

CITY OF PARKSVILLE
ADVISORY PLANNING COMMISSION

AGENDA

DATE: APRIL 15, 2010
TIME: 8:00 A.M.
PLACE: THE FORUM, PCTC

1. Adoption of Minutes

Minutes of January 21, 2010

2. OCP & Zoning Amendment Application (161 Island Highway West)

Legal: Lot 1, District Lot 89, Nanoose District, Plan VIP78996
Civic: 161 Island Highway West
Applicant: Focus Corporation, Dave Smith
Owner: Parksville Beach Development Inc., Inc. No. 683777
File No: 3360-09-02

3. Application Status Update

4. Other Items

5. Adjournment

NEXT REGULARLY SCHEDULED MEETING MAY 20, 2010
PCTC, THE FORUM

/br

CITY OF PARKSVILLE
ADVISORY PLANNING COMMISSION

MINUTES OF MEETING

Date: January 21, 2010
Time: 8:00 AM
Place: PCTC, The Forum
Chairman: D. Luke

Members Present:

<u>X</u>	T. Knight	<u>X</u>	D. Luke
_____	C. A. O'Leary	<u>X</u>	J. Ormiston
<u>X</u>	L. Taylor	_____	R. Thompson
_____	C. Waters		

Others:

G. A. Jackson, Director of Community Planning
B. C. Russell, Manager of Current Planning
N. Gray, Planner
S. Harbottle

1. Call to Order:

Meeting called to order by the Chairman at 8:00 AM

2. Adoption of Minutes

Moved by T. Knight Seconded by J. Ormiston
That the minutes of the meeting of November 19, 2009 be approved. **CARRIED**

.../2

3. Introduction of Council liaison appointment, Teresa Patterson

Councillor Patterson was introduced and welcomed by the members.

4. 2009 Year End Review

Gayle Jackson, Director of Community Planning advised the Commission members that presently there are no applications for review by the Commission. She advised that she was going to provide background on what a planning department does when there aren't many applications. Further she advised 2009 was a busy year. There were numerous initiatives presented by Planning. Listed below are some of the initiatives along with discussion comments:

- Affordable housing. There were several private sector proposals (Greig Road, Post & Lantern and the McVickers Street City owned property). Policy was created to induce/encourage the private sector to include a component of affordable housing in their development proposals.
- Community Garden. They are trying to relocate the current garden. The City will be setting up a Community Garden program that doesn't rely on municipal lands. The City is looking at several sites. The Parksville Civic and Technology Centre site has been designed but requires infrastructure. The Community Garden society will be looking for donations. Under this discussion urban food gardens was discussed noting that vacant lots could be utilized for this purpose.
- Sustainability. What was the new buzz word 2 years ago is now considered as part of basic requirements with new checklists included with all development applications.
- Downtown
 - The City has received a tourism grant and a portion of the funds have gone to way-finding and highway signage. It was pointed out that there is now a coordinated theme for imaging within the City regarding signage and you can see this in the signs already up (i.e. Community Park, entrances to the City on Highway 19A).
 - Historic plaques posted throughout the City, have been a huge success. There are numerous sites with plaques and more inquiries to have more (i.e. the E & N Railroad).
 - Downtown sculpture – The City, along with the BIA is working to place a sculpture at the corner of McMillan and the Island Highway. There is discussion that the ODCA will also partner for this particular initiative.
 - Alphabet Walk – The Chamber of Commerce initiative in partnership with "BLT" (Building, Learning, Together) concept is being discussed again. This initiative is in connection with a program for benches and artist paint up participation.

- Transportation Plan. There was limited discussion on this topic as it is an Engineering Department initiative.
- Accessibility. It was requested that standards be mandated for new construction but it was determined that the Province (within the BC Building Code) does not yet address these issues so changes are not able to be made. However it was noted that the City has an accessibility checklist and an incentive program of up to \$1000.00 for residents to retrofit their home.
- Zoning and Development Bylaw. It was noted that there has been maintenance work done with regard to the home based business section of the zoning bylaw. It was pointed out that this was done not as a change but as providing clarity to the end user.
- Bylaw Compliance Issues. There was lengthy discussion regarding the varied requests of the Bylaw Compliance Officer. It was explained that people don't respond well to requests from the City for compliance with City bylaws. The Director of Community Planning will be bringing forward policy to deal with these matters to Council in the very near future.
- Regional District of Nanaimo. The Regional Growth Strategy, now called the Regional Sustainability Strategy is being re-done and staff is involved with Council in reviewing.
- Planning Applications:
 - Bernie Walsh – A rezoning application has been made. There are some issues with regard to access that Council has requested Staff look into prior to reviewing. This rezoning application is to permit residential use only for this proposal.
 - 451, 461 & 465 Hirst Avenue – The proposal for the Hirst properties for rezoning was defeated at Council.

5. Presentation – Strata Awareness Program

Nigel Gray, Planner presented his draft PowerPoint presentation on the proposed multifamily strata pilot outdoor water awareness program. It was well received by the membership.

6. OCP Status Update

Ms. Jackson advised the membership that Council has requested Staff prepare a survey of the community to determine if an update to the OCP is required. She further advised the membership of the new requirements regarding sustainability items such as Greenhouse Gas Emissions which the Province is mandating that municipalities consider. The members questioned whether they would be involved in the OCP update and was advised by Councillor Patterson that yes, they definitely would. Councillor

Patterson further advised she would like to see a survey done properly. Ms. Jackson advised that she would be preparing approximately 20 questions for the survey which she suggested could be done fairly quickly.

7. Other Items

J. Ormiston advised the members and staff that the waterfront walkway looks great.

8. Adjournment:

There being no further business the meeting adjourned at 9:37 AM.

Chair

/sh

ADVISORY PLANNING COMMISSION

March 11, 2010

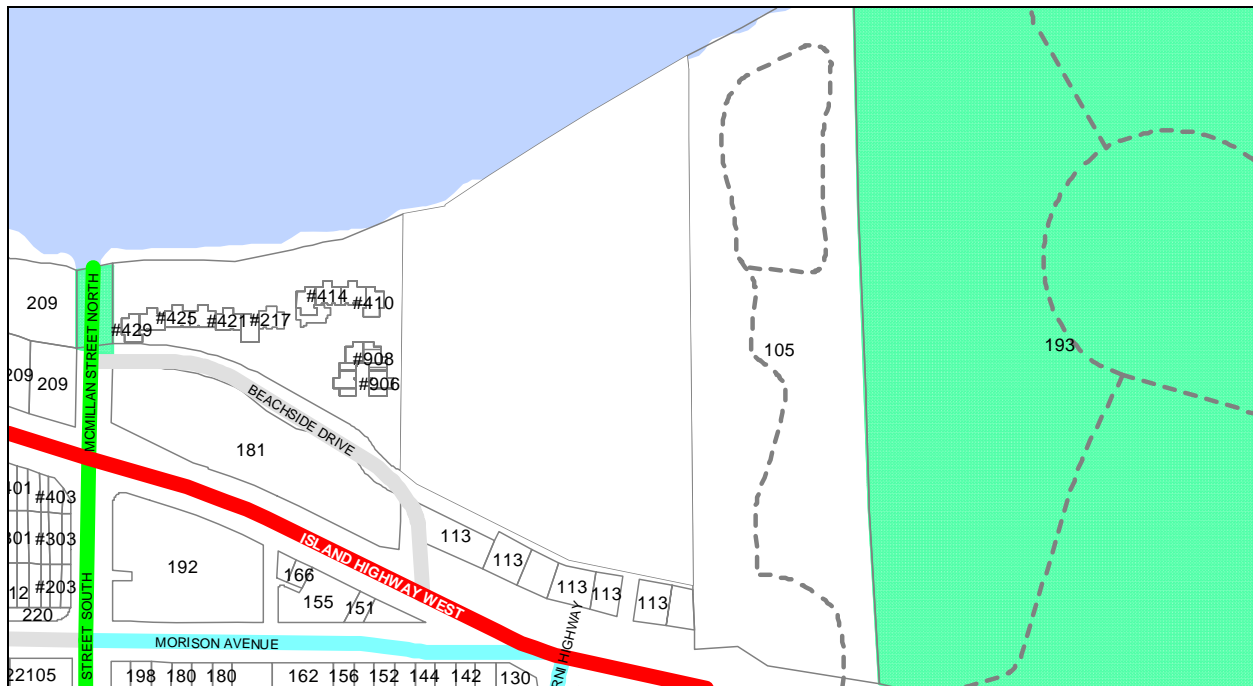
REPORT TO: THE ADVISORY PLANNING COMMISSION

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

**SUBJECT: CONSIDERATION OF ZONING AMENDMENT AND OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION ON LOT 1, DISTRICT LOT 89, NANOOSE DISTRICT, PLAN VIP78996 (161 ISLAND HIGHWAY WEST)
REGISTERED OWNER: PARKSVILLE BEACH DEVELOPMENT INC., INC. NO. 683777
APPLICANT: THE FOCUS CORPORATION LTD.
PLANNING FILE: 3360-09-02**

Issue:

Consideration of zoning and Official Community Plan amendment application.



Executive Summary:

The City has received a zoning and Official Community Plan amendment application from The Focus Corporation on behalf of Parksville Beach Development Inc., Inc. No. 683777 to amend the Official Community Plan from mixed waterfront commercial to multifamily residential and rezone the property from Tourist Commercial (CS-2) to High Density Residential (RS-3) to permit a permanent multifamily residential development comprised of 123 multifamily units in eight, three storey buildings.

CONSIDERATION OF ZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION ON 161 ISLAND HIGHWAY WEST

References:

Tourist Commercial CS-2 Zone
Multi-Family Residential RS-3 Zone
August 12, 2009 letter from The Focus Corporation Ltd.
Zeidler plans for proposed development

Background:

An application for rezoning has been received from the Focus Corporation on behalf of the owner of the Parksville Beach Motel. A rezoning from CS-2 Tourist Commercial to RS-3 High Density Residential is being requested. The applicant proposes to construct 123 multifamily units situated in eight separate three storey buildings with underground parking.

Surrounding Area:

- To the north is Parksville Bay;
- To the west is the Beach Club – zoned mixed waterfront commercial – residential
- To the east is Parks Sands Beach Resort – RV park
- To the south is an incomplete road allowance for the future extension of Beachside Drive across from which are City owned lots and Island Highway West.

Proposed Density:

The following is a comparison of the proposal with other known zoning categories:

	Proposed	CS-2	RS-3	RS-2
Parcel Coverage:	26.5%	50%	45%	40%
Floor Area Ratio:	0.55	0.60	1.50	0.70
Dwellings/Hectare:	44	N/A	75	30
Dwellings/Hectare: (with 80% concealed parking)	44	N/A	100	40
Building Height:	13.0 m	11.0 m	11.0 m	7.5 m.

Should this application be successful a development permit application would be required to be made prior to land alteration or construction. This subsequent process could further address the form and character of the buildings, landscaping and parking layout. An access permit will also be required prior to the construction of the driveway.

A detailed engineering submission has been received with regard to off-site works including water, sanitation, road requirements and traffic. The submitted engineering information is presently under review by the Department of Engineering and Operations.

Any off-site works would have to be secured prior to final adoption of the bylaw amendment. Under current policy the developer would be expected to undertake works.

**CONSIDERATION OF ZONING AND
OFFICIAL COMMUNITY PLAN AMENDMENT
APPLICATION ON 161 ISLAND HIGHWAY WEST**

Sustainability:

The applicant has completed the Sustainable Community Builder Checklist. The check list demonstrates that they are considering sustainability features and concepts within the development (refer to the attached checklist for details). As this is a rezoning application the building plans are at an early design phase, should the OCP and zoning amendment be successful final plans would be reviewed as part of a Development Permit Application process. Further incorporation of sustainable development practices may be considered as the design work progresses towards the development stage.

B. C. Russell

I:\Users\Planning\REZONING\2009\09-02\Agenda\APC-1.

215 TOURIST COMMERCIAL**CS-2**

This zone is intended to provide accommodation and other services to visitors to the community.

215.1 Permitted Land Uses**Minimum Lot Size**

Resort Condominiums	
Each Duplex Unit	500 m ²
Each Cluster Housing Unit	400 m ²
Each Townhouse Unit	325 m ²
Each Apartment Unit	200 m ²
Hotel/Motel	
First Unit	2,000 m ²
Each Additional Unit	70 m ²
Campground	10,000 m ²
Convenience Store	500 m ²
Food Catering Facility	2,000 m ²
Miniature Golf	N/A
Public Assembly	4,000 m ²
Recreation Facility	4,000 m ²
Studio	500 m ²
Tourist Information Booth	500 m ²
Accessory Residential	N/A
Accessory Uses	N/A

215.2 Buildings and Structures**Maximum Number,
Size and Height**

Camping Spaces per Hectare	70
Camping Spaces per Parcel	150
Dwelling Units Per Parcel	1
Height of Principal Building	11.0 m
Height of Accessory Buildings and Structures	5.0 m

215.3 Minimum Building Setbacks:

From front and exterior lot lines:	6.0 metres
From rear and interior lot lines:	3.0 metres

except where the lot line abuts a residential zone, in which case the setback shall not be less than 6.0 metres.

215.4 Landscaping:

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

215.5 Off-Street Parking and Loading:

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

215.6 Maximum Lot Coverage: 50%**215.7 Play and Recreation Area Requirement:**

Areas for play and recreation shall be provided for all land uses where overnight accommodation is provided as follows:

- (a) useable open space in the amount of 9 m² per accommodation unit;
- (b) indoor recreation areas such as recreation rooms, clubhouses, pools, saunas, in the amount of 2.5 m² per unit;
- (c) areas for play and recreation and all recreational facilities shall be landscaped and continuously maintained, and operated solely as play and recreational areas;
- (d) where more than 100 m² of recreation space is required, two or more recreation areas may be provided.

215.8 Other Requirements:

- (a) Maximum Floor Area Ratio: 0.60
- (b) Campground Regulations:

All requirements for campgrounds as outlined in the current Campground Bylaw and amendments must be met.

204 HIGH DENSITY RESIDENTIAL**RS-3**

This zone is intended to provide land for housing of various densities, including high density multiple family residential development.

204.1 Permitted Land Uses**Minimum Lot Size**

Single Family Dwelling	560 m ²
Duplex	800 m ²
Multiple Family Residential	2,000 m ²
Home Occupation	N/A
Secondary Suites (a)	N/A
Accessory Uses	N/A

- (a) Secondary suites shall conform to the requirements of Section 204.8 (b) below.

204.2 Buildings and Structures**Maximum Number,
Size and Height**

Single Family or Duplex Dwelling	1 per lot
Multiple Family Residential (a)(b)	75 units per ha
Height of Single Family Dwelling or Duplex	7.5 m
Height of Cluster Housing or Row Housing	11.0 m
Height of Townhouse, or Apartment	11.0 m
Height of Accessory Buildings and Structures	5.0 m
Combined Floor Area of Accessory Buildings	75 m ²

- (a) Where 80% or more of the required off-street parking spaces are provided underground or concealed within the building, the maximum number of multiple family residential units may be increased by 25 units per hectare.
- (b) Where 20% or more of the total number of units are affordable housing units, the maximum number of multiple family residential units may be increased by 25 units per hectare. (AMENDMENT BYLAW NO. 2000.60)

204.3 Building Setbacks:

Use	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Single Family or Duplex Dwelling	7.5 m	3.0 m	7.5 m	1.6 m
Cluster or Row Housing	6.0 m	6.0 m	6.0 m	6.0 m
Townhouse, Condominium or Apartment	6.0 m	6.0 m	6.0 m	6.0 m
Accessory Buildings	7.5 m	1.2 m	7.5 m	0.6 m

204.4 Landscaping and Screening:

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

204.5 Off-Street Parking and Loading:

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

204.6 Maximum Lot Coverage:

1. Single Family Dwelling or Duplex: 33%
2. Multiple Family Residential: 45%

204.7 Play and Recreation Area Requirements:

Play and Recreation Area shall be provided as follows:

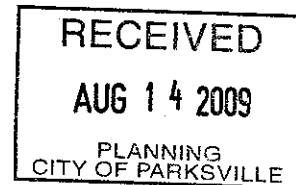
- (a) Every Multiple Family Residential development shall provide useable open space in the amount of:
 - (i) 46 m² for each three (3) bedroom dwelling unit;
 - (ii) 28 m² for each two (2) bedroom unit;
 - (iii) 19 m² for each one (1) bedroom unit;
 - (iv) 9 m² for each bachelor unit.
- (b) Every Multiple Family Residential development containing thirty (30) or more dwelling units shall provide indoor recreation space in the amount of 2.3 m² for each dwelling unit.

204.8 Other Requirements:

(a) Secondary Suites:

Secondary suites are permitted within single family dwelling units subject to Section 613 of this Bylaw.

(b) Maximum Floor Area Ratio: 1.50



August 12, 2009

File No.:011138-200 (02)

City of Parksville
PO Box 1390, 100 E. Jenson Avenue
Parksville, B.C. V9P 2H3

Attention: Gayle Jackson

Dear Ms. Jackson:

RE: THE PARKSVILLE BEACH RESORT – OCP AND REZONING APPLICATIONS

On behalf of the registered owners, Parksville Beach Development Inc., the Focus Corporation is proud to submit the OCP and Rezoning applications for the Parksville Beach Resort site (Lot 1, District Lot 89, Nanoose District, Plan VIP78996) located at 161 Highway 19A in the City of Parksville.

In support of the applications we have included items as identified in the Rezoning Submission Requirements checklist. Six (6) copies of the project overviews, compiling preliminary information on the architecture, landscape architecture, civil engineering, transportation, geotechnical and environmental have been included in one bound report for reasons of clarity.

Also included in the package are the Archaeology Impact Assessment and the Archaeological Excavation Report of Archaeological Site DhSb 2. The findings of this excavation determined that artifact and faunal return was low with only four pre-contact artifacts recovered. Both of these reports were completed by I.R. Wilson Consultants Ltd.

After considerable thought and research the owner is requesting an amendment to the Official Community Plan that would permit the site to be rezoned and occupied by a permanent multi-family residential development. With the upcoming completion of the Beach Club development bordering this site, the market and demand for a similar type of development in this location is not viable for the foreseeable future. The proposed site, which is adjacent to the downtown core, is in close proximity to commercial and retail establishments, municipal servicing, amenities infrastructure and transit and is ideal for permanent residential use.

The existing buildings and infrastructure at the Parksville Beach Resort are at a point that major upgrading and replacement must occur. Revitalization and new private investment into the redevelopment of this prime waterfront property will compliment recent public and private investments in the Downtown and Waterfront Areas as well as change the land use of the property to its highest and best use.

Historical growth rates in Parksville exceed those of the region and the province. This combined with the mild climate and excellent location will continue to attract new residents to the city for years to come. With increasing land values, multi-family projects are providing a more affordable option to residential ownership. The addition of new permanent residents near the

RECEIVED

AUG 14 2009

THE PARKSVILLE BEACH RESORT – OCP AND REZONING APPLICATIONS

August 12, 2009

Page 2

Downtown Core will assist in supporting the area which provides jobs and income for shopkeepers and businesses.

In order to better utilize the site, the owner and architect have developed a plan that includes 123 multi-family units situated in eight separate three storey buildings. The development would follow a phased approach (to be confirmed through the process) with proposed buildings along the western boundary in Phase 1a through Phase 1c followed by the buildings along the eastern boundary in Phase 2a through Phase 2e. Timing of each of the individual sub phases would be driven by economic and market conditions. All residential parking is to be concealed partially underground. Geotechnical constraints of the site and new seismic requirements in the B.C. Building Code have dictated that the owner create a development with minimal excavation. Several sustainable features have been built into the project and can be referenced in the Sustainable Community Builder Checklist.

As a community benefit a 7.0m wide statutory right of way will be provided along the ocean frontage allowing for the future construction of the waterfront walkway across the subject site. The future development of the waterfront walkway will provide an important connection between the waterfront and the downtown core area.

Public pedestrian access and connectivity to the beach will be provided along a sidewalk on the eastern side of the eastern strata driveway. The City of Parksville Public Works vehicles will be able to use either of the two strata driveways to access and maintain any city manholes located on the site. Main vehicular access to the proposed development will be provided by an extension of Beachside Drive to the south of the subject site with a connection to the eastern property line.

Key viewpoints identified in the OCP have been incorporated into the layout of the site. The middle viewpoint is substantial with a distance between the two rows of proposed buildings of approximately 43m. Also a key viewpoint has been preserved along the western property boundary with a width of approximately 27m. Both viewpoints will allow for an unobstructed view of the ocean and distant mountains from the existing road elevation on Highway 19A.

The contemplated land use option is to request the site be redesignated in the OCP from Mixed Waterfront Commercial to Multi-family Residential and rezoned from CS-2 Tourist Commercial to RS-3 High Density Residential with a development variance for building height. The current design of the buildings requires a development variance to allow a building height of 13.0m.

As identified in the OCP, if Council directs the Planning staff to continue processing the applications further civil engineering confirmations will be provided at the appropriate time.

RECEIVED
AUG 14 2009
PLANNING
CITY OF PARKSVILLE

THE PARKSVILLE BEACH RESORT – OCP AND REZONING APPLICATIONS
August 12, 2009
Page 3

The development team is made up of the following consultants:

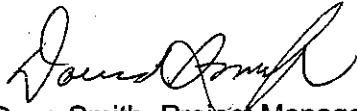
Focus Corporation
Zeidler Architecture
Levelton Consultants Ltd.
NovaTrans Engineering Inc.
Toth and Associates
I.R. Wilson Consultants Ltd.

Planning Process and Civil Engineering
Architecture and Landscape Architecture
Geotechnical Engineering
Transportation Engineering
Environment
Archaeology

We look forward to working together again and if you have any questions or require additional information please feel free to contact the undersigned.

Sincerely,

FOCUS CORPORATION



Dave Smith, Project Manager
DS

cc Bernie Walsh, Parksville Beach Development Inc.



Proposed recreation centre for residents

Outdoor patio

Pedestrian beach access

All plant material to be Native or hardy species. Species to be determined by landscape architect

Privacy fence to run along east and west property boundary

concrete walk

Raised planter on slab (typical)

Seasonal/dry creek bed and bioswale

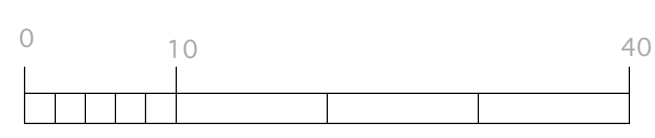
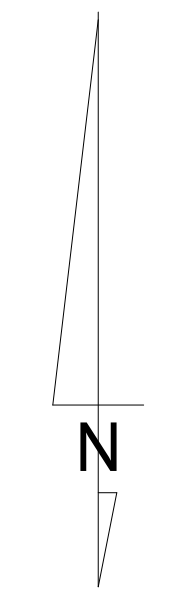
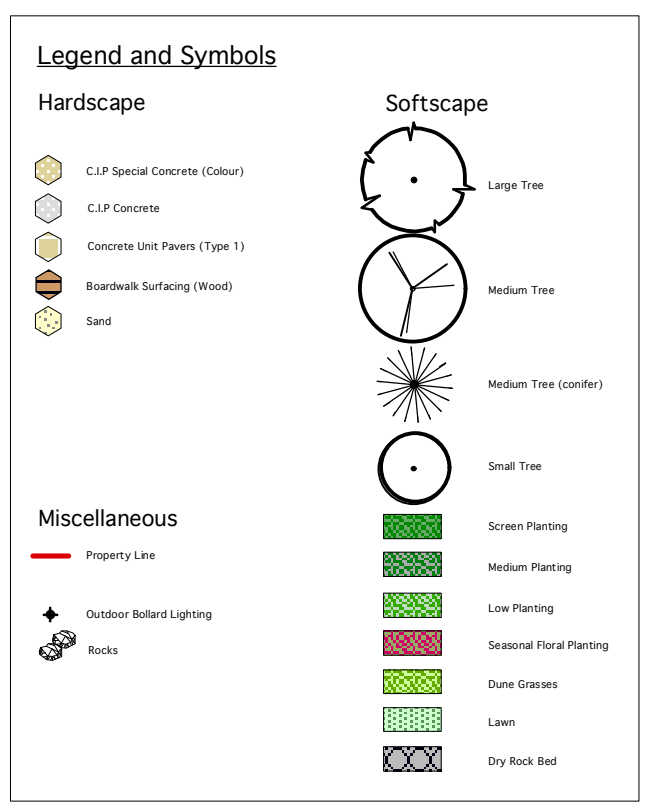
Pedestrian beach access

Seasonal/dry creek bed and bioswale

Raised planter on slab (typical)

Native and/or hardy plant material. Species to be selected by landscape architect

1.5 metre aluminum fence with maintenance access gate



PLANT LIST:				
TREES:				
Symbol	Qty	Botanical Name	Common Name	Size
		Acer palmatum	Japanese Maple	2.5M b&b
		Betula jacquemontii	Whitebarked Himalayan Birch	5.0cm cal., b&b
		Cercis canadensis	Eastern Redbud	5.0cm cal., b&b
		Liquidamber styraciflua	Liquidamber	8.0cm cal., b&b
		Magnolia soulangiana "Bronzoni"	Saucer Magnolia	3.0M clomp, 3 trunks 5.0cm cal., b&b
SHRUBS:				
Symbol	Qty	Botanical Name	Common Name	Size
Ag		Abelia grandiflora	Glossy Abelia	#5 pot
Apd		Acer palmatum dissectum	Dwarf Japanese Maple	#5 pot
Age		Azalea "Ghent"	Deciduous Azalea	#5 pot
Bmw		Buxus microphylla "Winter Gem"	Boxwood	#5 pot
Bse		Buxus sempervirens	Common Boxwood	#2 pot
Cc		Caryopteris x clandonensis	Caryopteris	#1 pot
Cg		Ceanothus gloriosa	Creeping California Lilac	#5 pot
Ctf		Ceanothus x "Frosty Blue"	California Lilac	#5 pot
Cy		Cytisus battandieri	Yellow Pineapple Broom	#5 pot
Epp		Escallonia x "Pink Princess"	Escallonia	#3 pot
Eua		Euphorbia amagdaloides	Wood Spurge	#2 pot
Ecw		Euphorbia characias "Wulfenii"	Wood Spurge	#2 pot
Hsm		Hebe speciosa "Midsummer Beauty"	Hebe	#2 pot
Hrp		Hebe speciosa "Royal Purple"	Hebe	#2 pot
Hr		Hebe speciosa "Rudigore"	Hebe	#2 pot
Hp		Hydrangea paniculata grandiflora	Panicle Hydrangea	#5 pot
La		Lavandula angustifolia	English Lavender	#1 pot
Ls		Lavandula stoechas	French Lavender	#1 pot
Pl		Prunus lusitanica	Portuguese Laurel	#3 pot
Ru		Rhododendron "Unique"	Rhododendron	#5 pot
Raw		Rhododendron "Anna Rose Whitney"	Rhododendron	#5 pot
Rr		Rosa "Rugosa"	Shrub Rose	#2 pot
Sa		Symphoricarpos albus	Snowberry	#2 pot
Sba		Spirea bulmalda "Anthony Waterer"	Spirea	#2 pot
Sv		Syringa vulgaris	French Lilac	#5 pot
ORNAMENTAL GRASSES, SEDGES, PERENNIALS:				
Symbol	Qty	Botanical Name	Common Name	Size
Bs		Blechnum spicant	Dear fern	#2 pot
Cnu		Calamagrostis nutkaensis	Pacific Reed Grass	#2 pot
Cbg		Carex elata "Bowles Golden"	Tufted Sedge	#2 pot
Cat		Carex testacea	New Zealand Sedge	#2 pot
Des		Deschampsia cespitosa "Schottland"	Scottish Tufted Hairgrass	#2 pot
Ep		Echinacea purpurea	Great Purple Cone Flower	#2 pot
Ev		Epimedium x versicolor	Bishop's Hat	#2 pot
Et		Eragrostis trichodes	Sand Love Grass	#2 pot
Fo		Festuca ovina "Elijah Blue"	Blue Fescue	#2 pot
Gi		Geranium ibericum "Johnson Blue"	Hardy Geranium	#2 pot
Hec		Helleborus corsicus	Corsican Hellebore	#2 pot
Hn		Helleborus niger	Christmas Rose	#2 pot
Hse		Helictotrichon sempervirens	Blue Oat Grass	#2 pot
He		Hemerocallis sp.	Day Lily	#2 pot
Hea		Hemerocallis "Amersham"	Red Day Lily	#2 pot
Hce		Hemerocallis "Chemistry"	Orange Day Lily	#2 pot
Hes		Hemerocallis "Stella d'Oro"	Yellow Day Lily	#2 pot
Hc		Hosta "crispula"	Plaintain Lily	#2 pot
Hsa		Hosta "Frances Williams"	Variiegated Hosta	#2 pot
Hsg		Hosta sieboldii "Glaucia"	Giant Blue Hosta	#2 pot
Ic		Imperata cylindrical	Japanese Bloodgrass	#2 pot
Ie		Iris ensata	Japanese Iris	#2 pot
If		Iris Foetidissima	Flag Iris	#2 pot
Ip		Iris pseudocorus	Yellow Flag Iris	#2 pot
Is		Iris siberica	Siberian Iris	#2 pot
Kg		Koeleria glauca	Crested Hair Grass	#2 pot
Ls		Liatris spicata	Spike	#2 pot
Lc		Lysimachia clethroides	White Loosestrife	#2 pot
Msv		Miscanthus sinensis "Variegatus"	Variiegated Silver Grass	#2 pot
Ms		Miscanthus sinensis "Strictus"	Porcupine Grass	#2 pot
Mp		Monarda punctata	Horse Mint	#2 pot
Ptb		Phormium tenax "Bronze Baby"	New Zealand Flax	#2 pot
Prp		Primula prolifera	Candelabra Primrose	#2 pot
Rf		Rudbeckia fulgida	Showy Coneflower	#2 pot
Vb		Verbena bonariensis	Purple Verbena	#2 pot
GROUNDCOVERS + VINES:				
Symbol	Qty	Botanical Name	Common Name	Size
N/A		Arctostaphylos uva-ursi	Kinnikinnick	Sp3, 30cm o.c.
Arm		Armeria maritima	Sea Thrift	Sp3, 30cm o.c.
Cmr		Clematis montana "Rubens"	Deciduous Clematis	#2 pot
Lj		Lathyrus japonicus	Beach Pea	#2 pot
Rbc		Rosa "Blanc de Coubert"	Climbing Rose	#2 pot
Tps		Thymus pseudolanuginosus	Woolley Thyme	#2 pot
SPRING BULBS (refer to Seasonal Plantings in locations - Port Cochere + Surrounding Pool):				
Symbol	Qty	Botanical Name	Common Name	Size
		Crocus var.	Crocus	
		Tulipa var.	Tulips	
		Narcissus var.	Daffodils	
		Hyacinthe var.	Hyacinths	

1	Aug. 2009	Client Review					
No.	Date	Issued For					

zeidler partnership
536 broughton street,
2nd floor
Victoria, BC
v8w 1c6
p: 250 388 9494
f: 250 388 9495

Parkville Dev. Landscape Plan

project title

drawing title

client

scale: 1:500

design/ drawn by: CH

checked by:

Stamp:

project no.

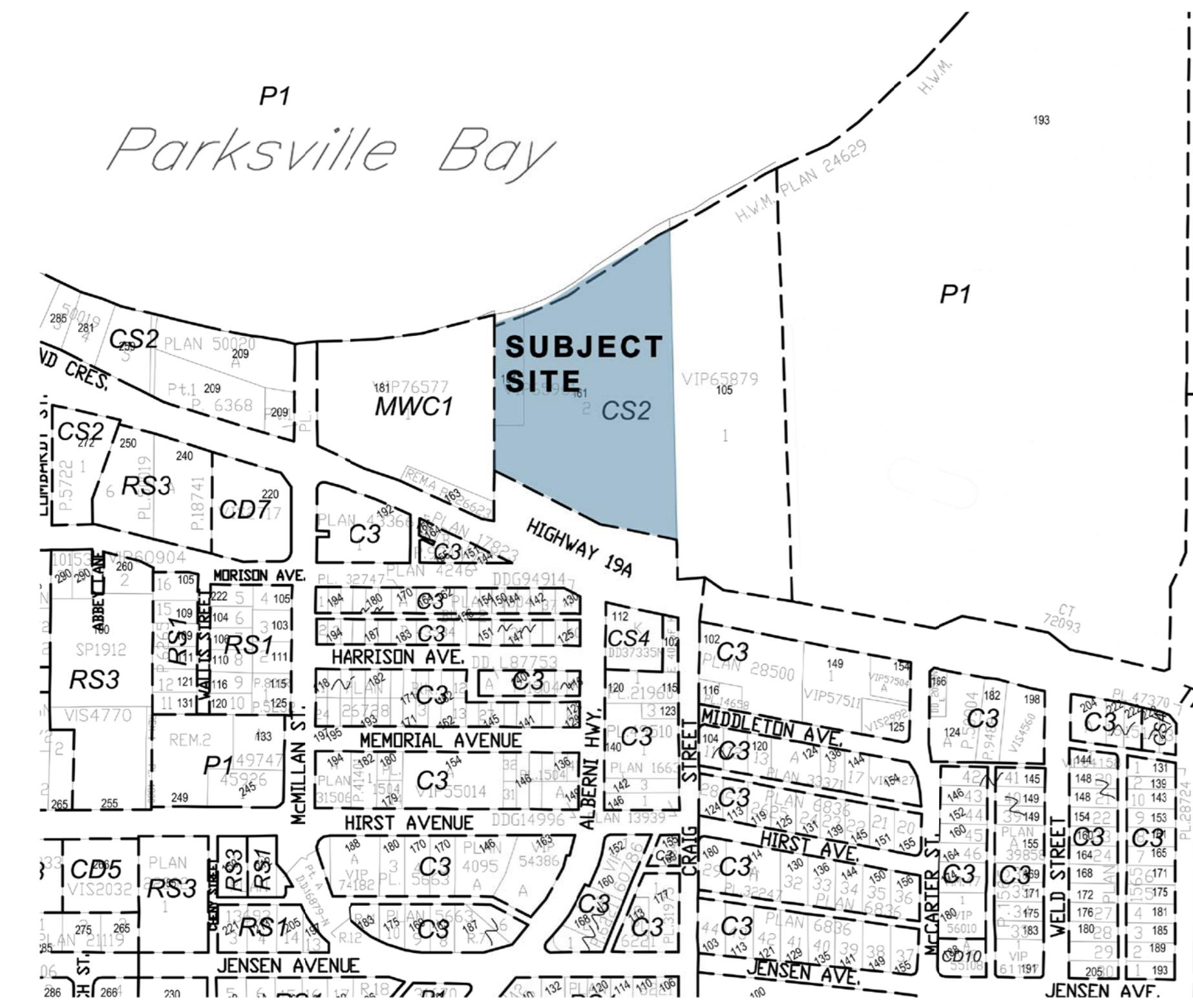
zeidler

LP.01

drawing no.

Landscape Plan

LP.01



1 VICINITY MAP
LU01/NTS

PROJECT STATISTICS

MUNICIPAL ADDRESS: 161 HIGHWAY 19A
 LEGAL ADDRESS: LOTS 1, DISTRICT LOT 89, NANOOSE DISTRICT, PLAN VIP77091.
 OWNER: PARKSVILLE BEACH DEVELOPMENT INC.

EXISTING ZONING: CS-2
 PROPOSED ZONING: RS-3 (WITH RS3 GUIDELINES)
 EXISTING OCP DESIGNATION: MIXED WATERFRONT COMMERCIAL
 PROPOSED OCP DESIGNATION: MULTI FAMILY RESIDENTIAL

EXISTING BUILDING SETBACKS:
 FRONT 6.0 M
 REAR 3.0 M
 SIDE 3.0 M
 PROPOSED BUILDING SETBACKS:
 FRONT 6.0 M
 REAR 6.0 M
 SIDE 6.0 M

SITE AREA: 2.83 HA
 6.99 AC
 28,272 SQ. M.
 304,320 SQ. FT.
 PROPOSED FOOTPRINT:
 ALL BUILDINGS (PARKADE BASE) 47,488 SM
 480,600 SQFT

ALLOWABLE HEIGHT OF PRINCIPAL BUILDING:
 EXISTING LAND USE: 39.0 M
 PROPOSED LAND USE: 11.0 M
 ACTUAL HEIGHT OF PRINCIPAL BUILDING:
 13.0 M FOR 3 STORIES

ALLOWABLE LOT COVERAGE:
 EXISTING LAND USE: 50 %
 PROPOSED LAND USE : 45 %
 ACTUAL LOT COVERAGE:
 26.5 %

ALLOWABLE MAXIMUM F.A.R.:
 EXISTING LAND USE: 1.1
 PROPOSED LAND USE: 1.50
 ACTUAL F.A.R.:
 0.55

ALLOWABLE MAXIMUM NUMBER OF UNITS:
 EXISTING LAND USE:
 NOT TO EXCEED 50% OF THE PERMITTED F.A.R.
 PROPOSED LAND USE:
 75 UNITS PER HA; 75 x 2.83 = 212 UNITS
 + 25 UNITS PER HA; 25 x 2.83 = 70 UNITS
 TOTAL = 282 UNITS
 ACTUAL NUMBER OF UNITS:
 123

GROSS BUILDING A AREAS

TYPICAL FLOOR AREA x 3 STORIES	±5 809 SQFT
TOTAL	17, 427 SQFT

GROSS BUILDING B AREAS

TYPICAL FLOOR AREA x 3 STORIES	±8 248 SQFT
TOTAL	24, 744 SQFT

GROSS BUILDING C AREAS

TYPICAL FLOOR AREA x 3 STORIES	±6 640 SQFT
TOTAL	19, 920 SQFT

TOTAL BUILDING AREAS

BUILDING A	±17 427 SQFT	x 1 BLDGS:	±17 427 SQFT
BUILDING B	±24 744 SQFT	x 2 BLDGS:	±49 488 SQFT
BUILDING C	±19 920 SQFT	x 5 BLDGS:	±99 600 SQFT
TOTAL			±166 515 SQFT

PROPOSED # OF UNITS:

BLDG 'A'	12 UNITS	x 1 BLDG	12 UNITS
BLDG 'B'	18 UNITS	x 2 BLDGS	36 UNITS
BLDG 'C'	15 UNITS	x 5 BLDGS	75 UNITS
TOTAL			123 UNITS

EXISTING REQUIRED PARKING:
 1 PER UNIT @ 123 UNITS: 123 STALLS
 PROPOSED REQUIRED PARKING:
 1.5 PER UNIT @ 123 UNITS: 185 STALLS

ACTUAL PARKING:
 REGULAR 155 (83.8% OF PARKADE STALLS)
 SMALL CAR 22
 HANDICAP 8
 TOTAL PARKADE STALLS 185 STALLS
 SURFACE STALLS 31
 TOTAL PARKING PROVIDED 216 STALLS

REQUIRED GARBAGE ENCLOSURES:
 1 PER MULTI FAMILY BUILDING @ 8 BLDGS : 8 ENCLOSURES
 PROPOSED GARBAGE ENCLOSURES
 8 ENCLOSURES
 LOADING NOT REQUIRED

EXISTING PLAY & RECREATION AREA REQUIREMENTS:
 OPEN SPACE @ 9 SM PER UNIT: 9 SM x 123 = 1 107 SM
 INDOOR SPACE @ 2.5 SM PER UNIT: 2.5 SM x 123 = 307.5 SM

PROPOSED PLAY & RECREATION AREA REQUIREMENTS:
 OPEN SPACE @ 46 SM PER 3 BDRM UNIT: 46 SM x 15 = 690 SM
 OPEN SPACE @ 28 SM PER 2 BDRM UNIT: 28 SM x 78 = 2 184 SM
 OPEN SPACE @ 19 SM PER 1 BDRM UNIT: 19 SM x 30 = 570 SM
 OPEN SPACE @ 9 SM PER BACHELOR UNIT: 9 SM x 0 = 0
 TOTAL OPEN SPACE REQUIRED = 3 444 SM
 INDOOR SPACE @ 2.3 SM PER UNIT: 2.3 SM x 123 = 282.9 SM

ACTUAL PLAY & RECREATION AREAS:
 OPEN SPACE PROVIDED: 3 600 SM
 INDOOR RECREATION SPACE PROVIDED: 285.0 SM

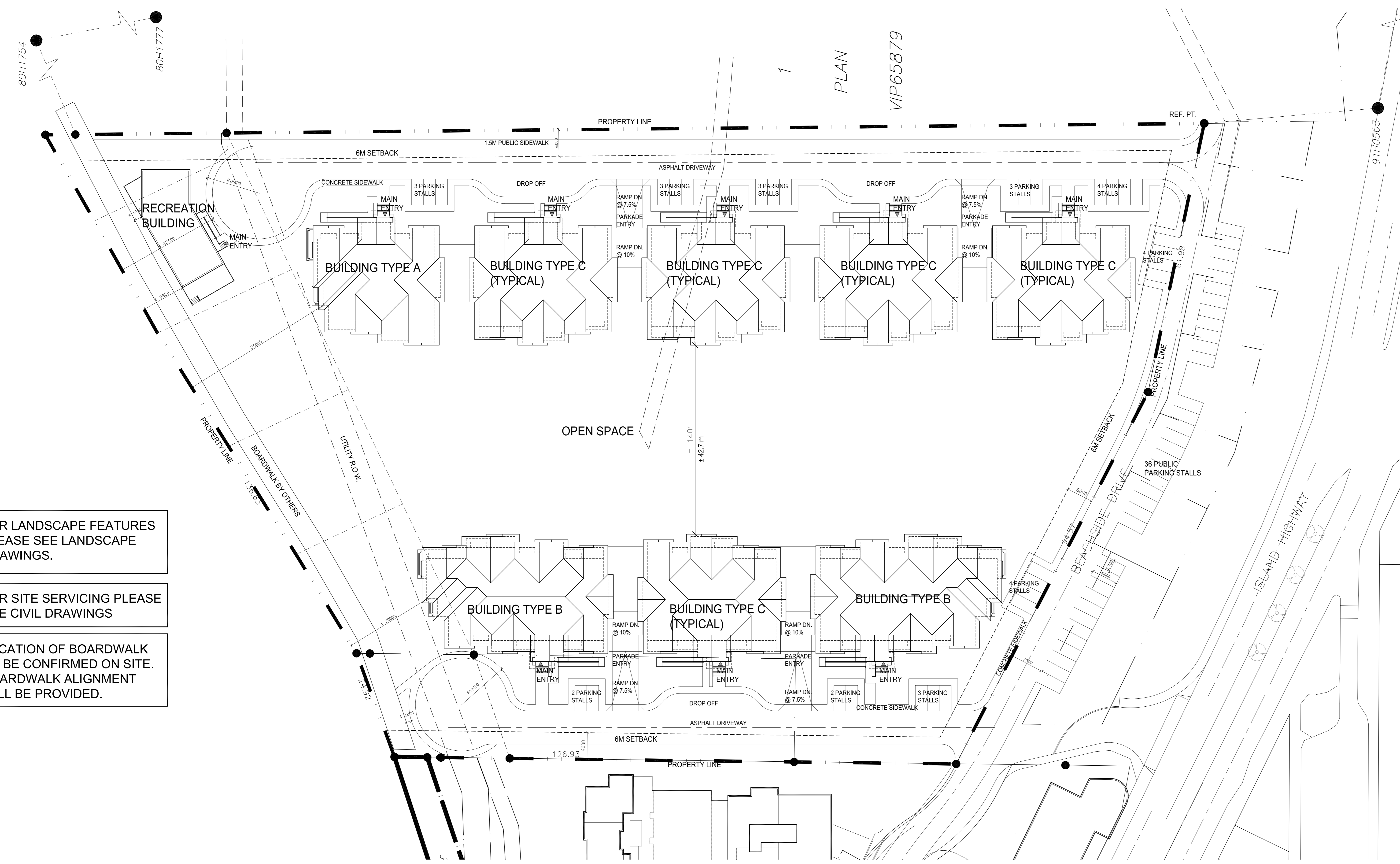
DESIGN TEAM

OWNER
 PARKSVILLE BEACH DEVELOPMENT
 Victoria, BC V8B 2K3
 Phone: 250-478-4789
 Fax: 250-478-4789

ARCHITECT
 ZEIDLER ARCHITECTURE
 202, 716 Goldstream Avenue
 Victoria, BC V8B 2K3
 Phone: 250-478-2243
 Fax: 250-474-2778

LANDSCAPE ARCHITECT
 ZEIDLER ARCHITECTURE
 202, 716 Goldstream Avenue
 Victoria, BC V8B 2K3
 Phone: 250-478-2243
 Fax: 250-474-2778

CIVIL ENGINEER
 FOCUS
 67 Cambie Avenue
 Victoria, BC V8B 1T3
 Phone: 250-474-1151
 Fax: 250-474-7751



FOR LANDSCAPE FEATURES
 PLEASE SEE LANDSCAPE
 DRAWINGS.

FOR SITE SERVICING PLEASE
 SEE CIVIL DRAWINGS

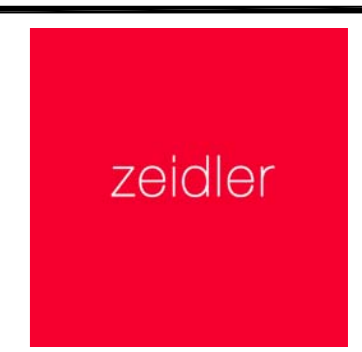
LOCATION OF BOARDWALK
 TO BE CONFIRMED ON SITE.
 BOARDWALK ALIGNMENT
 WILL BE PROVIDED.

2 SITE PLAN
 LU01 1:400

01 LAND USE PERMIT ISSUE	AUG. 13 09	CZ
No. Revisions	Date	By

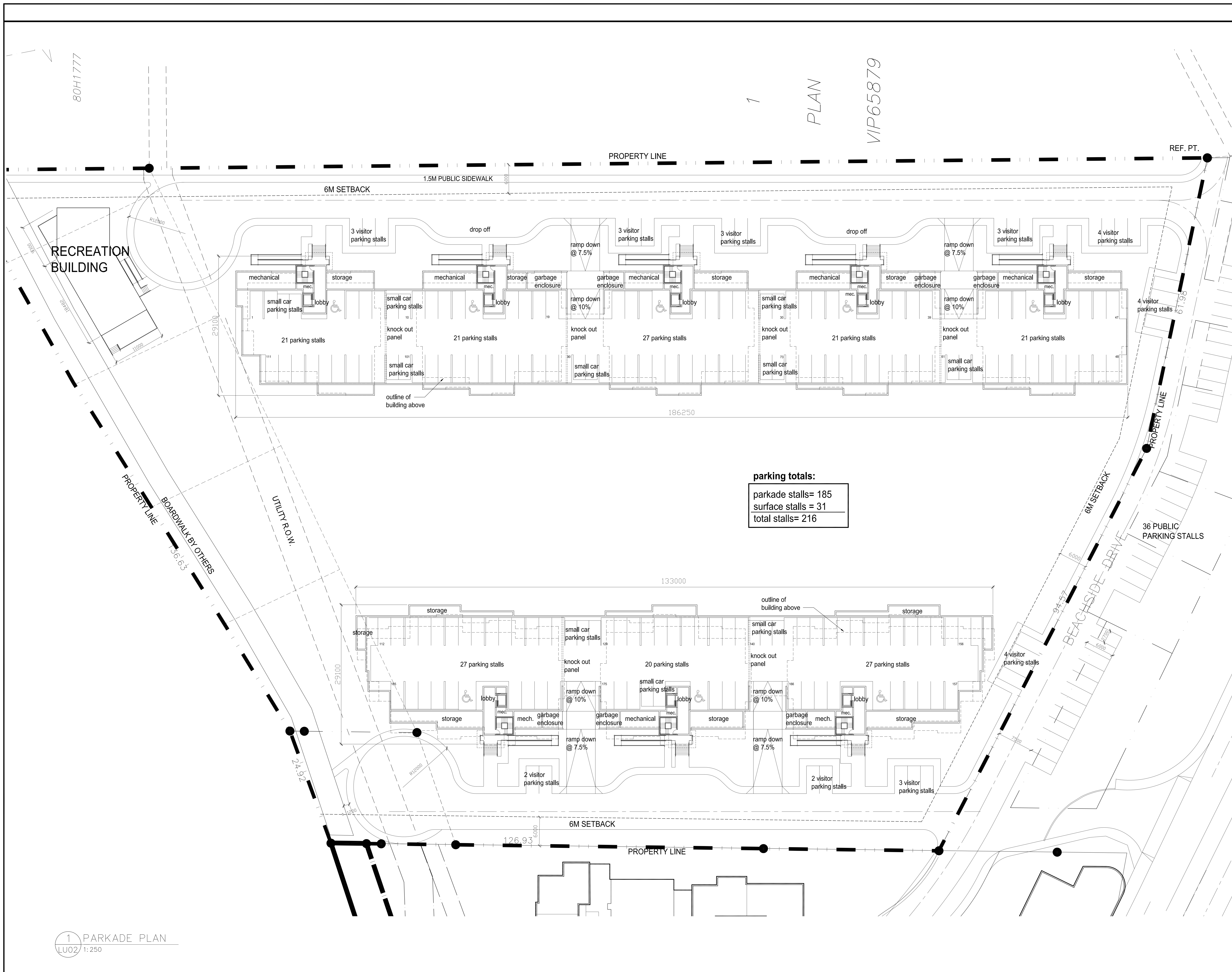
*ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.
 THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY:



PARKSVILLE BEACH RESORT CONDOMINIUM
 Parksville, British Columbia

Orientation	Stamp
Drawn CAZ	Scale AS NOTED
Checked -	First Issue Date AUG. 13 09
Title	

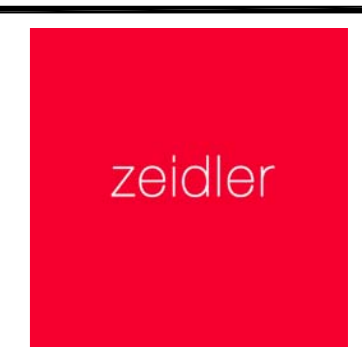


parking totals:
 parkade stalls= 185
 surface stalls = 31
 total stalls= 216

DESIGN TEAM
 OWNER
 PARKSVILLE BEACH DEVELOPMENT
 Victoria, BC V8B 2K3
 Phone: 250-548-4789
 Fax: 250-248-4789
 ARCHITECT
 ZEIDLER ARCHITECTURE
 202, 716 Goldstream Avenue
 Victoria, BC V8B 2K3
 Phone: 250-478-2243
 Fax: 250-474-2778
 LANDSCAPE ARCHITECT
 ZEIDLER ARCHITECTURE
 202, 716 Goldstream Avenue
 Victoria, BC V8B 2K3
 Phone: 250-478-2243
 Fax: 250-474-2778
 CIVIL ENGINEER
 FOCUS
 67 Cambie Avenue
 Victoria, BC V8Z 1T3
 Phone: 250-474-1151
 Fax: 250-474-7751

No.	Revisions	Date	By
01	LAND USE PERMIT ISSUE	AUG. 13 09	CZ

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.
 THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY:



PARKSVILLE BEACH RESORT CONDOMINIUM
 Parksville, British Columbia

Orientation	Stamp
Drawn CAZ	Scale AS NOTED
Checked -	First Issue Date AUG. 13 09
Title	

PARKADE PLAN

Project No. 08-2-20 Drawing No. LU-02

DESIGN TEAM

OWNER
PARKSVILLE BEACH DEVELOPMENT
Victoria, BC V8B 2K3
Phone: 250-548-4789
Fax: 250-448-4789

ARCHITECT
ZEIDLER ARCHITECTURE
202, 716 Goldstream Avenue
Victoria, BC V8B 2K3
Phone: 250-478-2243
Fax: 250-474-2778

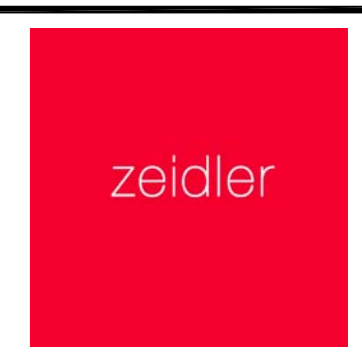
LANDSCAPE ARCHITECT
ZEIDLER ARCHITECTURE
202, 716 Goldstream Avenue
Victoria, BC V8B 2K3
Phone: 250-478-2243
Fax: 250-474-2778

CIVIL ENGINEER
FOCUS
67 Canby Avenue
Victoria, BC V8B 1T3
Phone: 250-474-1151
Fax: 250-474-7751

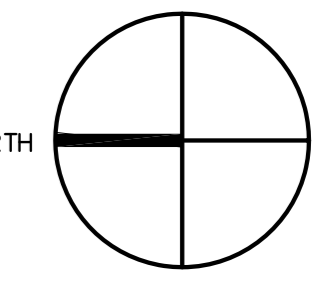
No.	Revisions	Date	By
01	LAND USE PERMIT ISSUE	AUG. 13 09	CZ

*ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

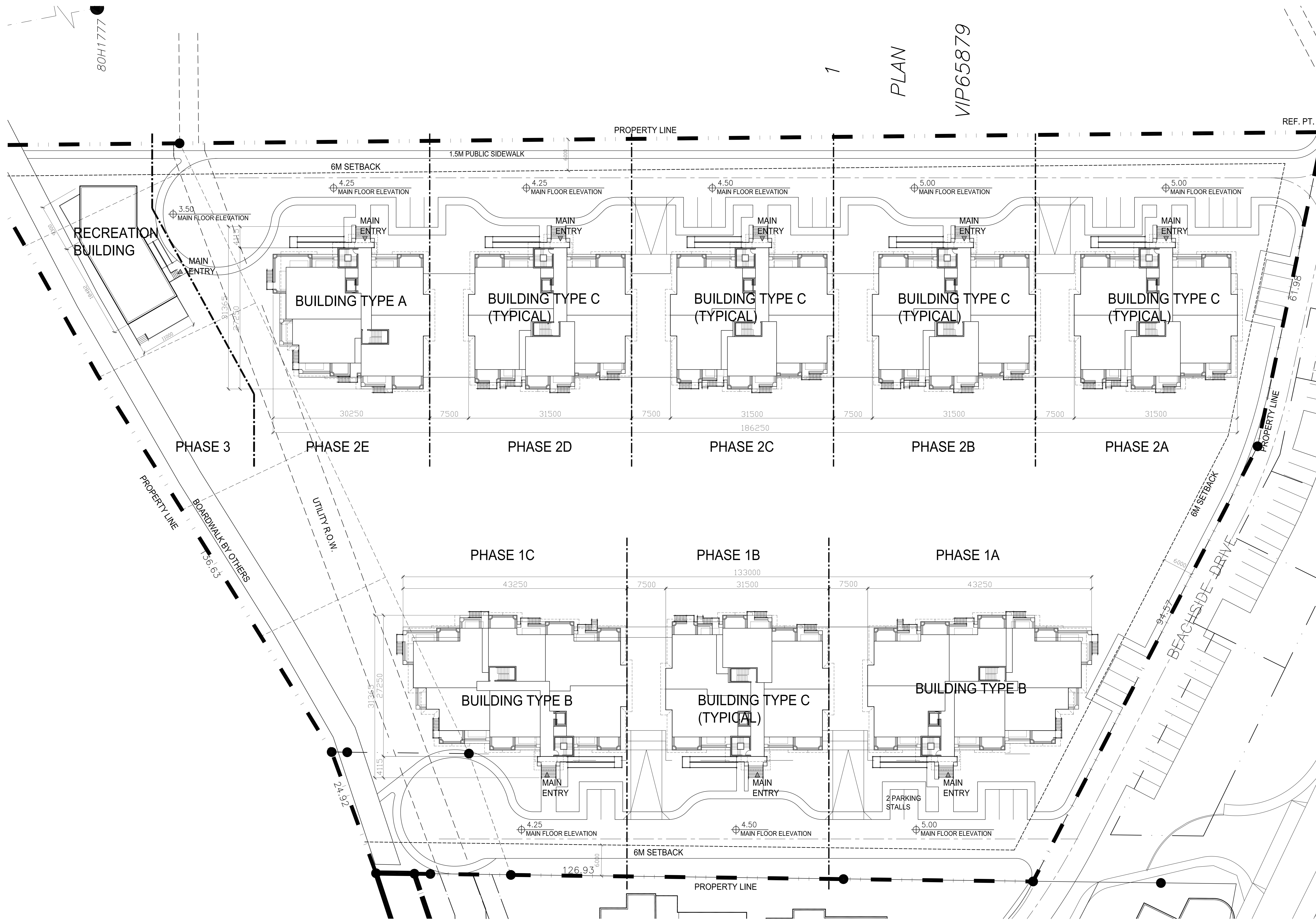
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY:



PARKSVILLE BEACH RESORT CONDOMINIUM
Parksville, British Columbia

Orientation	Stamp
 NORTH	
Drawn CAZ	Scale AS NOTED
Checked -	First Issue Date AUG. 13 09
Title	

MAIN LEVEL/
WITH PHASES
Project No. 08-2-20 Drawing No. LU-03



1 MAIN LEVEL
LU03 1:250

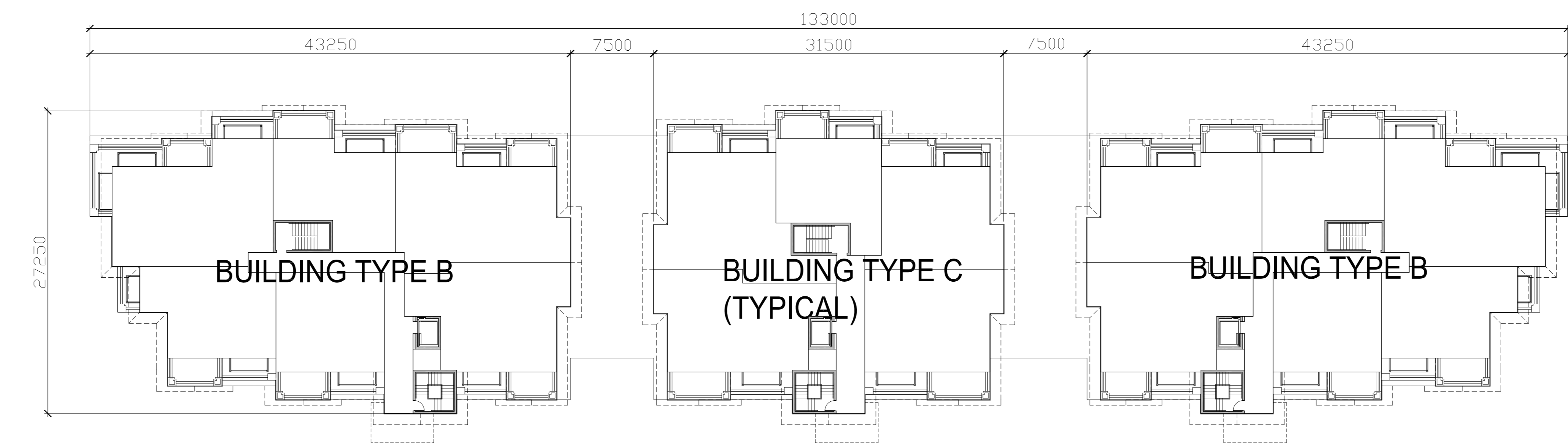
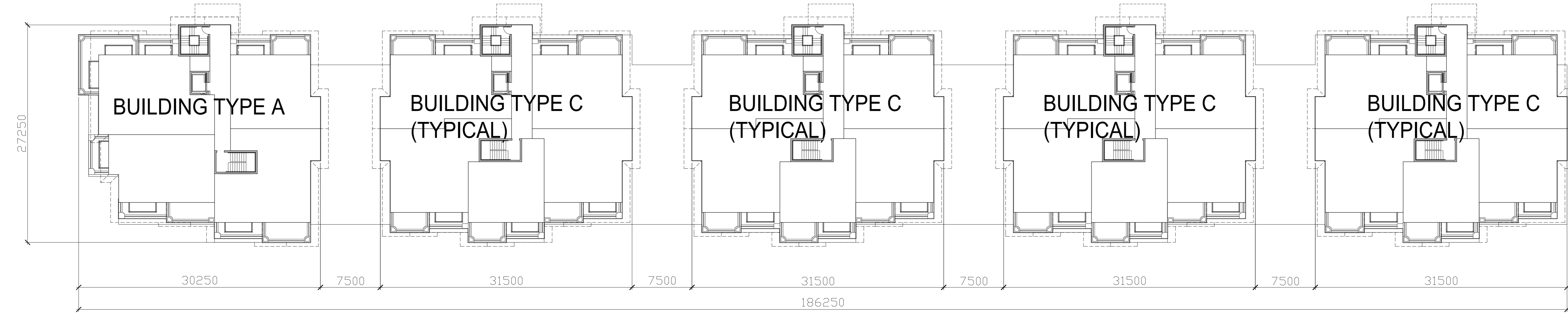
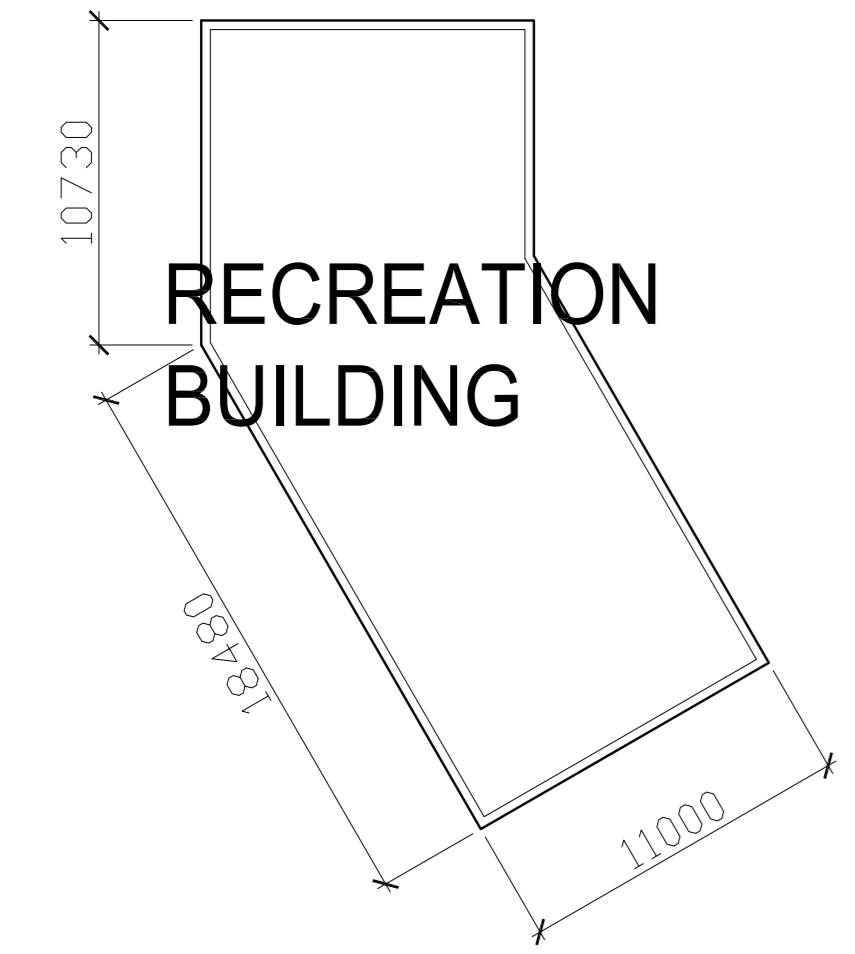
DESIGN TEAM

OWNER
PARKSVILLE BEACH DEVELOPMENT
 Victoria, BC V9B 2X3
 Phone: 250-248-4789
 Fax: 250-248-4789

ARCHITECT
ZEIDLER ARCHITECTURE
 202, 716 Goldstream Avenue
 Victoria, BC V9B 2X3
 Phone: 250-478-2243
 Fax: 250-474-2778

LANDSCAPE ARCHITECT
ZEIDLER ARCHITECTURE
 202, 716 Goldstream Avenue
 Victoria, BC V9B 2X3
 Phone: 250-478-2243
 Fax: 250-474-2778

CIVIL ENGINEER
FOCUS
 67 Cambridge Avenue
 Victoria, BC V8Z 1T3
 Phone: 250-474-1151
 Fax: 250-474-7751

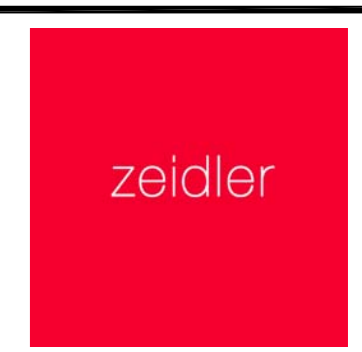


No.	Revisions	Date	By
01	LAND USE PERMIT ISSUE	AUG. 13 09	CZ

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION."

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY:



PARKSVILLE BEACH RESORT CONDOMINIUM
 Parksville, British Columbia

Orientation	Stamp
Drawn CAZ	Scale AS NOTED
Checked -	First Issue Date AUG. 13 09
Title	

TYPICAL LEVEL

Project No. 08-2-20 Drawing No. LU-04

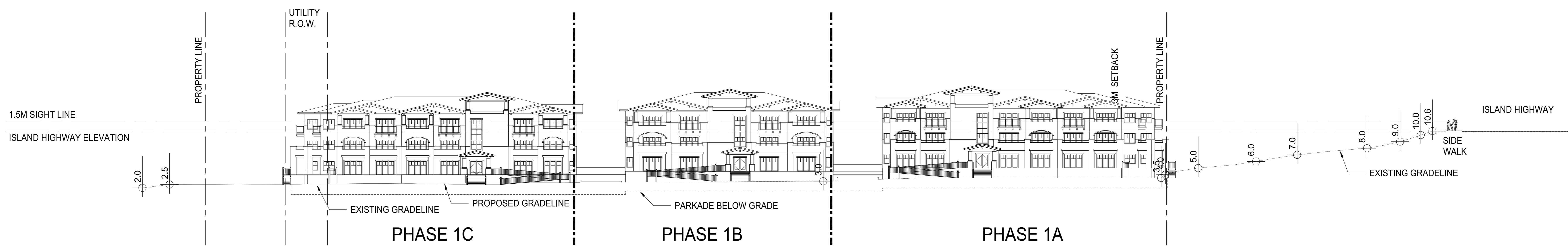
DESIGN TEAM

OWNER
PARKVILLE BEACH DEVELOPMENT
 Victoria, BC V8B 2X3
 Phone: 250-478-4789
 Fax: 250-478-4789

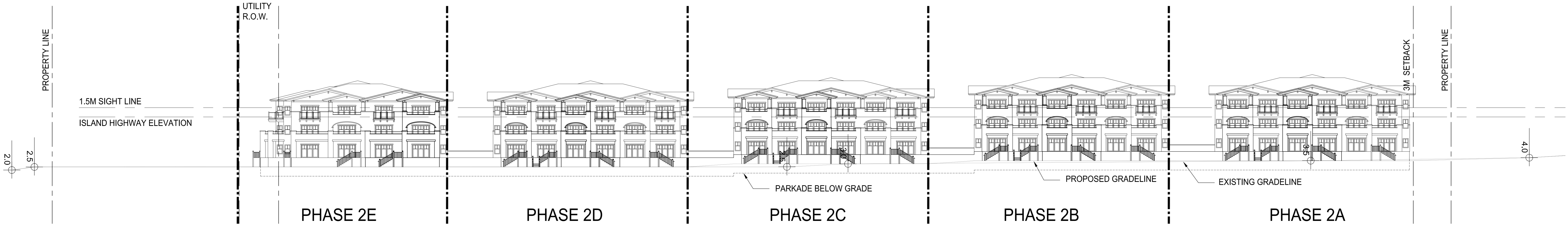
ARCHITECT
ZEIDLER ARCHITECTURE
 202, 716 Goldstream Avenue
 Victoria, BC V8B 2X3
 Phone: 250-478-2243
 Fax: 250-474-2778

LANDSCAPE ARCHITECT
ZEIDLER ARCHITECTURE
 202, 716 Goldstream Avenue
 Victoria, BC V8B 2X3
 Phone: 250-478-2243
 Fax: 250-474-2778

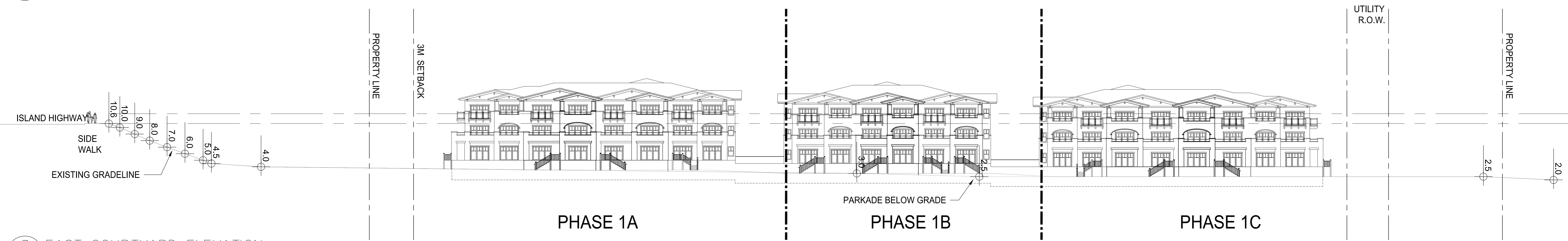
CIVIL ENGINEER
FOCUS
 67 Cambie Avenue
 Victoria, BC V8Z 1T3
 Phone: 250-474-1151
 Fax: 250-474-7751



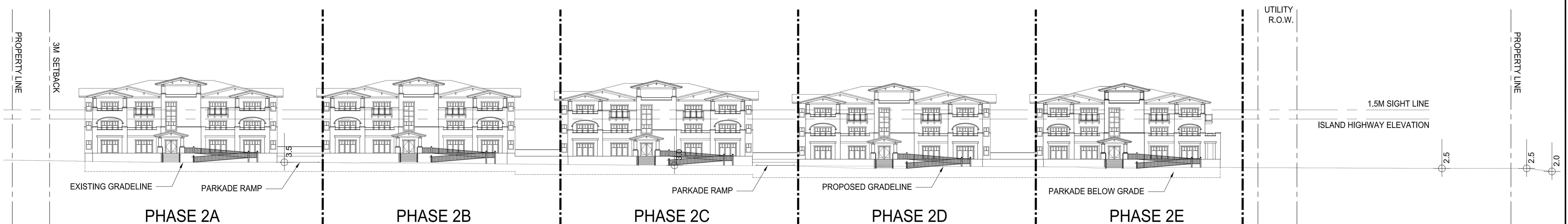
1 WEST STREET ELEVATION
 LU05 1:250



2 WEST COURTYARD ELEVATION
 LU05 1:250



3 EAST COURTYARD ELEVATION
 LU05 1:250



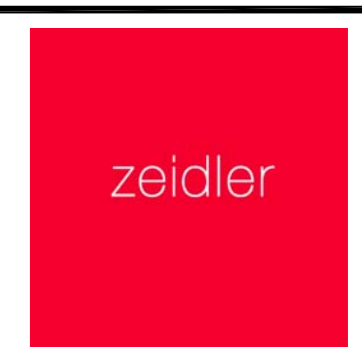
4 EAST STREET ELEVATION
 LU05 1:250

NOTE: REFER TO ENGINEERING DRAWINGS FOR PROPOSED GRADE ELEVATIONS
 NOTE: ALL GRADES SHOWN ARE EXISTING ELEVATIONS

01	LAND USE PERMIT ISSUE	AUG. 13 09	CZ
No.	Revisions	Date	By

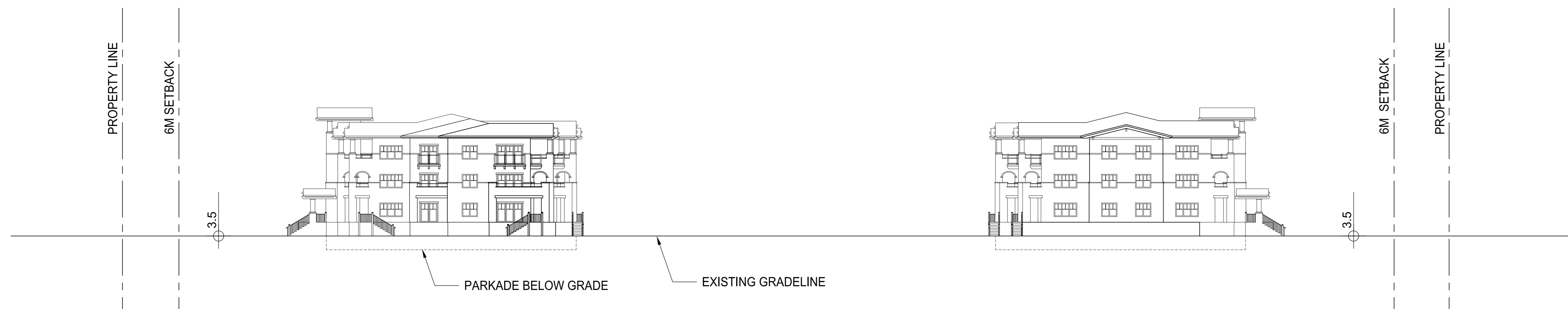
*ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.
 THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY:

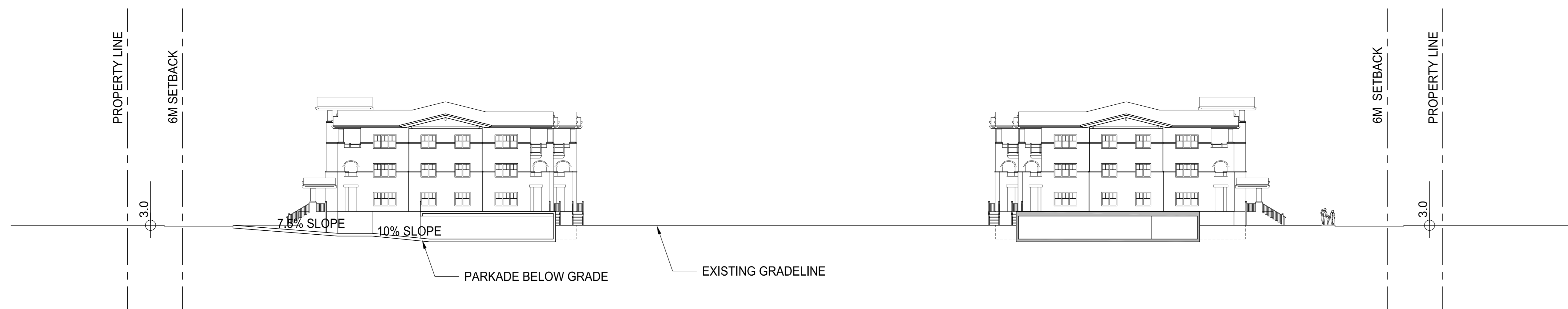


PARKVILLE BEACH RESORT CONDOMINIUM
 Parksville, British Columbia

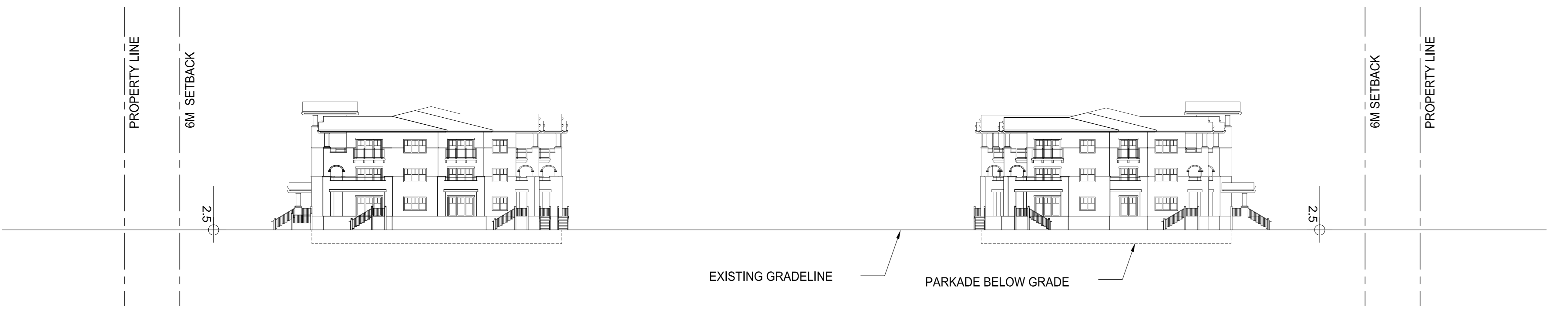
Orientation	Stamp
Drawn CAZ	Scale AS NOTED
Checked -	First Issue Date AUG. 13 09
Title	



1 SOUTH ELEVATION
LU06 1:250



2 SOUTH SECTIONAL ELEVATION
LU06 1:250



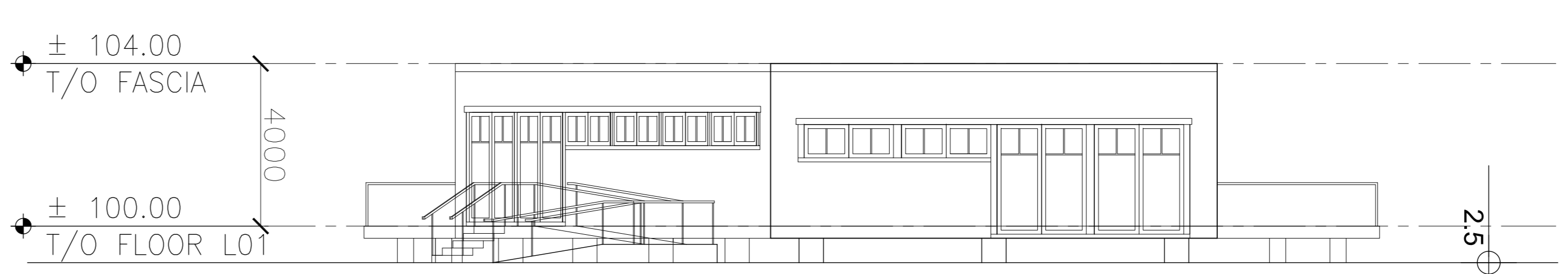
3 NORTH ELEVATION
LU06 1:250



4 SOUTH RECREATION BUILDING ELEVATION
LU06 1:100



6 NORTH RECREATION BUILDING ELEVATION
LU06 1:100



5 EAST RECREATION BUILDING ELEVATION
LU06 1:100



7 WEST RECREATION BUILDING ELEVATION
LU06 1:100

DESIGN TEAM

OWNER
PARKVILLE BEACH DEVELOPMENT
Victoria, BC V8B 2K3
Phone: 250-248-4789
Fax: 250-248-4789

ARCHITECT
ZEIDLER ARCHITECTURE
202, 716 Goldstream Avenue
Victoria, BC V8B 2K3
Phone: 250-478-2243
Fax: 250-474-2778

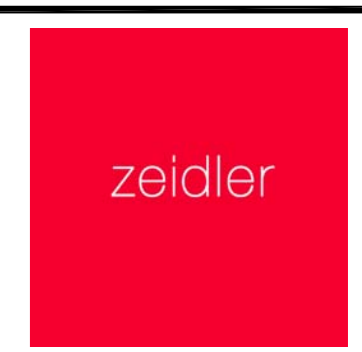
LANDSCAPE ARCHITECT
ZEIDLER ARCHITECTURE
202, 716 Goldstream Avenue
Victoria, BC V8B 2K3
Phone: 250-478-2243
Fax: 250-474-2778

CIVIL ENGINEER
FOCUS
67 Cambie Avenue
Victoria, BC V8Z 1T3
Phone: 250-474-1151
Fax: 250-474-7751

No.	Revisions	Date	By
01	LAND USE PERMIT ISSUE	AUG. 13 09	CZ

*ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

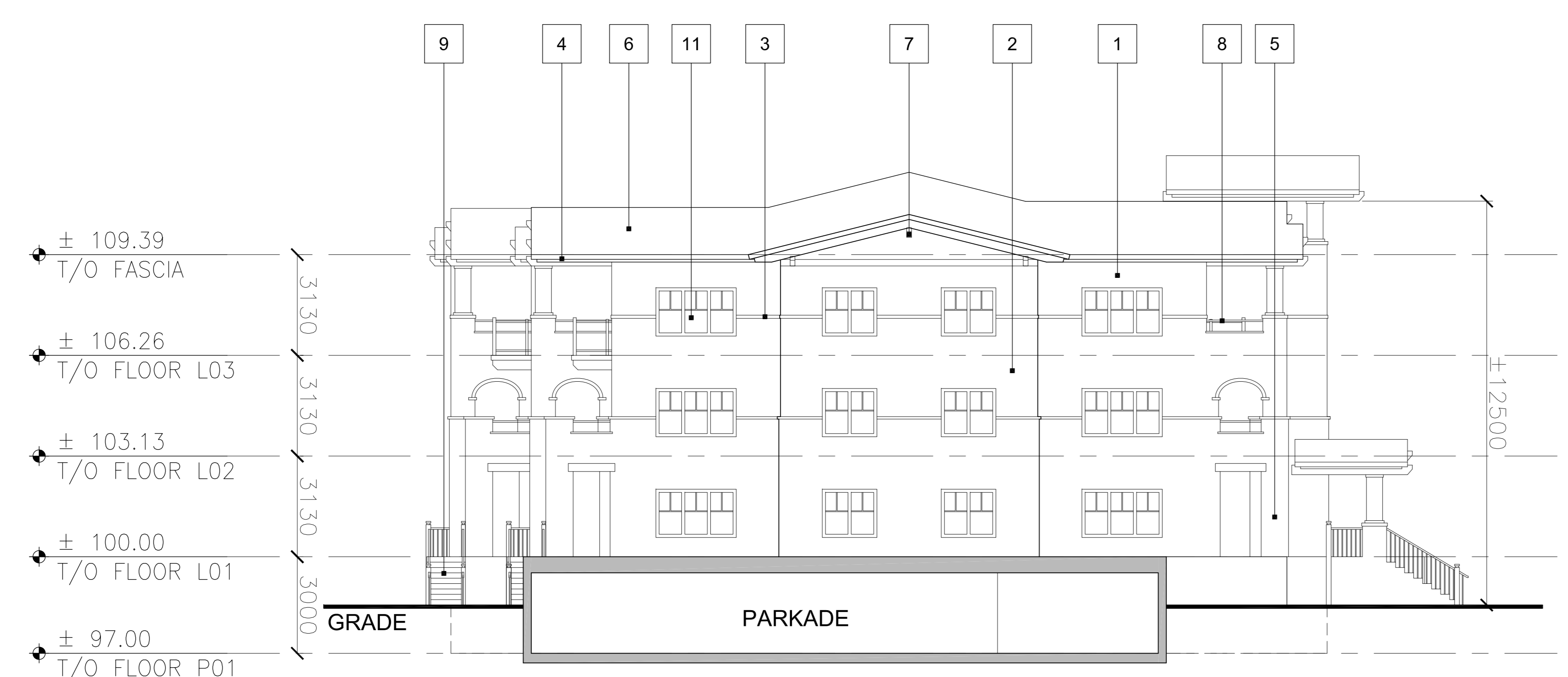
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY:



PARKVILLE BEACH RESORT CONDOMINIUM
Parkville, British Columbia

Orientation	Stamp
Drawn CAZ	Scale AS NOTED
Checked -	First Issue Date AUG. 13 09
Title	

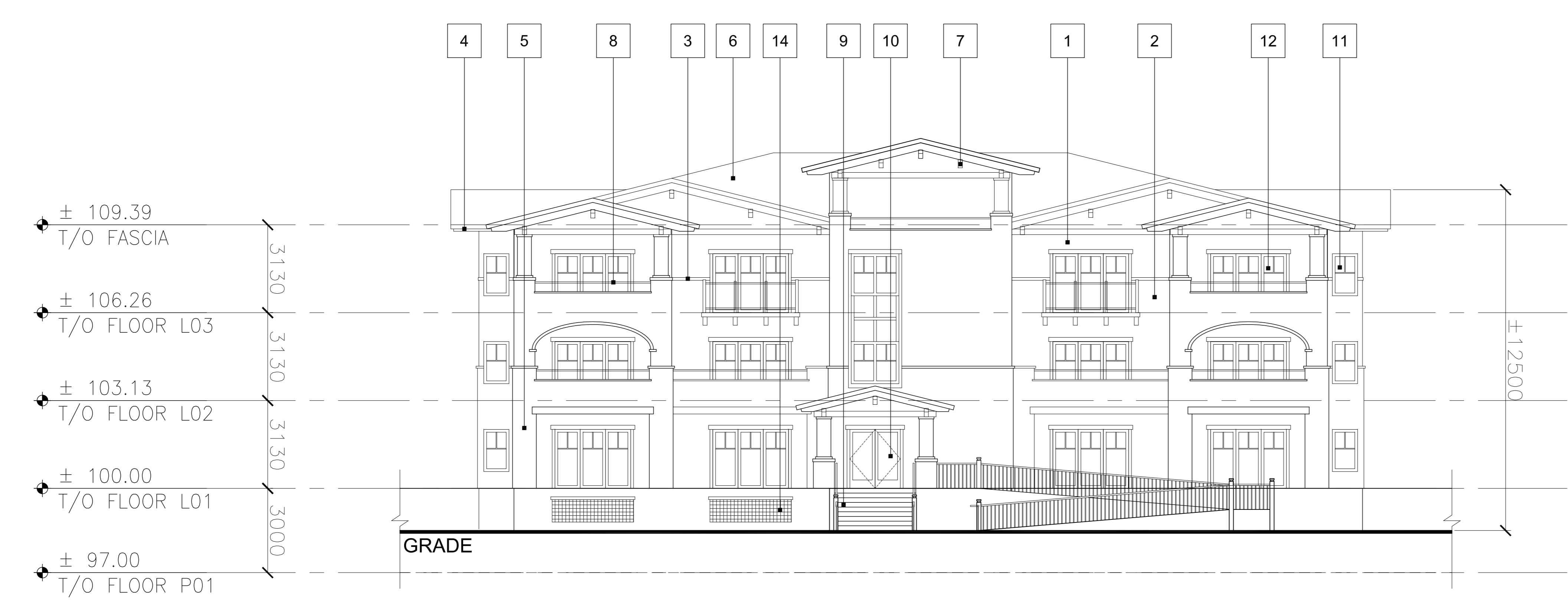
NORTH, SOUTH & RECREATION BLDG. ELEVATIONS



1 TYPE C SOUTH STREET ELEVATION
LU07 1:100



2 TYPE C COURTYARD ELEVATION
LU07 1:100



3 TYPE C EAST STREET ELEVATION
LU07 1:100

Material Legend

- 1 Hardi Board
- 2 Hardi Shingle
- 3 Hardi Trim
- 4 Hardi Fascia
- 5 Masonry
- 6 Asphalt Shingle
- 7 Wood Brackets
- 8 Metal Railing
- 9 Concrete Stairs
- 10 Aluminum Door w/ Glazing
- 11 PVC Window
- 12 PVC Sliding Door
- 13 Metal Man Door
- 14 Mechanical Grill

DESIGN TEAM

OWNER
PARKSVILLE BEACH DEVELOPMENT
Victoria, BC V9B 2X3
Phone: 250-248-4789
Fax: 250-248-4789

ARCHITECT
ZEIDLER ARCHITECTURE
202, 716 Goldstream Avenue
Victoria, BC V9B 2X3
Phone: 250-478-2243
Fax: 250-474-2778

LANDSCAPE ARCHITECT
ZEIDLER ARCHITECTURE
202, 716 Goldstream Avenue
Victoria, BC V9B 2X3
Phone: 250-478-2243
Fax: 250-474-2778

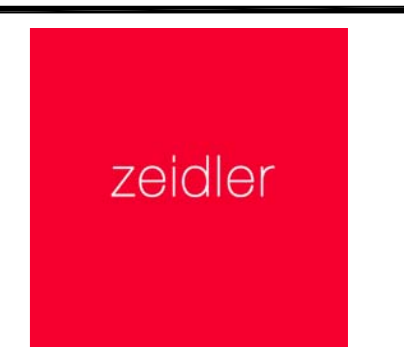
CIVIL ENGINEER
FOCUS
67 Cambie Avenue
Victoria, BC V8Z 1T3
Phone: 250-474-1151
Fax: 250-474-7751

No.	Revisions	Date	By
01	LAND USE PERMIT ISSUE	AUG. 13 09	CZ

*ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY:



PARKSVILLE BEACH RESORT CONDOMINIUM
Parksville, British Columbia

Orientation	Stamp
Drawn CAZ	Scale AS NOTED
Checked —	First Issue Date AUG. 13 09
Title	

TYPICAL ELEVATION MATERIALS

4.10 Parksville Bay Waterfront

The City is blessed with one of the best beaches on the west coast. It has been a holiday destination to many for decades. The elegant old Island Hall, which opened in 1916 was world renown.

The waterfront has been the site of some controversy in past years. The Parksville Flats were newsworthy in the early 1990's when environmentalists became involved in response to a development proposal for these lands.

The owners of the key waterfront properties now have the opportunity to define the future of this City. Due to the perceived impact of redevelopment of these properties the City is eager to participate in redevelopment initiatives. In 1997 a

public workshop was held to talk about the public's vision for redevelopment of the site. Subsequently, in 1999 through 2000 the City undertook an extensive review of the downtown waterfront and ultimately adopted the policies which follow.

Objectives:

Long-term redevelopment of the tourist commercial properties of the waterfront is encouraged, with the objectives of public access to the waterfront, quality, protection and enhancement of view corridors, and pedestrian orientation, in mind. The development of a waterfront walkway is an objective. Well-planned utilization of parklands, and sensitive enjoyment of environmentally sensitive lands are also objectives.

Policies

4.10.1. General

- 4.10.1.1 The area subject to the Downtown Waterfront policies and land use designations are in accordance with Figure 1.
- 4.10.1.2 Redevelopment or development of properties with development potential is encouraged, as follows:
 - 4.10.1.2.1 Development permit applications for properties developing under existing zoning categories and which meet all applicable policies will be expedited to the extent possible.
 - 4.10.1.2.2 Development proposals which necessitate rezoning will be expedited to the extent possible where all applicable policies are met or exceeded.
 - 4.10.1.2.3 Development proposals which necessitate rezoning and where all applicable policies are not met, or intended to be met by the applicant, to not be met, will be directed to Council, for immediate deliberation, rather than be subject to full staff review.

4.10.2. Land Use Policies

4.10.2.1 A re-designation of currently designated Downtown Tourist Commercial properties¹³ to Mixed Waterfront Commercial-Residential will occur in order to introduce a provision for some permanent residential use.

4.10.2.1.1. Notwithstanding 2.1 the primary type of development encouraged is Tourist Commercial.

The following will be applicable to the Mixed Waterfront Commercial-Residential area:

4.10.2.1.2 The City will prepare new zoning categories appropriate to this designation which include: a provision for limited permanent multi-family residential uses (up to a maximum of 50% of the total floor area permitted on the site) along with some commercial use, as well as conventional tourist commercial and downtown retail uses and will, with the consent of, or upon application of, the property owners, apply these new zones.

4.10.2.1.2. (1) As a general principal, it is considered by Council as in the public interest to have the permanent residential use located adjacent to the highway, rather than immediately adjacent to the beach. When applying zoning for this use, no more than 30% of the distance of the waterfront lot line¹⁴ may have permanent residential as the predominant adjacent use.

4.10.2.2.1(2) Notwithstanding 2.2.1 it is recognized that some sites may be further subdivided. In these cases it may be necessary to apply more than one zone category per site, or alternatively, a comprehensive development zone.

4.10.2.1.3 The City will ensure that the zone for the Mixed Waterfront Commercial-Residential properties will be drafted or amended to include a graduated density bonusing structure that is structured to permit up to a 1.1 floor area ratio where

¹³ exception those on Sutherland Place and Sutherland Crescent.

¹⁴ based on the lot lines existing at October 1, 2001, or a consolidation of same.

attributes of increased setbacks, waterfront land dedication, view corridor dedication, and concealed parking occur.

- 4.10.2.1.3(1) Notwithstanding 2.1.3 it is recognized that some sites may be further subdivided. In these cases it may be necessary to apply more than one zone category per site, or alternatively, a comprehensive development zone.
- 4.10.2.1.4 The City will clarify and include in relevant zoning categories that the maximum building heights for waterfront properties follow a graduation from one storey at the waterfront, to a maximum of three storeys at the front lot line, except where there is a 25-metre setback. Where there is a 25-metre setback the maximum attainable is 6 storeys at the front lot line and a maximum of 3 storeys at the waterfront lot line.
- 4.10.2.1.5 The City will increase the waterfront setback (lot line to building measurement) requirement to 18 metres (where there is a 7 metre dedicated strip) and 25 metres (where there is no dedicated strip) for the purpose of protection of the natural environment by limiting building and other activity within this area.
- 4.10.2.1.6 Maintenance of key view corridors (to ensure a view, free of buildings obstructing, as measured 0 metres from Highway 19A level to the Ocean), as generally indicated on Figure 2, is a requirement as follows:
 - 4.10.2.1.6a As a development requirement, for the purpose of view corridor protection (to capture the view of water and mountains), buildings will be sited so as to leave a 20-metre corridor free of buildings, at eye level (0 metres in height at Highway 19A) to the sky. To accomplish this, Council may consider granting height variances to adjacent buildings so as not to diminish the development rights for the property.

4.10.3. Waterfront Walkway

- 4.10.3.1. Where permitted by legislation, Council will require a waterfront property owner to dedicate a 7 metre wide strip of land, adjacent to the waterfront, at the time of development or redevelopment for the purpose of providing necessary and reasonable public access

through and/or around the land being subdivided or otherwise developed.

- 4.10.3.2 Council directs the City's Subdivision Approving Officer to acquire, in accordance with the legislation, a 7 metre wide strip of land, adjacent to the waterfront, at the time of subdivision, for the purpose of providing necessary and reasonable public access through and/or around the land being subdivided.
- 4.10.3.3 The City will establish an exact standard and design, for the construction of a waterfront walkway, which will consider aesthetics, accessibility, and environmental considerations.
- 4.10.3.4 Where permitted by legislation, Council will require construction of the portion of walkway fronting the waterfront property being developed.
 - 4.10.3.4.1 If a development is proposed in advance of a walkway standard and design being adopted Council will require a letter of credit to be placed until such time that the standard and design is available.
- 4.10.3.5 Apart from legislative opportunities to acquire land for a waterfront walkway, and to construct a waterfront walkway, the City will investigate sources of funding which would secure development of this walkway immediately.

4.10.4. Access to Water

- 4.10.4.1 Council directs the City's Subdivision Approving Officer to acquire, in accordance with the legislation, a 20-metre wide access to water, every 200 metres.
- 4.10.4.2 Where subdivision is not involved, pedestrian access to water will be a required element of the development permit.

4.10.5. Natural Areas

- 4.10.5.1 Development and other activity in, and adjacent to, the Carey Creek natural area will be restricted so as to keep the area natural in appearance.
 - 4.10.5.1.1 Works necessary to restore natural conditions or stabilize banks will be permitted with the approval of the City.

4.10.6. Community Park

- 4.10.6.1 The City will take measures to develop a plan to establish carrying capacity for the park, to identify a future overall plan and to identify a method for evaluating and introducing new uses into the park.

4.10.7. Restricted Recreation

- 4.10.7.1 Areas shown on Figure 1 as Restricted Recreation are considered to be environmentally sensitive and development in this area will be restricted in accordance with guidelines set out in Development Permit Area No. 12, and with the following addition to DP No. 12:

- 4.10.7.1.2 An Environmental Study (which includes consideration of on-site and area aquatic and terrestrial habitat, as well as natural features and flood issues) will be a requirement for all development permit applications.

- 4.10.7.2 The City supports the policy and practice of limiting tenancy of residential land type uses to those of a temporary nature unless there is a demonstrable public benefit to doing otherwise.

4.10.8. Estuary – Environmentally Sensitive area

- 4.10.8.1 The City will support and work towards the preparation of an estuary management plan that increases opportunities for wildlife/waterfowl interpretation while maintaining environmental integrity.

Figure 1

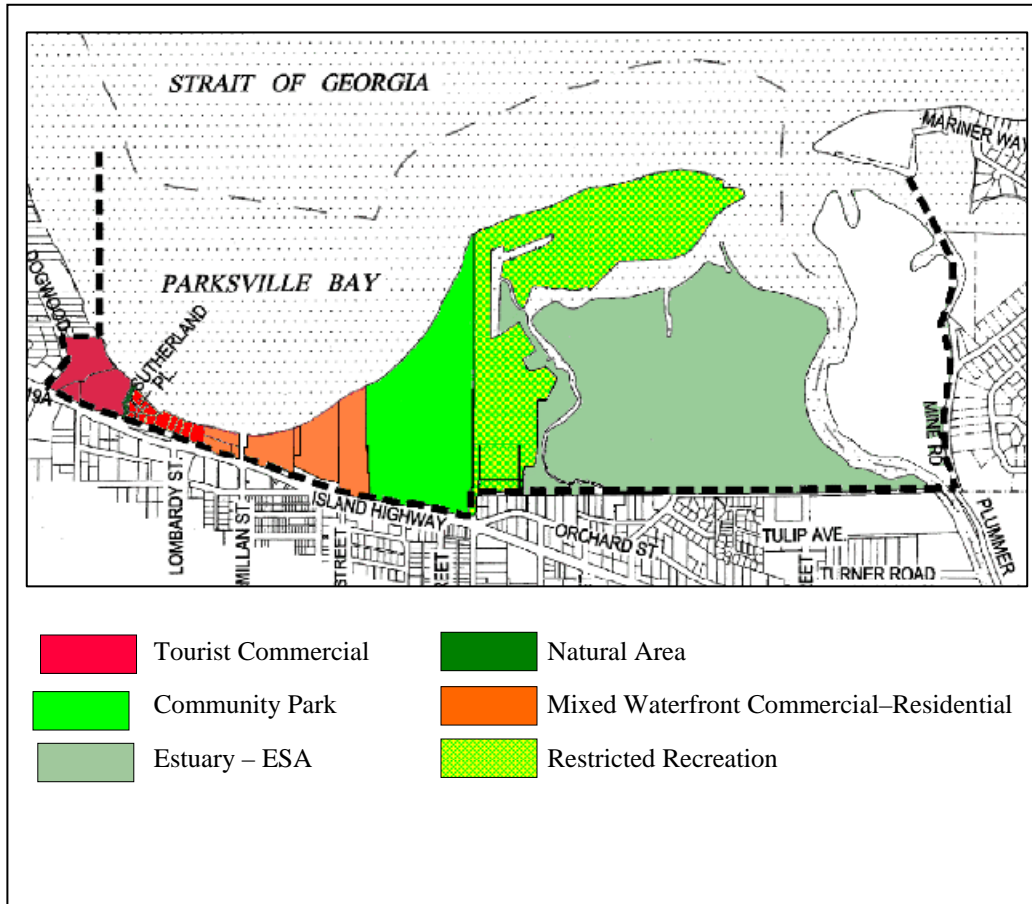


Figure 2

