

SPECIAL COMMITTEE OF THE WHOLE REPORT

AGENDA  
COMMITTEE  
AUG - 5 2009  
DATE

July 21, 2009

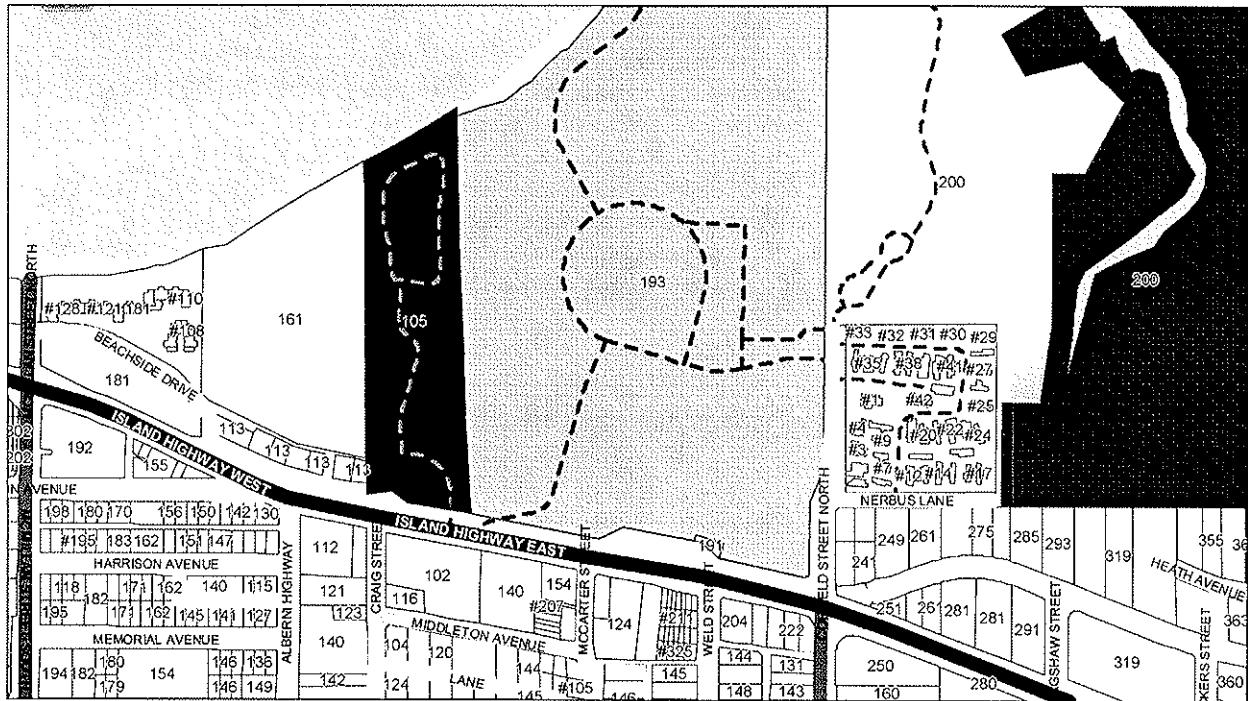
MEMO TO: F. C. MANSON, C.G.A., CHIEF ADMINISTRATIVE OFFICER

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

SUBJECT: APPLICATION FOR A DEVELOPMENT PERMIT 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]  
REGISTERED OWNERS: PACIFIC BEACH INVESTMENTS LTD., (INC. NO. 343239)  
APPLICANT: ROBERT ADAMS, PARK SANDS BEACH RESORT  
OUR FILE NO: 3060-09-04

Issue:

Consideration of a development permit 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.



**APPLICATION FOR A DEVELOPMENT PERMIT  
TO PERMIT THE DEMOLITION OF THE ORIGINAL  
CAMPGROUND RESIDENCE ETC.**

**Executive Summary:**

On July 2, 2009, the City received a development permit application from Robert Adams, Park Sands Beach Resort on behalf of the owners of the property. The site is located on the north (waterfront) side of Highway 19A abutting the Community Park to the east and Parksville Beach Resort to the west. The applicant is requesting the issuance of a development permit 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. The subject property is within Development Permit Area No. 2 – WATERFRONT - DOWNTOWN. The development permit designation is under the Form and Character, Environmental Protection and Hazardous Conditions categories.

**References:**

Official Community Plan Bylaw, 2002, No. 1370 excerpt – 5.2.2. Development Permit Area No. 2 - WATERFRONT – DOWNTOWN;  
(7) Seven Photo reference Sheets, as prepared by Robert Adams, Parks Sands Beach Resort, date stamped received July 2, 2009;  
Proposed Building Location Survey, as prepared by Sims Associates Land Surveying, date stamped received July 2, 2009.

**Background:**

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 1, District Lot 13, Nanoose District and Part of the Bed of the Strait of Georgia, Nanaimo District, Plan VIP77092 (105 Island Highway East). 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 Staff to issue a development permit for the proposed development.
2. Deny the development permit application.

**Analysis:**

1. Issuance of a development permit will allow the owner to remove the existing caretakers building and replace it with an updated residence and office by replacing it with the Beach Club sales centre already located on the site. Two trees will need to be removed to relocate the sales centre building onto a new foundation at the current caretaker's building.

**APPLICATION FOR A DEVELOPMENT PERMIT  
TO PERMIT THE DEMOLITION OF THE ORIGINAL  
CAMPGROUND RESIDENCE ETC.**

2. Council can deny a development permit based only on the application not meeting the development permit guidelines or that insufficient information has been provided for Council to make an informed decision. Application deficiencies in meeting the guidelines would have to be clearly communicated to the applicant so that they may be addressed and made satisfactory. The **Local Government Act** does not provide Council with the discretionary ability to ultimately deny permit issuance.

**Sustainability/Environmental Analysis:**


The Sustainable Community Builder Checklist was completed by the applicant. This is a minor application resulting in little alteration to the existing site condition. Of note is the adaptive re-use of a preexisting structure rather than the demolition of two buildings.

**Financial Implications:**

There are no financial implications.

**Recommendation:**

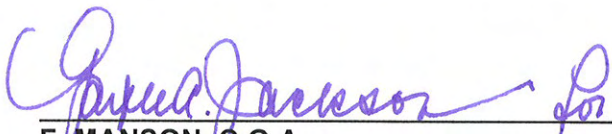
That the report from the Director of Community Planning dated July 21, 2009 for the issuance of a development permit at 105 Island Highway be received;  
And That a development permit be issued to Pacific Beach Investments Ltd., Inc. No. 343239 to permit the demolition of the original campground residence 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).

  
G. A. JACKSON

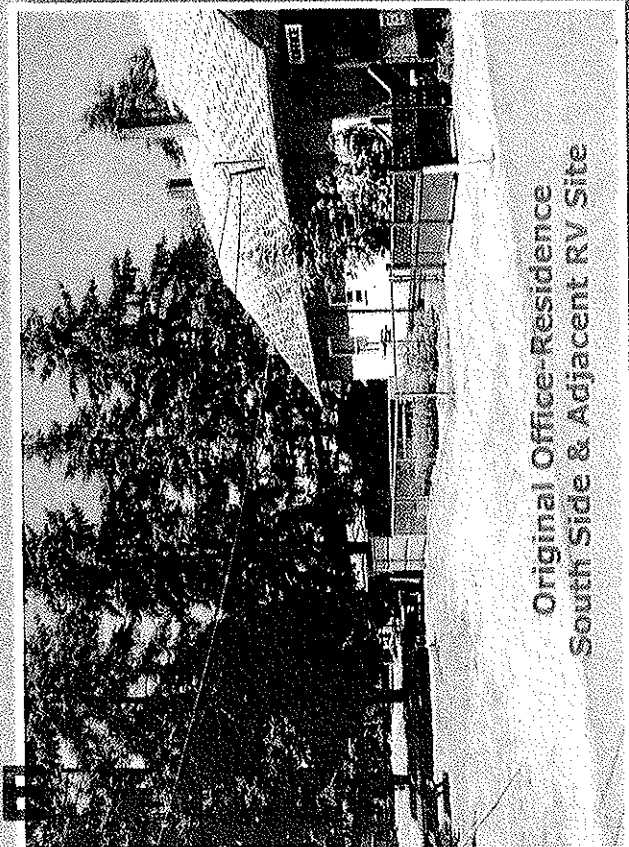
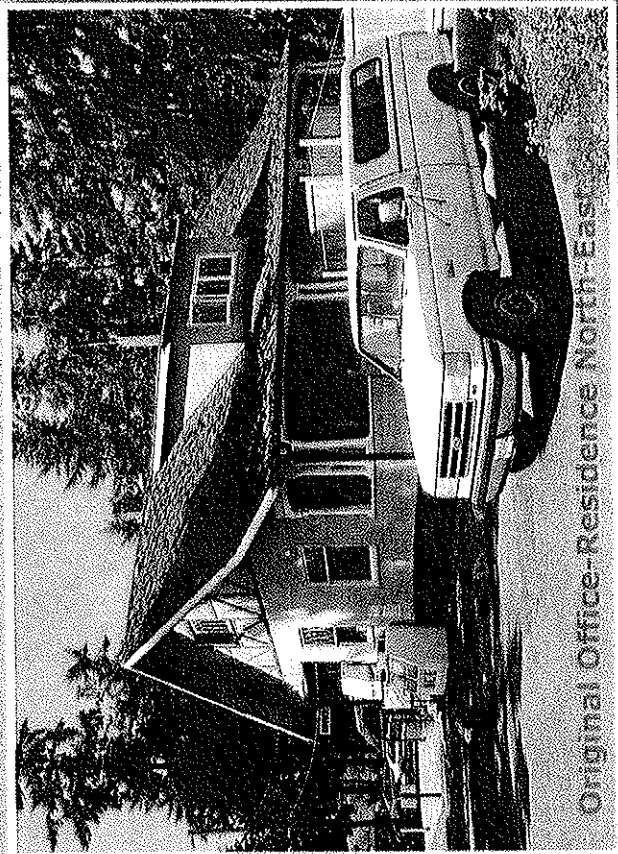
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Attachments

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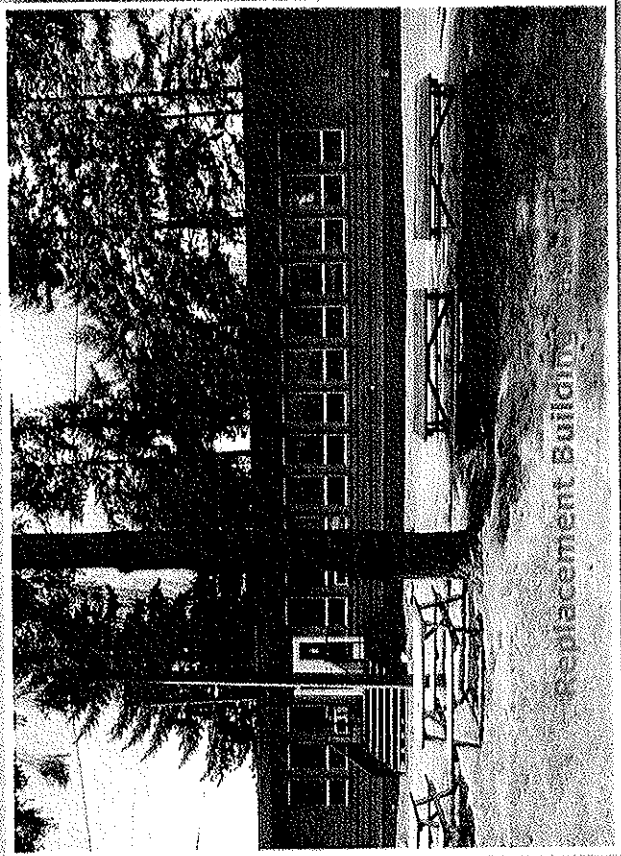
**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

  
F. MANSON, C.G.A.

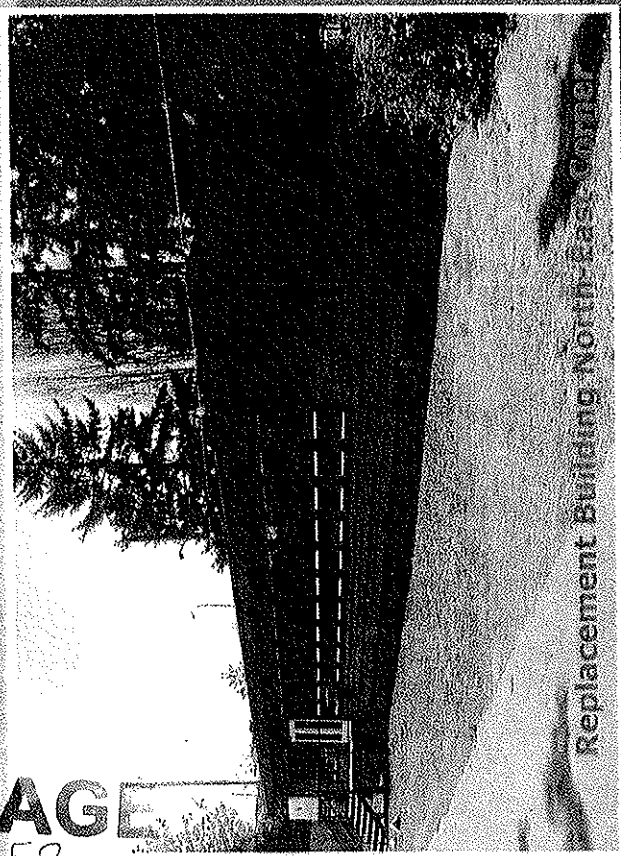
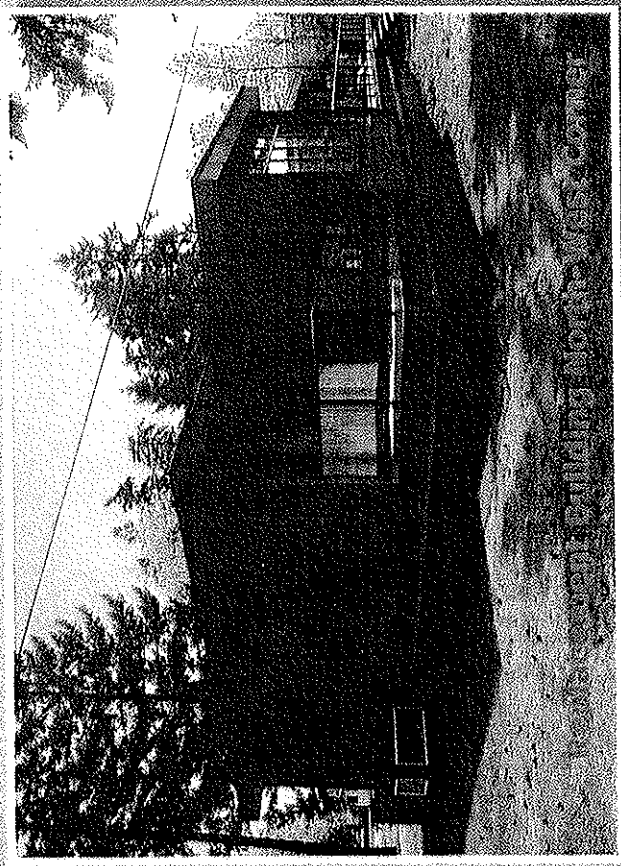
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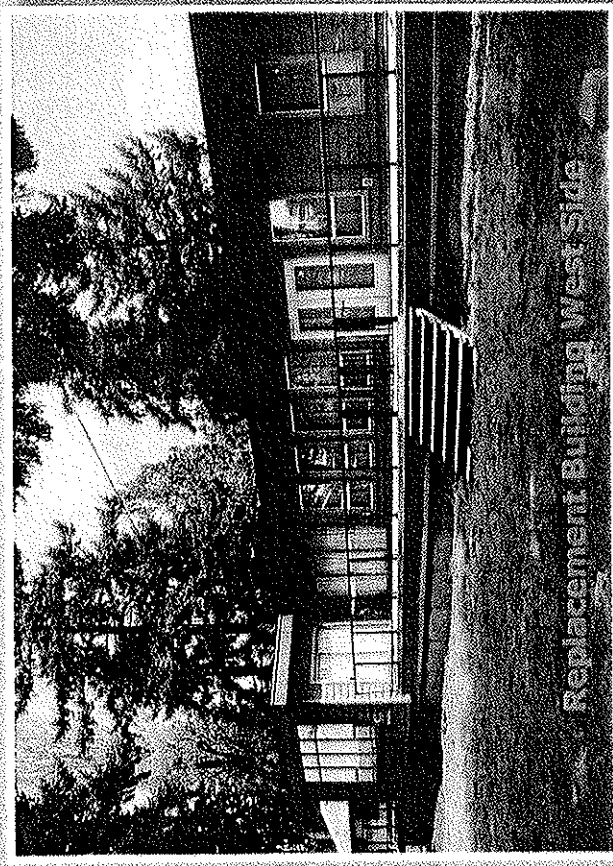


Replacement Building

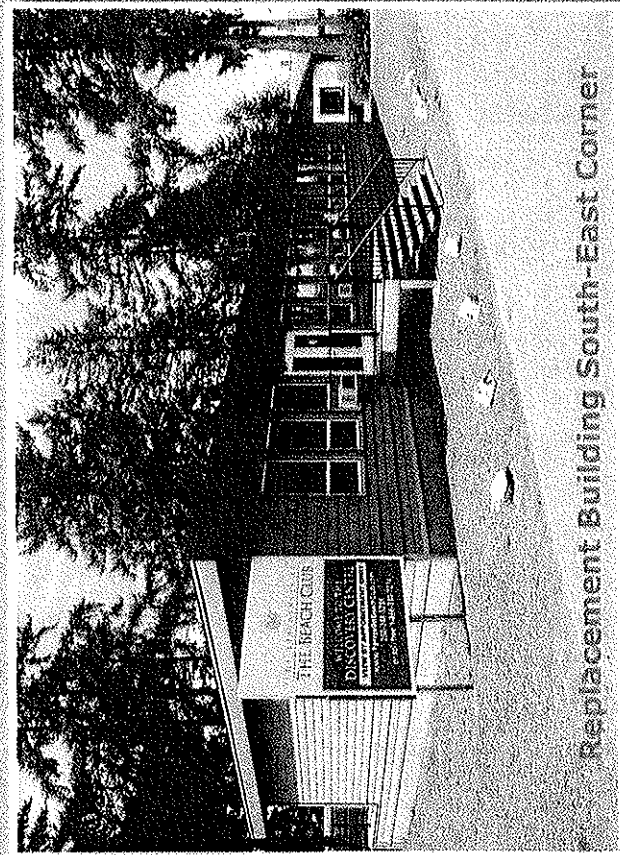


Replacement Building North-East Corridor

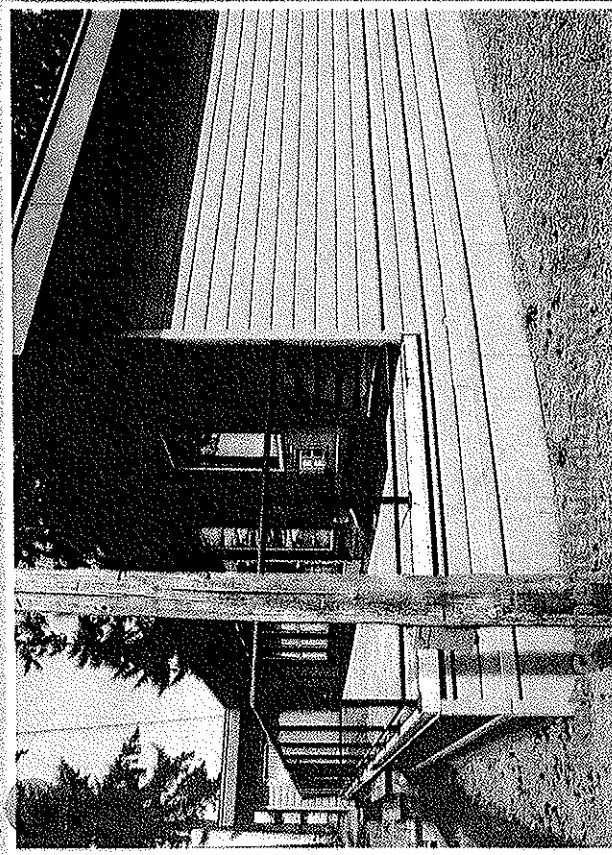
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Replacement Building West Side

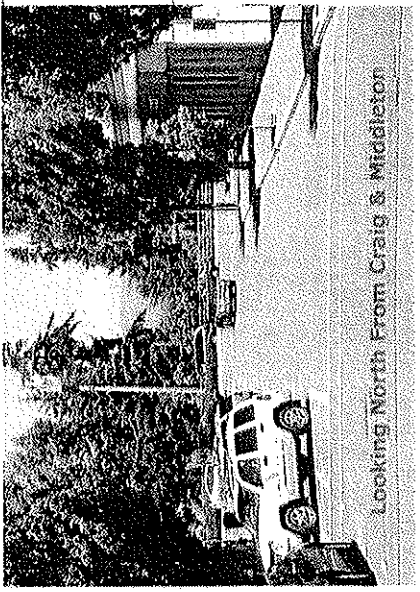


Replacement Building South-East Corner

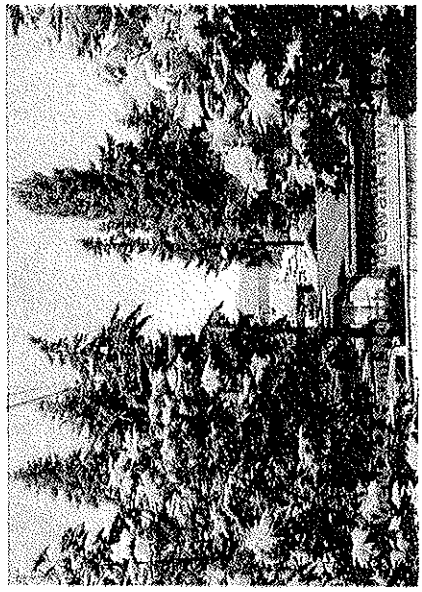


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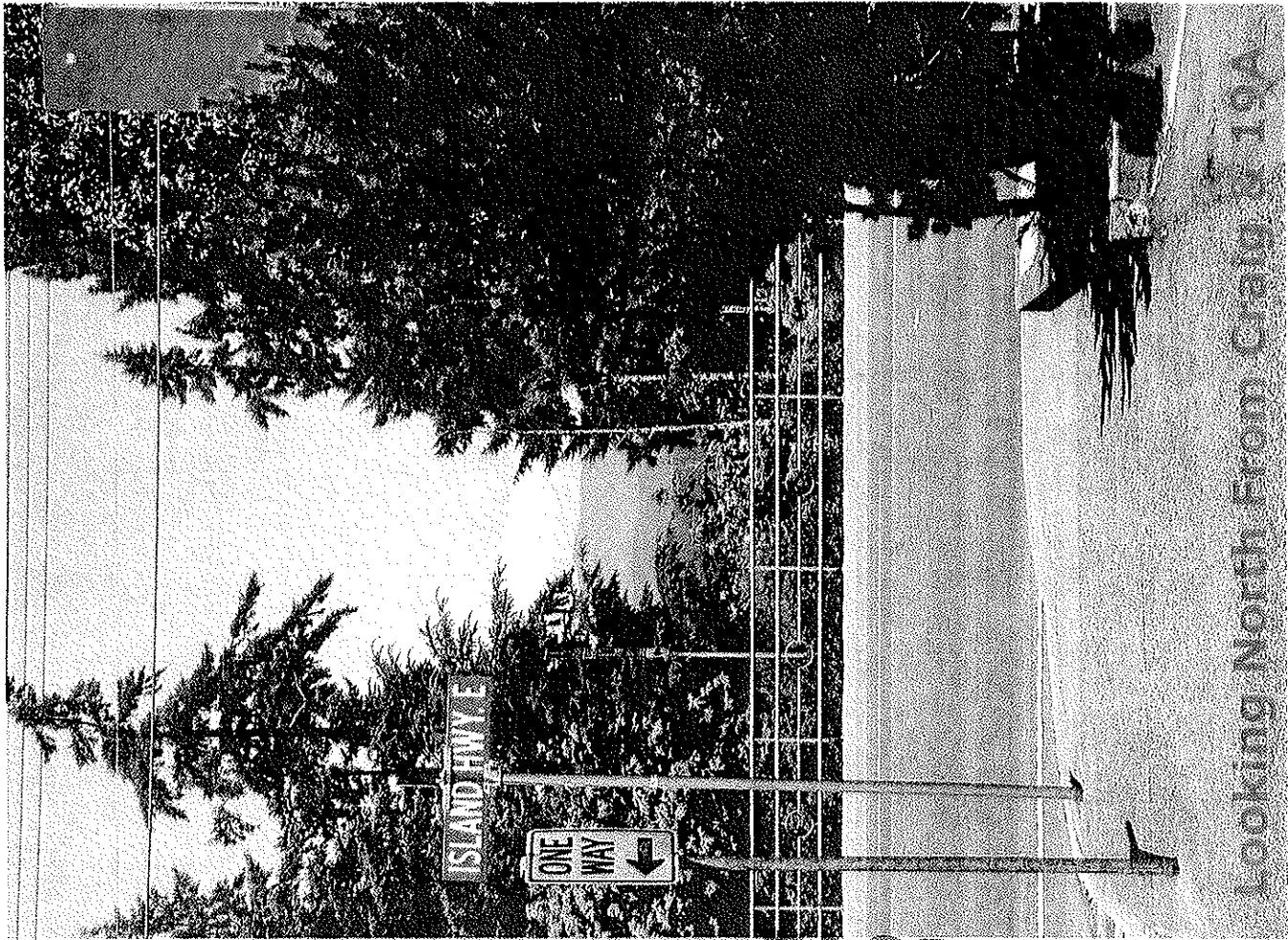
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Looking North From Craig & Middleton



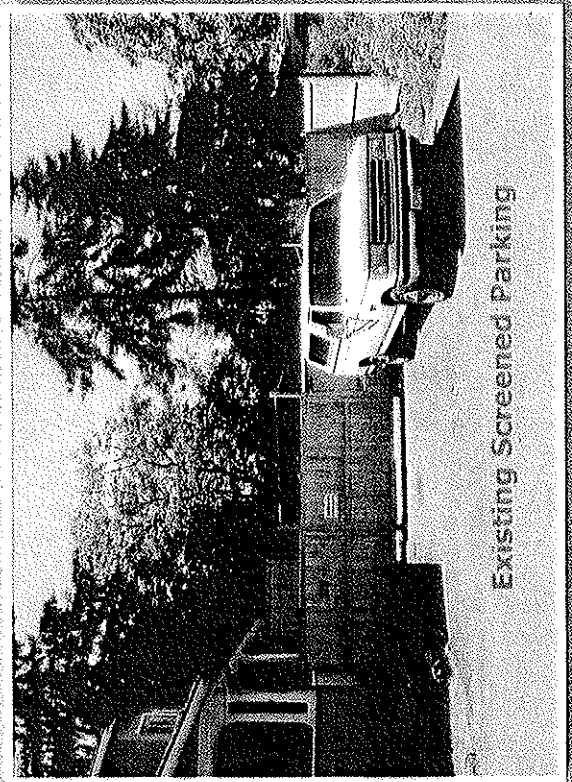
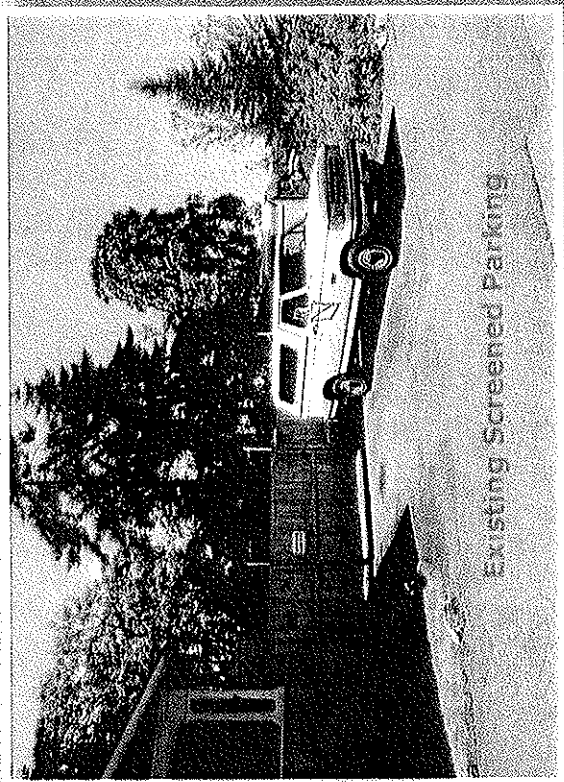
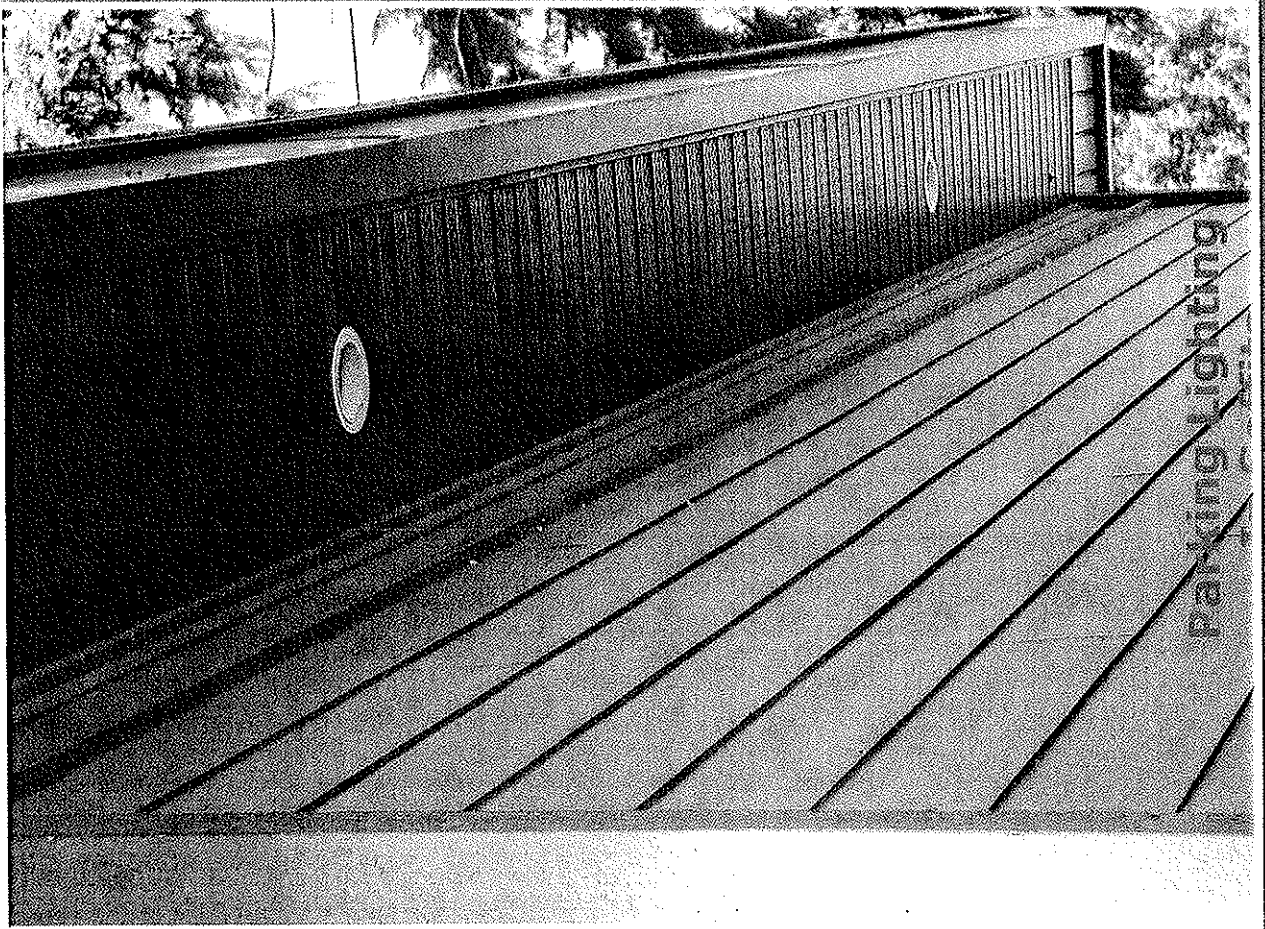
Looking North From Craig & 19A



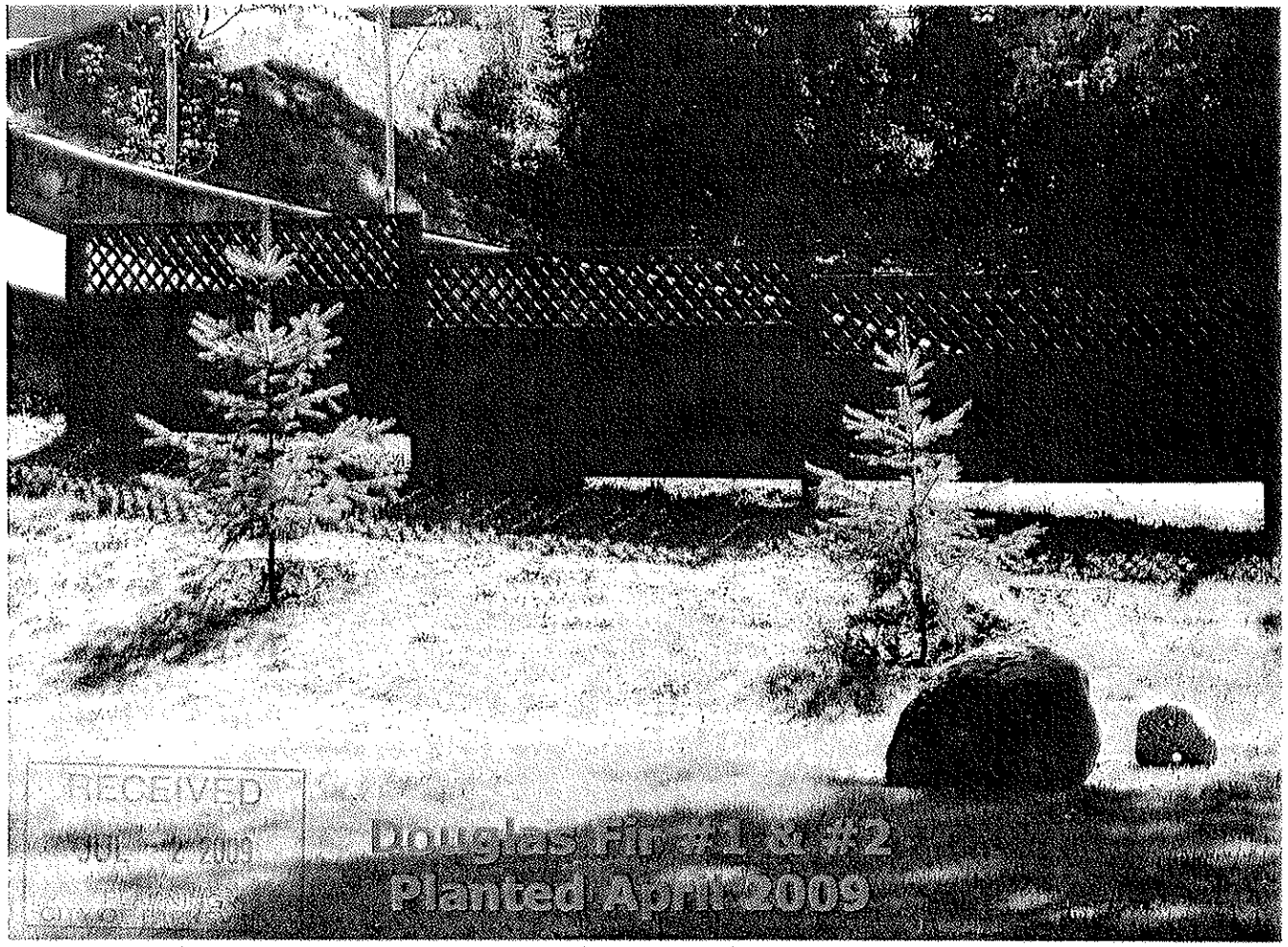
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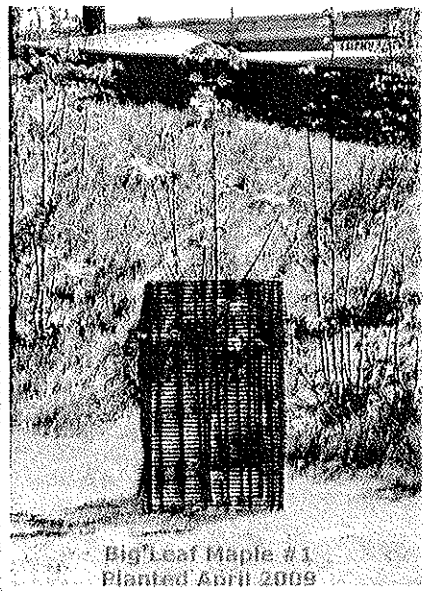




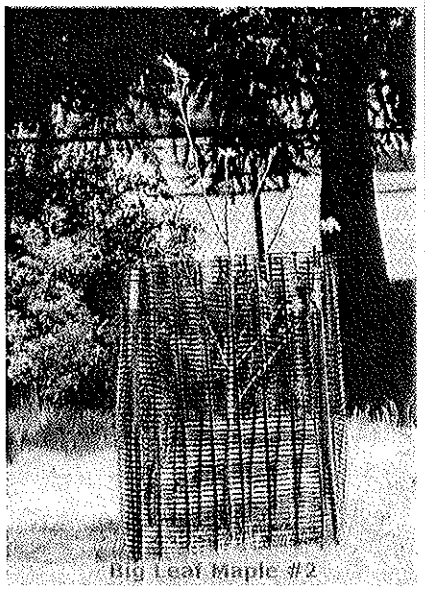


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GARDEN CENTER

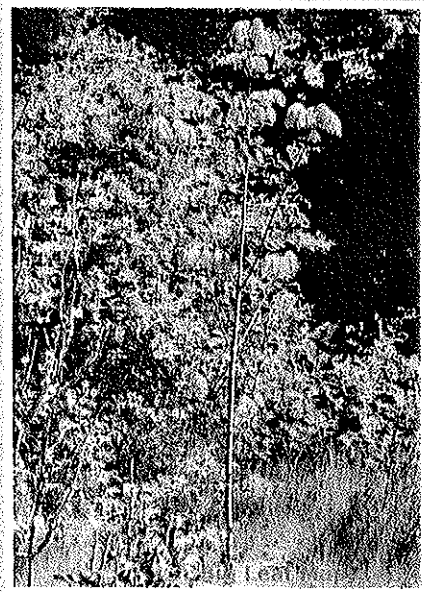
Douglas Fir #1 & #2  
Planted April 2009



Big Leaf Maple #1  
Planted April 2009



Big Leaf Maple #2



Big Leaf

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