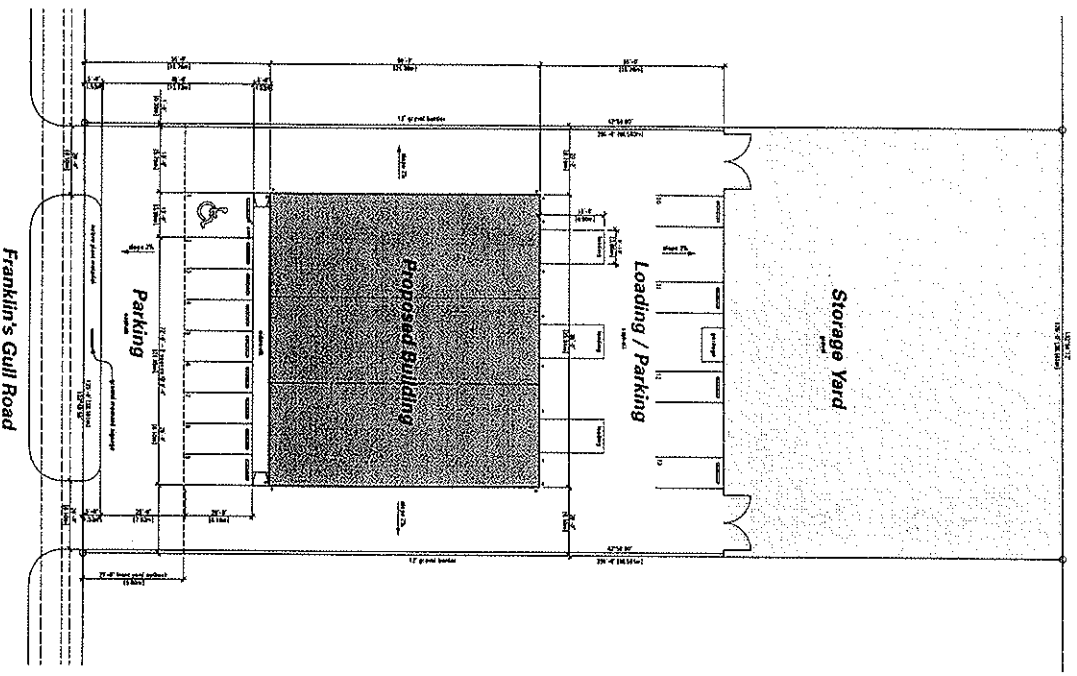
**Architect:**  
**David Peiron Architect, Inc.**  
 208 31st Street SW  
 Parkersville, IN 47130  
 Phone: 317-238-4344  
 Email: [info@franklinroad.com](mailto:info@franklinroad.com)

**Zoning Information**

|                                      |  |                                    |  |
|--------------------------------------|--|------------------------------------|--|
| <b>Project Name of Owner:</b>        | 081124 87 LLC                              | <b>Address:</b>                    | 1123 Franklin Road, Parkersville, IN 47130 |
| <b>Project Identification (PID):</b> | 036-219-602                                | <b>Parcel:</b>                     | 036-219-602                                |
| <b>City Address:</b>                 | 1123 Franklin Road, Parkersville, IN 47130 | <b>Zoning Category:</b>            | P-1 Industrial                             |
| <b>Lot Area:</b>                     | 2,313 sqm                                  | <b>Area of Building Footprint:</b> | 825 sqm                                    |
| <b>Building Footprint:</b>           | 825 sqm                                    | <b>Lot Coverage:</b>               | 35.7%                                      |
| <b>Lot Coverage:</b>                 | 35.7%                                      | <b>Height of Building:</b>         | 9.8 m                                      |
| <b>Height of Building:</b>           | 9.8 m                                      | <b>Number of Floors:</b>           | 1  |
| <b>Number of Floors:</b>             | 1  | <b>Number of Units:</b>            | 0  |
| <b>Number of Units:</b>              | 0  | <b>Number of Spots:</b>            | 37   |

**Drawing Legend**

- North Arrow
- Proposed Building
- Proposed Parking
- Proposed Storage Yard
- Proposed Loading/Docking
- Proposed Accessory Building
- Proposed Site Boundary
- Proposed Street Frontage
- Proposed Street Frontage - Adjacent



**Drawing List**

A1.1 1123 Franklin Road, Parkersville, IN 47130  
 A1.2 1123 Franklin Road, Parkersville, IN 47130  
 A1.3 1123 Franklin Road, Parkersville, IN 47130

**David Peiron Architect, Inc.**  
 208 31st Street SW  
 Parkersville, IN 47130  
 Phone: 317-238-4344  
 Email: [info@franklinroad.com](mailto:info@franklinroad.com)

**Project Name:** Crawford  
**Project Address:** 1123 Franklin Road, Parkersville, IN 47130  
**Project Phone:** 317-238-4344  
**Project Email:** [scopely@franklinroad.com](mailto:scopely@franklinroad.com)

**Architect:** David Peiron Architect, Inc.  
**Project Number:** 081124 87 LLC  
**Project Address:** 1123 Franklin Road, Parkersville, IN 47130  
**Project Phone:** 317-238-4344  
**Project Email:** [scopely@franklinroad.com](mailto:scopely@franklinroad.com)

**A1.1**

**PAGE 45**

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?  |     |    | N/A         |
| 23. Provide services, or an amenity in close proximity to a residential area?                         |     |    | N/A         |
| 24. Provide a variety of housing in close proximity to a public amenity, transit, or commercial area? |     |    | N/A         |

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? | ✓   |    | SINGLE APARTMENT IN INDUSTRIAL ZONE |
| 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? | ✓   |    |             |

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? | ✓   |    | FIRE SUPPRESSION (SPRINKLER) SYSTEM                       |
| 31. | Help prevent crime through the site design?  | ✓   |    | APARTMENT PROVIDES SURVEILLANCE DURING NON-BUSINESS HOURS |
| 32. | Slow traffic through the design of the road?   |     |    | N/A   |

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?                   |     |    | N/A         |
| 34. | Promote, or improve trails and pedestrian amenities?   |     |    | N/A         |
| 35. | Link to amenities such as school, beach & trails, grocery store, public transit, etc.? (provide distance & type) |     |    | N/A         |

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) |     |    | N/A         |
| 37. | Use colour and public art to add vibrancy and promote community values  |     |    | N/A         |
| 38. | Preserve heritage features?   |     |    | N/A         |

## 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? | ✓   |    |             |
| 40. Utilize pre-existing roads and services?     | ✓   |    |             |
| 41. Revitalize a previously contaminated area?   |     |    | N/A         |

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

|  | YES | NO | EXPLANATION |
|--|-----|----|-------------|
| 42. Create permanent employment opportunities?   | ✓   |    |             |
| 43. Promote diversification of the local economy via business type and size appropriate for the area?                                      | ✓   |    |             |
| 44. Increase community opportunities for training, education, entertainment, or recreation?  | ✓   |    |             |
| 45. Use local materials and labour?  | ✓   |    |             |
| 46. Improve opportunities for new and existing businesses?   | ✓   |    |             |
| <b>B<br/>O<br/>N<br/>U<br/>S</b> Please explain if there is something unique or innovative about your project that has not been addressed? |     |    |             |

Total Number of "Yes"

20/26  
~~44~~

SCORE

77%

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