

CITY OF PARKSVILLE
ADVISORY PLANNING COMMISSION

AGENDA

DATE: January 31, 2013
TIME: 8:00 A.M.
PLACE: THE FORUM, PCTC

1. Call to Order

2. Adoption of Minutes
Minutes of November 20, 2012.

3. Zoning Bylaw Amendment Application (485 Alberni Highway)
Legal: Lot 2 of Block 725 and of District Lot 97, Nanoose District, Plan 27692 except part in Plan VIP52133
Civic: 485 Alberni Highway
Registered Owner: Vancouver Island Health Authority
Applicant: Lark Group
File: 3360-12-01

4. Zoning Bylaw Amendment (780 Stanhope Road and 577 Pym Street)
Legal: Lots 2 and 3, District Lot 74, Nanoose District, Plan 14652
Civics: 780 Stanhope Road and 577 Pym Street
Registered Owner: Island Dream Builders Inc., Inc. No. BC0623540
Applicant: C A Design
File: 3360-12-02

5. File Status Update (time permitting)

6. Adjournment

NEXT REGULARLY SCHEDULED MEETING FEBRUARY 21, 2013
PCTC, THE FORUM

CITY OF PARKSVILLE
ADVISORY PLANNING COMMISSION

MINUTES OF MEETING

Date: November 20, 2012
Time: 8:00 am
Place: PCTC, The Forum
Acting Chair: R. Thompson

TO BE ADOPTED

Members Present:

<u> x </u>	E. Chabot	_____	D. Luke
<u> x </u>	M. Fereday	<u> x </u>	K. Paskin
<u> x </u>	K. Jacobs	<u> x </u>	R. Thompson
<u> x </u>	L. Taylor		

Others:

B. Russell, Director of Community Planning
K. Kehler, Manager of Current Planning
P. Morrison, Councillor
M. Jones, P. Eng., Timberlake-Jones Engineering
N. R. Pass
N. Gray, MacDonald Gray Consultants
M. Cownden
S. Harbottle

3 members of the public in attendance.

1. Call to Order:

The meeting was called to order at 8:01 am by the Acting Chair.

2. Introduction:

B. Russell, Director of Community Planning asked the Staff and members to introduce themselves.

As the Chair D. Luke was not in attendance, R. Thompson volunteered to act as Chair for this meeting.

3. Adoption of Minutes:

Moved by K. Paskin Seconded by L. Taylor

That the minutes of the meeting April 19, 2012 be approved. CARRIED

4. Official Community Plan (OCP) and Zoning Amendment Application (779 Stanhope Road)

Legal: Lot 2, District Lot 87, Nanoose District, Plan 46927

Civic: 779 Stanhope Road

Registered Owner: N. R. Pass Construction Ltd., Inc. No. 0843575

Applicant: Timberlake-Jones Engineering

File: 3360-12-03

Applicant Presentation:

Michelle Jones, P. Eng., of Timberlake-Jones Engineering introduced the Stanhope Road Official Community Plan and Zoning amendment application to the members. She introduced the owner of the property Mr. N. R. Pass. She provided information as follows:

- Advised the site location in relation to the surrounding properties.
- The proposal is to amend the OCP Future Land Use map designation from multifamily residential to residential and the zoning from single family to the small-lot residential zone to facilitate a small lot format single family residential development.
- The OCP review may address this site during their review.
- The difference this application is providing is with regard to ownership; this will not be a strata but a fee simple subdivision; the roads and services once built will be handed over to the municipality.
- The arborists report, geotechnical report, traffic report and servicing issues have been addressed.
- This application is responding to the market place by providing homes that are fee simple, have a smaller lot requiring less maintenance but providing private green space without the strata involvement.
- The applicant is proposing that their amenity package is the rezoning of the lots to a smaller lot to address the need of smaller lots within the market as well as making a cash contribution to the Foster Park group and City of Parksville.
- The applicant is proposing to extend the infrastructure for the future of Stanhope Road.

[Panel Discussion]

Q Is this proposed development intended for young families? Is there a school close by?

A This proposal was not specifically intended for young families. The closest elementary school is Winchelsea. There is no target market and the smaller lots could meet the demands of both young families and others.

Q There is currently a walking trail on the property along with a drainage ditch at the rear of the property; would the applicant consider allowing the public access to walk thru the property to access Foster Park? Will any trees on the property be retained?

A Yes, they have proposed a park strip on the site to access Foster Park, are planning a connection and actively working on this. There will likely not be any trees retained. The arborists preliminary report shows no hazardous or protected trees but with the new tree bylaw recently adopted a new report will be done and they will look at the trees along the park boundary to not affect tree sustainability. The drainage for the site will be contained within the proposed development and will not affect the drainage along the park boundary.

Q Is a fence being proposed for the development?

A Each owner will make their own decision regarding this. Without a fence it would be an open vista, but it would be whatever the personal preference is of each property owner.

Q *What is the distance from the rear of the property to the property line (back yard)?*

A 3 m, the same as for a single family dwelling. A fence could be put in a building scheme as part of the development, as part of the design. The applicant would prefer a see through fence but it would be up to the individual owner or the City.

Q *What is the density coverage?*

A 33% plus driveway, maybe 35%. A correction was made to this that it would be closer to 50%.

[Blaine Russell]

Advised Staff has no technical issues; that servicing and traffic has been addressed. Further the proposed development is similar to that of the development across the street at Wembley Place. The only change would be the tenure of the development.

Q *Is the developer proposing to build or sell the lots?*

A The developer is proposing to work with a builder; he would look to ensure quality and look at having a good looking development which would fill the need for a larger house with lesser grounds to maintain and not be a strata.

Q *What are the market indicators showing?*

A Realtors are advising the developer that the market is looking for this type of development which allows for a small green space with a fee simple lot. Further they advised the lots fronting Stanhope will access from the rear but maintain the front façade on Stanhope.

Q *Concern expressed regarding the look of the development as row houses? Can Staff comment on the overall development?*

[Blaine Russell]

The proposal is similar to the RS-2 development across the street. It is up to the members to consider what the impacts are to the community, etc. to determine their recommendation.

Q *Why does the OCP have to be amended?*

[Blaine Russell]

The current OCP does not distinguish density, rather if there are more than 2 units on a lot it is multifamily, otherwise it is single family residential. There appears to be a gap in policy in that density is not factored in.

Q *Are there any caveats that Council should consider?*

Panel Comment:

Like the idea of the development. Everyone can have their own garden and remain a single family dwelling without being a strata. Parksville must move on; I would approve this.

We would not be approving layout, just use?

A. The commission's role is to recommend on use.

Recommendation:

Moved by E. Chabot

Seconded by M. Fereday

That the Advisory Planning Commission recommends to Council that the Official Community Plan and Zoning amendment application for N. R. Pass Construction Ltd., Inc. No. 0854575 to amend the Official Community Plan and rezone Lot 2, District Lot 87, Nanoose District, Plan 46927 to facilitate a small-lot subdivision be approved subject to technical review by the Community Planning and Building Department and the Engineering and Operations Department. CARRIED.

5. **Zoning Amendment Application (625 and 633 Pioneer Crescent)**

Legal: Lot 17 and 18, District Lot 3, Nanoose District, Plan V6031

Civic: 633 and 625 Pioneer Crescent

Registered Owner: 486425 B.C. Ltd and R 504 Enterprises Ltd.

Applicant: MacDonald Gray Consultants, Nigel Gray

File: 3360-12-04

Applicant Presentation:

Nigel Gray of MacDonald Gray Consultants introduced his client, Bruce Cownden, registered owner of the Pioneer Crescent properties and small lot development proposal. Mr. Gray provided information as follows:

- The proposal is a small lot infill proposal, looking at a 2 lot proposal. He provided a comparison of the standard lot and the proposed lot and further provided the history of small lots.
- Frontage is a little over 10m. Designed for a family with small child or seniors.
- He advised the public is looking for small lots with fee simple ownership with small gardens, ground level, smaller home, less maintenance.
- This type of proposal will optimize infrastructure (schools, water, sewer, etc.) with less maintenance and the costs associated with same; not too onerous.
- This is not intended to be affordable housing but is moving to attainable housing.
- These are homes with a yard where gardens are possible; where infill can occur.
- This is an opportunity for this neighbourhood to revitalize, densify, create small adaptive and gradual changes while maintaining the character on a smaller scale.
- Smaller scale projects are good for the local economy and local developer and the infrastructure burden is nil and there is an increase in parcel tax density.
- It is one lot, one family, one residential, same density as a townhouse but not a strata.
- There is no OCP amendment proposed, the property is residential and the purpose of this application is to change the current land use from single family residential to a small lot zone. This proposal is a proof of concept only.
- As to the amenity proposed for this development, the small lot zone provides the need and because it is an infill proposal the infrastructure work which does not exist currently will need to be done including the lane work and sidewalk to be done is the benefit.
- The applicant agrees with the Park Land Study which advises that the small parks existing are not a good use of land and are too costly to maintain so the applicant is proposing to provide a 5% cash-in-lieu for park land dedication to the City for a future, larger park acquisition.

[Panel Discussion]

Q *Who maintains the lane and will it be upgraded? Will there be garages built along the lane?*

[Blaine Russell]

The City owns and maintains the lane which is not built but is a gazetted road. As part of the application, the road will be built by the applicant to City standards from the start of Turner Road to all along the frontage of the property.

A The lane will no longer be a lane but a new road; there are homes already there and the proposed properties will carry on on that one side of the new road.

Q *Does construction impact on other property owners, do you have to take property or can you do it within the present right-of-way?*

A The applicant will be carrying on with the same dedication.

Q *You noted "loosely based on SLR-1 zoning", what are you asking for?*

A The only difference between this and the SLR-1 zone is that the proposed lots are narrower; another form of small lot.

[Blaine Russell]

A draft of the proposed narrow lot zone is attached to the report agenda showing the narrow lot modifications to the existing SLR-1 zone.

Q *I drove down that narrow road and wondered if the major stand of trees will be taken down and will the new road be the main access for these back six lots?*

A Yes, if the road had been built those trees would have been removed before and yes, the trees will be removed and now with this development proposal, this is an opportunity to get the road built to the new standard; the lots will front on the new road. This is really the starting block of a good, new infill project.

Q *Noticed that there are a number of homes that have been renovated and it would appear now that with this proposal there may be newer, smaller lots; very unsure what it would look like and how it would fit within the community?*

A Great comment; I would say this proposal is setting the trend; that organic change over time; there are precedents in the area and the only change is they are strata instead of fee simple.

Q *No problem with the idea, just that the lots are smaller?*

A The lots are not smaller than SLR-1, just narrower, the zone is tailored to fit the standard patio home; they are more flexible and family oriented.

Q *What are we being asked here? Is it a two pronged thing? Comment on support of the amendment; are we being asked to comment on the narrow lot zone as well as the development?*

[Blaine Russell]

Yes

Q *When you upgrade the lane, will that be upgraded to a street standard with this proposal?*

A Yes, we will be dedicating 4m on the back of the lane for this and there will be a 7m wide travel way for vehicles as well as curb, gutter, sidewalks, street lights, on that one side all the way out to Turner, along the frontage.

~~Q What would you call it? At this time the lane doesn't have a name. The address of the lot is currently on Pioneer.~~

A I believe the City has a policy on naming roads.

Panel Comment:

Discussion regarding the process of what takes place.

[Blaine Russell]

Explains the process of what happens after the recommendation is received by the Commission and how the application continues the process to Council along with the statutory and technical requirements. Discussion ensued regarding the specifics of the zone for this proposal.

Recommendation:

Moved by E. Chabot Seconded by K. Paskin

That the Advisory Planning Commission recommend to Council that the Zoning amendment application for 486426 BC Ltd. and R504 Enterprises Ltd. to rezone Lots 17 and 18, District Lot 3, Nanoose District, Plan 6031 (625 and 633 Pioneer Crescent) for a modified small lot zone be approved subject to completion of a technical review. CARRIED.

6. Meeting Dates for 2013

B. Russell advised the Commission will not convene a meeting if there are no active applications for review but he anticipates there will be a meeting in December and if not, in January 2013.

7. General Update:

Discussion took place regarding receipt of the very preliminary, draft OCP received from the OCP consultant. B. Russell advised it is at a very rudimentary stage and there will be considerable work for the department in the next month.

Applications:

- Application for rezoning; small lot proposal 780 Stanhope and 577 Pym Street.
- Rezoning and OCP amendment for VIHA for their parking lot, to optimize their parking layout, along with an active Road Closure application.
- 2 OCP amendment applications going to Public Hearing December 3, 2012 (QF and InSight).

Development Permits:

- Canadian Tire.
- Save on Foods.
- Co-Op at the corner of Corfield and the Island Highway.
- DP/DVP - Thwaites Insurance building, 109 Hirst Avenue.

Subdivisions:

- Lot line adjustment subdivision.
- 4, 2 lot splits.

- 454 Temple - 20 lot subdivision.
- 2 applications on pause, Cedar Ridge Estates, multiphase, (Church and Renz) and one on Despard and Alberni (InSight).

Meetings are still at 8:00 a.m. B. Russell advised it would be up to the Commission members to determine if they wish to change the time.

Comment received that the Commission seems to be dealing with applications to amend the OCP and Zoning Bylaw for lower density lots; is the Planning Department and the OCP consultant looking at this? As well, are they considering not accepting the smaller 5% lots for park land in applications and is this a new direction for Planning?

As far as park land dedication goes, the City is in agreement that the small tot lots are obsolete and a better use of land would be to put funds towards linear trail systems or towards larger parks, plus from a parks perspective the maintenance is an issue so we agree. As far as the recent small lot applications, that is a recent trend in Parksville. From a Planning perspective, we see that the medium density multifamily applications are with regard to a change in tenure and are not an issue. When looking at the smaller lots and infill development, it will be on a neighbourhood by neighbourhood basis. There will be different sets of what is a right fit so it is difficult to do a broad brush stroke. Are we setting precedents? No. Council has the opportunity to deny or accept each application. From a cost perspective we have determined that standard format single family development does not pay for the infrastructure and without increases in density we're not going to be able to sustain our infrastructure.

In the New Year, time permitting, we would like to do an orientation to address any issues or questions the members have and perhaps meet more regularly.

8. Adjournment:

Moved by E. Chabot

Seconded by K. Paskin

There being no further business, the meeting adjourned at 9:15 am

R. Thompson
Acting Chair

BR/sh

January 10, 2013

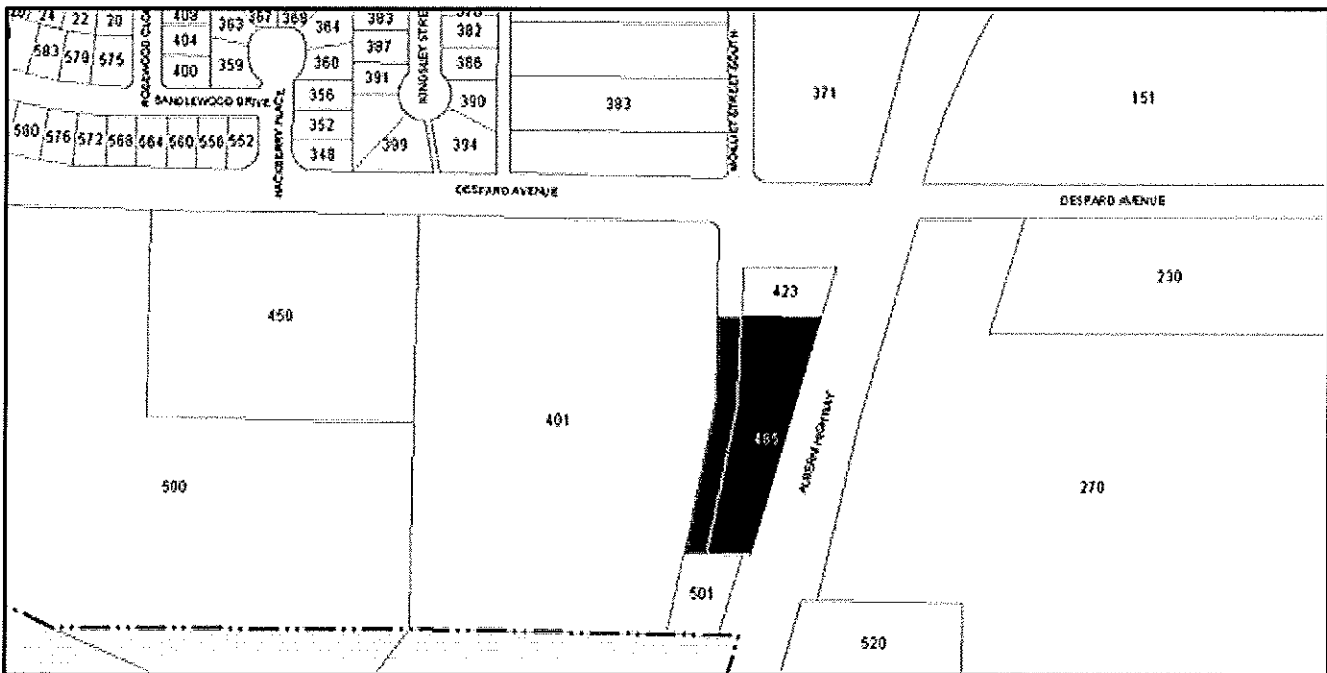
REPORT TO: ADVISORY PLANNING COMMISSION

FROM: B. C. RUSSELL, DIRECTOR OF COMMUNITY PLANNING

SUBJECT: CONSIDERATION OF AN OFFICIAL COMMUNITY PLAN (OCP) AND ZONING AND DEVELOPMENT BYLAW AMENDMENT APPLICATION TO FACILITATE PARKING, ACCESS, AND STORM WATER MANAGEMENT FACILITIES FOR THE OCEANSIDE HEALTH CENTRE ON LOT 2 OF BLOCK 725, AND OF DISTRICT LOT 97, NANOOSE DISTRICT, PLAN 27692 EXCEPT PART IN PLAN VIP52133 (485 ALBERNI HIGHWAY) AND THE RECENTLY CLOSED SECTION OF MOILLIET STREET SOUTH - FILE NO: 3360-12-01

Issue:

Consideration of an Official Community Plan (OCP) and Zoning and Development Bylaw amendment application to facilitate parking, access, and storm water management facilities for the Oceanside Health Centre.



References

- Landscape Site Plan L-01, date stamped February 23, 2012;
- Site Plan A1, date stamped February 23, 2012;
- Oceanside Health Center - Alberni Hwy Access Option 1, date stamped February 23, 2012;
- Excerpt of 'Health Care P-3' zone;

CONSIDERATION OF AN OCP AND ZONING AND
DEVELOPMENT BYLAW AMENDMENT APPLICATION TO
FACILITATE PARKING, ACCESS AND STORM WATER
MANAGEMENT FACILITIES FOR THE OCEANSIDE HEALTH CENTRE

Sustainable Community Builder Check List;
APC Check List - Evaluation of zoning amendment applications;
APC Sample Resolutions.

Background

The City received an application from the property owner the Vancouver Island Health Authority, to concurrently amend the Official Community Plan (OCP) and Zoning and Development Bylaw.

The applicant is requesting to amend the Official Community Plan Future Land Use Map designation for the subject property from 'Residential' to 'Community Use' and that the Zoning and Development Bylaw be amended from the current 'Agricultural A-1' zone to 'Health Care P-3' zone in order to facilitate an improved parking and access layout for the Oceanside Health Centre.

The approximately 0.6 hectare (1.5 acre) site that is under application is comprised of the 485 Alberni Highway property and a recently closed road right-of-way. The lands under application are intended to be consolidated into the existing Trillium Lodge/Oceanside Health Centre property forming an overall 5.094 hectare (12.587 acre) care facility site.

The site is in proximity to the following:

- To the north is one single family residential property that fronts Despard Avenue;
- To the east is Alberni Highway, across from which are a couple of large relatively undeveloped properties also designated 'Residential' in the current OCP and zoned 'Agricultural A-1';
- To the west is the Trillium Lodge/Oceanside Health Centre site;
- To the south is 501 Alberni Highway, a vacant lot intended to provide future access options for the Buckerfields/Four Star Waterworks property at 587 Alberni Highway.

The purpose of the application is to provide land with the correct zoning to allow for the siting of the parking facilities for the Oceanside Health Centre as preferred by the Vancouver Island Health Authority (VIHA). For the proponent the parking layout utilizing the 485 Alberni Highway site is more ideally suited to their need than relying exclusively on the existing Trillium/Oceanside Health Centre property. In addition, the change in zoning is intended to facilitate direct access to the Alberni Highway and provide space for storm water detention works.

The Engineering and Operations Department and the Parksville Volunteer Fire Department have completed preliminary technical reviews of this application. No significant Engineering or Fire Department issues have been identified as a result of the proposed change in land use. The technical parameters of access from Alberni Highway have been accepted in principle by the Engineering and Operations Department.

BLAINE RUSSELL

BR/sh
Attachments

RECEIVED
 FEB 23 2012
 PLANNING
 CITY OF PARKSVILLE

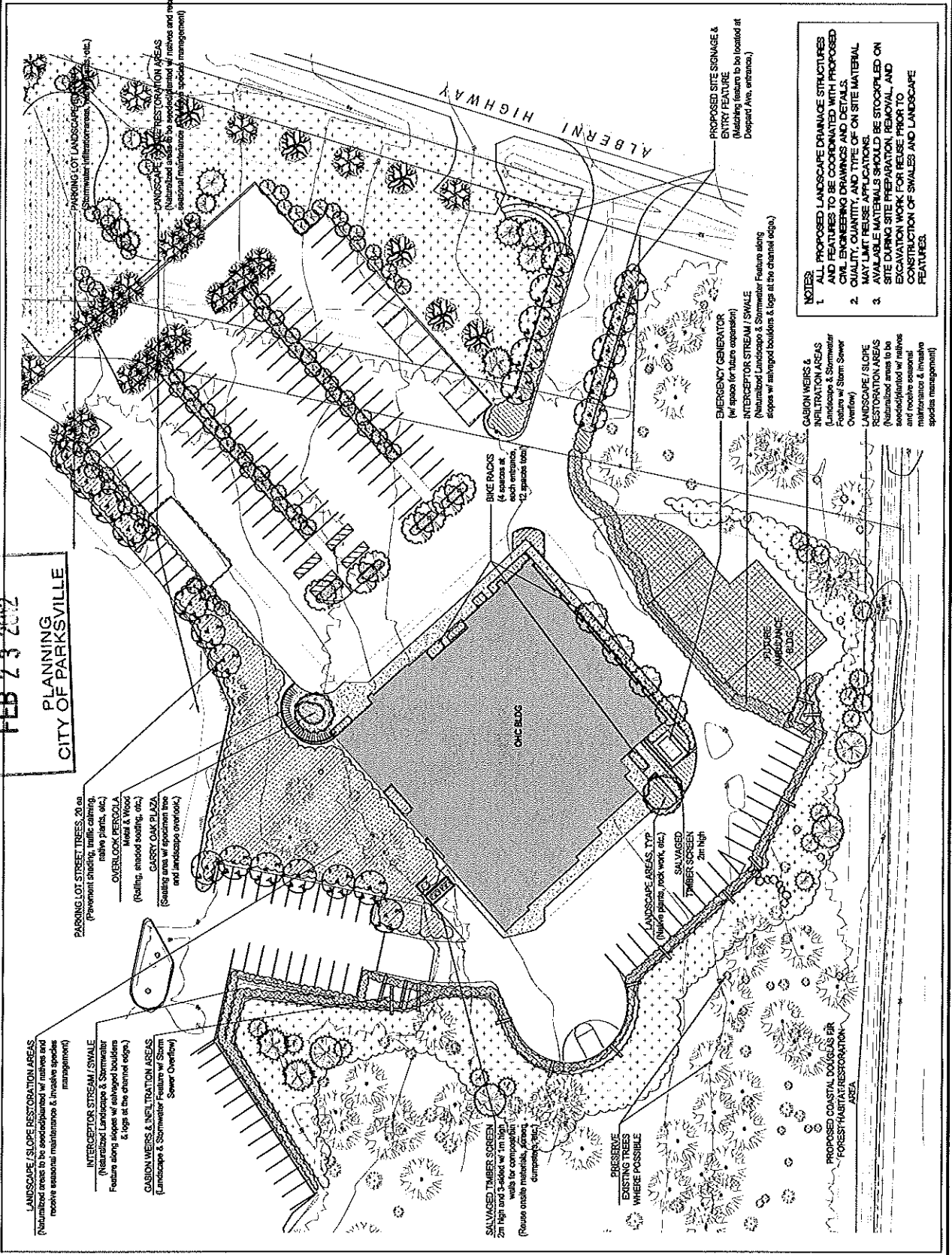
VERI-TEK
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 Parkville, MO 64076
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NO.	DESCRIPTION	DATE	BY
1	Issue for Public Review	Jan. 18, 2012	...
2	Revised for Planning Application	Jan. 18, 2012	...
3	Revised for Planning Application	Jan. 18, 2012	...
4	Revised for Planning Application	Jan. 18, 2012	...
5	Final Design	Jan. 18, 2012	...

OCEANSIDE HEALTH CENTRE
 400 Despard Ave.
 Parkville, B.C.

DATE	Jan. 18, 2012
SCALE	1:300
PROJECT	OCEANSIDE HEALTH CENTRE
LOCATION	400 Despard Ave. Parkville, B.C.
DESIGNER	VERI-TEK
CLIENT	OCEANSIDE HEALTH CENTRE



- NOTES:**
1. ALL PROPOSED LANDSCAPE DRAINAGE STRUCTURES AND FEATURES TO BE COORDINATED WITH PROPOSED CIVIL ENGINEERING DRAWINGS AND DETAILS.
 2. QUALITY, QUANTITY, AND TYPE OF ON SITE MATERIAL MAY VARY FROM APPLICATIONS.
 3. MAY VARY FROM APPLICATIONS. ALL MATERIALS TO BE STOCKPILED ON SITE DURING SITE PREP. ALL EXCAVATION WORK FOR THESE PROJECTS TO BE COMPLETED PRIOR TO CONSTRUCTION OF SWALES AND LANDSCAPE FEATURES.

LANDSCAPE / SLOPE RESTORATION AREAS
 (Naturalized areas to be associated w/ natives and receive seasonal maintenance & invasive species management)

INTERCEPTOR STREAM / SWALE
 (Naturalized Landscape & Stormwater Feature along slopes w/ salvaged boulders & logs at the channel edge.)

CANYON WEIRS & INFILTRATION AREAS
 (Landscape & Stormwater Feature w/ Storm Sewer Overflow)

PARKING LOT STREET TREES, 20' or more
 (Pavement shading, traffic calming, native plants, etc.)

OVERLOOK PERGOLA
 Metal & Wood (Rolling, shaded seating, etc.)

CASPER OAK PLAZA
 (Seating area w/ specimen tree and landscape overlook)

BIKE RACKS
 (4 spaces at each entrance, 12 spaces total)

LANDSCAPE AREAS, TYP.
 (Native plants, rock work, etc.)

SALVAGED TIMBER SCREEN
 2m High

PRESERVE EXISTING TREES WHERE POSSIBLE

PROPOSED COASTAL DOUGLAS FIR FOREST PLANT RESTORATION AREA

PROPOSED SITE SIGNAGE & ENTRY FEATURE
 (Matching feature to be located at Despard Ave. entrance.)

EMERGENCY GENERATOR
 (w/ space for future expansion)

INTERCEPTOR STREAM / SWALE
 (Naturalized Landscape & Stormwater Feature along slopes w/ salvaged boulders & logs at the channel edge.)

CANYON WEIRS & INFILTRATION AREAS
 (Landscape & Stormwater Feature w/ Storm Sewer Overflow)

LANDSCAPE RESTORATION AREAS
 (Naturalized areas to be associated w/ natives and receive seasonal maintenance & invasive species management)

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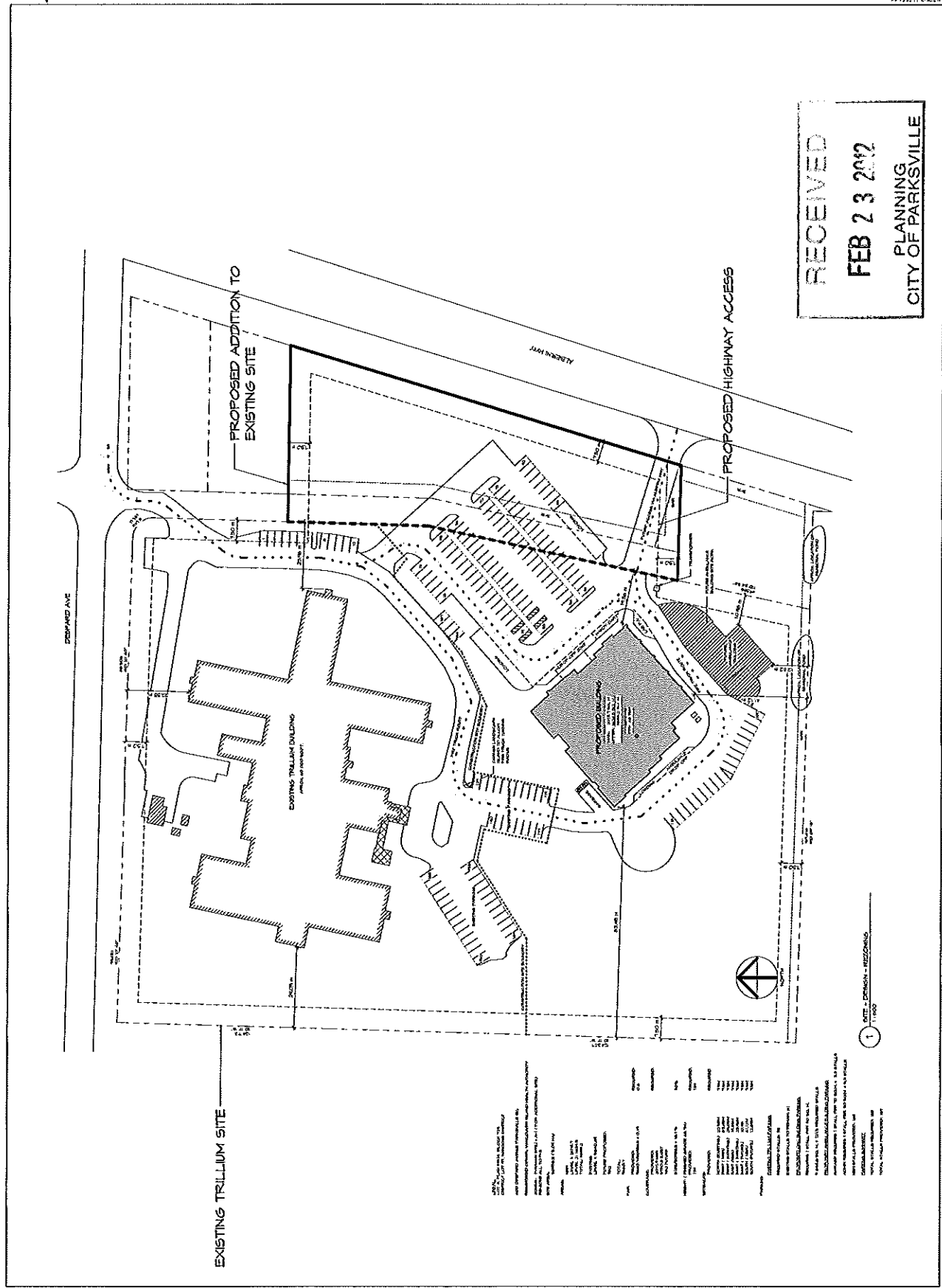
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430 DEARDA AVE.
 PARKVILLE, BC

TITLE STEEPAN
 SCALE 1:400
 DATE AUG 2008
 DRAWN BY checked
 JOB NO. 0908
 SHEET NO. A1
 CONSULTANT

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OCEANSIDE HEALTH CENTRE



RECEIVED
 FEB 23 2012
 PLANNING
 CITY OF PARKVILLE

1 SITE - DESIGN - REVISIONS
 1/11/2011

209	HEALTH CARE	P-3
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This zone provides land for a variety of health care facilities.

209.1 Permitted Land Uses**Minimum Lot Size**

Hospital	N/A
Community Care Facility	N/A
Congregate Care Facility	N/A
Medical Office	N/A

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

Height of Principal Building	11.0 m
Height of Accessory Buildings and Structures	5.0 m
Accessory Buildings	1 per lot

209.3 Minimum Building Setbacks:

From all property lines: 7.5 metres

209.4 Landscaping and Screening:

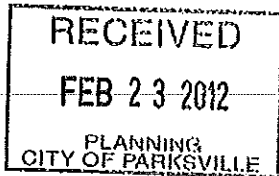
Landscaping and screening shall comply with the requirements contained in Division 500 of this Bylaw.

209.5 Off-Street Parking and Loading:

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


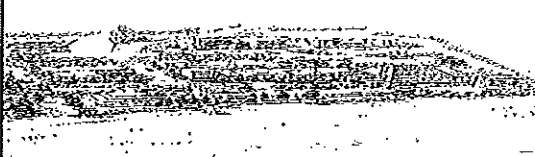
209.6 Maximum Lot Coverage: 30%**209.7 Play and Recreation Area Requirements: no requirements****209.8 Other Requirements:**

- (a) Maximum Floor Area Ratio: .60
- (b) A Congregate Care facility shall provide a common indoor area at a scale of 1 m² per unit for common dining and related services.



City of Parksville

SUSTAINABLE COMMUNITY BUILDER CHECKLIST

	<ul style="list-style-type: none"> • Residential • Commercial • Institutional 	<ul style="list-style-type: none"> • Industrial 	
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Environmental Protection and Enhancement

Please explain how the development protects and/or enhances the natural environment.

				EXPLANATION
1.	Conserve, restore, or improve native habitat?	Y		1. To balance the proposed earthworks and site grading needed to construct the building, it's proposed that the new landscaping and existing landscape be restored with native species and mixes associated with the Coastal Douglas-Fir Zone that the site is located within. 2. It's proposed that invasive species be removed as a part of item 1. above and that management of invasives is included as part of the landscape maintenance budget. 3. As part of the LEED Gold project, it's proposed that as much in-situ material (timber, gravels, rock, soils, etc.) be reused on site. The Arborists report
2.	Remove invasive species?	Y		
3.	Involve innovative ways to reduce waste, and protect the air quality?	Y		
4.	Include an ecological inventory?	Y		

Please explain how the development contributes to the more efficient use of energy.

				EXPLANATION
5.	Use climate sensitive design features (passive solar, minimize the impact of wind, and rain, etc.)?	Y		5. Proposed landscaping, site features, and gathering spaces will be designed to maximize regional and micro-climates to suit year-round use by the facility. Sitelines Therminex (Stantec) LEED Gold
6.	Provide on-site renewable energy generation such as solar energy or geothermal heating?	N		
7.	Propose buildings constructed in accordance with LEED, and the accepted green building standards?	Y		

Please explain how the development facilitates good environmentally friendly practices.

				EXPLANATION
8.	Provide on-site composting facilities?	Y		8. Composting provided in association with on-site trash and recycling. 9. Limited garden for planting by on-site workers, patients, et.al. will be provided.
9.	Provide an area for a community garden?	Y		
10.	Include a car free zone?	NA		
11.	Include a car share program?	N		

Please explain how the development contributes to the more efficient use of water.

				EXPLANATION
12.	Use drought tolerant plants?	Y		12. Native vegetation will be proposed to best take advantage of seasonal precipitation. 13. To meet with LEED Gold certification, the proposed landscape and site features will emphasize the use of site-sourced materials where appropriate (including rock), utilize temporary irrigation for establishment only, and take advantage of the on-site perched aquifer to eliminate all potable water use within the landscape. 14. N/A 15. N/A 16. Proposed landscaping and site features include naturalized opportunities for infiltration and retention of stormwater on-site.
13.	Use rocks and other materials in the landscaping design that are not water dependant?	Y		
14.	Recycle water and wastewater?	N		
15.	Provide for zero stormwater run-off?	N		
16.	Utilize natural systems for sewage disposal and storm water?			
17.	Use low flush toilets?	Y		

Please explain how the development protects, enhances or minimizes its impact on the local natural environment.

				EXPLANATION
18.	Provide conservation measures for sensitive lands beyond those mandated by legislation?	NA		
19.	Cluster the housing to save remaining land from development and disturbance?	NA		
20.	Protect groundwater from contamination?	Y		

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

				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?	Y		Only Approved "Dark Sky" lighting fixtures with shields will be used on the exterior of the building and parking areas. This will reduce the trespass of lumens beyond the property boundaries and below the horizontal plane. Colwin

Please explain how the project will be constructed sustainably.

				EXPLANATION
22.	Reduce construction waste?	Y		LEED sorting Principles Lark Group
23.	Utilize recycled materials?	Y		
24.	Utilize on-site materials / reduce trucking?	Y		
25.	Avoid contamination?	Y		

Environmental Score Total Number of "Yes"	17		% = 68
	125	122	

Community Character and Design

Does the development proposal provide for a more "complete community" within designated nodal centres?

1.	Improve the mix of compatible uses within an area?			EXPLANATION N/A
2.	Provide services, or an amenity in close proximity to a residential area?			
3.	Provide a variety of housing in close proximity to a public amenity, transit, or commercial area?			

Please explain how the development increased the mix of housing types and options in the community.

4.	Provide a housing type other than single family dwellings?			EXPLANATION N/A
5.	Include rental housing?			
6.	Include seniors housing?			
7.	Include cooperative housing?			

Please explain how the development addresses the need for attainable housing in Parksville.

8.	Include the provisioning of Affordable Housing units?	NA		EXPLANATION
----	---	----	--	-------------

Please explain how the development makes for a safe place to live.

9.	Have fire protection, or include fire prevention measures such as removal of dead fall, on-site pumps, etc?	Y		EXPLANATION
10.	Help prevent crime through the site design?	Y		
11.	Slow traffic through the design of the road?	Y		

Please explain how the development facilitates and promotes pedestrian movement.

12.	Create green spaces or strong connections to adjacent natural features, parks and open spaces?	Y		EXPLANATION 12. The use of native vegetation and materials with restoration of the adjacent natural areas will provide for a strong connection between the facility and landscape. 13. N/A 14. N/A
13.	Promote, or improve trails and pedestrian amenities?			
14.	Link to amenities such as school, beach & trails, grocery store, public transit, etc.? (provide distance & type)			

Please explain how the development facilitates community social interaction and promotes community values.

				EXPLANATION
15.	Incorporate community social gathering places? (village square, halls, youth and senior facilities, bulletin board, wharf, or pier)			15. N/A Siteline and VIHA
16.	Use colour and public art to add vibrancy and promote community values?	Y		
17.	Preserve heritage features?	NA		
Community Character Score		5		% = 30
Total Number of "Yes"		17	17	

Economic Development

Does the development proposal infill an existing developed area, as opposed to opening up a new area to development?

1.	Fill in pre-existing vacant parcels of land?	Y		EXPLANATION
2.	Utilize pre-existing roads and services?	Y		
3.	Revitalize a previously contaminated area?	NA		

Please explain how the development strengthens the local economy.

4.	Create permanent employment opportunities?	Y		EXPLANATION VIHA Lark Group/Sitelines VIHA % = 89
5.	Promote diversification of the local economy via business type and size appropriate for the area?	Y		
6.	Increase community opportunities for training, education, entertainment, or recreation?	Y		
7.	Use local materials?	Y		
8.	Use local labour?	Y		
9.	Improve opportunities for new and existing businesses?	Y		
Economic Development Score		8		
Total Number of "Yes"		19	19	

TOTAL	30		Disclaimer: Please note that Staff is relying on the information provided by the applicant to complete the sustainability checklist analysis. The City of Parksville does not guarantee that development will occur in this matter.
	151	138	
% TOTAL	59		

Other sustainable features?

**CHECK LIST
EVALUATION OF ZONING AMENDMENT APPLICATIONS**

	<p>Does the proposal comply with the OCP?</p> <p>If not, is it because the OCP policy is weak/in need of revision?</p>	
	<p>Does the proposal offer an attribute (from a planning perspective) that warrants an OCP change (to facilitate the application)?</p>	
	<p>What would the impact of this proposal be:</p> <ol style="list-style-type: none"> 1. On the community? 2. On the neighbourhood? 3. On the abutting properties? <p>* From a planning perspective</p>	
	<p>Does the proposal offer a use that:</p> <ol style="list-style-type: none"> 1. Is in short supply? 2. Needed? 	
	<p>Would a modification of the proposal offer more benefit?</p>	
	<p>What is the quality of the specific proposal?</p> <p>Does it consider sustainability?</p>	
	<p>If approved, would variances (from the proposed zone) be required?</p>	
	<p>Are there other uses in the zone that should be limited?</p>	
	<p>Can you be assured that, the proposal, if approved will be constructed as represented?</p>	
	<p>Are the features of the development that cause you to support it guaranteed?</p>	
	<p>Has the quality of the presentation influenced your opinion?</p>	
	<p>Have things other than land use influenced you?</p>	

Advisory Planning Commission

-- Sample Resolutions --

Approved as is

That the Advisory Planning Commission recommend to Council that the zoning amendment application for Mr. & Ms. No-name to rezone Lot X (123 ABC Street) from Zone Z-1 to Zone Z-2 to permit X be approved subject to technical review by the Community Planning and Building Department and the Engineering and Operations Department. CARRIED

[or]

That the Advisory Planning Commission recommend to Council that the zoning amendment application for Mr. & Ms. No-name to rezone Lot X (123 ABC Street) from Zone Z-1 to Zone Z-2 to permit X be approved.
CARRIED

Approved as is

[where application includes an OCP Amendment]

That the Advisory Planning Commission recommends to Council that the Official Community Plan and Zoning amendment application for Mr. & Ms. No-name to amend the Official Community Plan and rezone Lot X (123 ABC Street) from Zone Z-1 to Zone Z-2 to permit X be approved subject to technical review by the Community Planning and Building Department and the Engineering and Operations Department. CARRIED.

[or]

That the Advisory Planning Commission recommends to Council that the Official Community Plan and Zoning amendment application for Mr. & Ms. No-name to amend the Official Community Plan and rezone Lot X (123 ABC Street) from Zone Z-1 to Zone Z-2 to permit X be approved.
CARRIED.

Denied

*That the Advisory Planning Commission recommend to Council that the zoning amendment application for Mr. & Ms. No-name to rezone Lot X (123 ABC Street) from Zone Z-1 to Zone Z-2 to permit X be approved subject to technical review by the Community Planning and Building Department and the Engineering and Operations Department.
DEFEATED*

[and/or]

That the Advisory Planning Commission recommend to Council that the zoning amendment application for Mr. & Ms. No-name to rezone Lot X (123 ABC Street) from Zone Z-1 to Zone Z-2 to permit X be denied.
CARRIED

Approved subject to consideration of

That the Advisory Planning Commission recommend to Council that the zoning amendment application for Mr. & Ms. No-name to rezone Lot X (123 ABC Street) from Zone Z-1 to Zone Z-2 to permit X be approved, subject to:

- Technical review by the Community Planning and Building Department and the Engineering and Operations Department.
- Consideration of the providing of X in the vicinity of the X as part of an amenity;
- Reworking of X on-site so as to improve X;
- Etc.

CARRIED.

**-- Sample Resolutions -
(continued)**

Approved subject to consideration of
[where application includes an OCP Amendment]

That the Advisory Planning Commission recommends to Council that the Official Community Plan and Zoning amendment application for Mr. & Ms. No-name to amend the Official Community Plan and rezone Lot X (123 ABC Street) from Zone Z-1 to Zone Z-2 to permit X be approved subject to:

- Technical review by the Community Planning and Building Department and the Engineering and Operations Department;
- Consideration of the providing of X in the vicinity of the X as part of an amenity;
- Reworking of X on-site so as to improve X;
- Etc.

CARRIED.

Further review delayed to the future / next meeting

That the Advisory Planning Commission's further review of the zoning amendment application for Mr. & Ms. No-name to rezone Lot X (123 ABC Street) from Zone Z-1 to Zone Z-2 to permit X be deferred to (a future meeting / the next available meeting) meeting. CARRIED

Request for additional info from applicant

That the Advisory Planning Commission's further review of the zoning amendment application for Mr. & Ms. No-name to rezone Lot X (123 ABC Street) from Zone Z-1 to Zone Z-2 to permit X be deferred to (a future meeting / the next available meeting) meeting.

And that the applicant, in consultation with Community Planning and Building Department, provide additional information to the Advisory Planning Commission on the X. CARRIED

Refer back to Staff for info or clarification

That the Advisory Planning Commission's further review of the zoning amendment application for Mr. & Ms. No-name to rezone Lot X (123 ABC Street) from Zone Z-1 to Zone Z-2 to permit X be deferred to (a future meeting / the next available meeting) meeting.

And that the applicant be referred back to staff for (additional information on / clarification of) the X. CARRIED

January 10, 2013

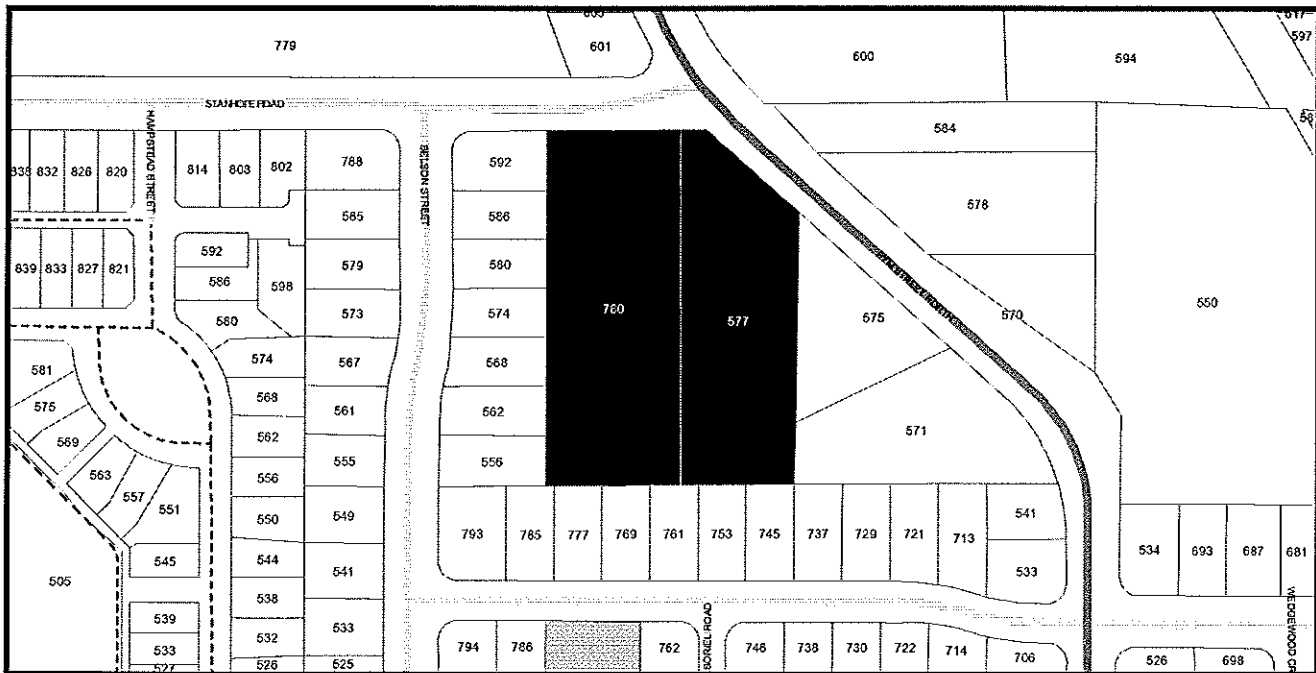
REPORT TO: ADVISORY PLANNING COMMISSION

FROM: B. C. RUSSELL, DIRECTOR OF COMMUNITY PLANNING

SUBJECT: CONSIDERATION OF ZONING AND DEVELOPMENT BYLAW AMENDMENT APPLICATION TO FACILITATE A SMALLER LOT RESIDENTIAL DEVELOPMENT ON LOTS 2 AND 3, DISTRICT LOT 74, NANOOSE DISTRICT, PLAN 14652 (780 STANHOPE ROAD AND 577 PYM STREET)
FILE NO. 3360-12-02

Issue:

Consideration of a Zoning and Development Bylaw amendment application to facilitate a single family residential development that features lots of an intermediate size.



References

- Conceptual SLR/RS-1 Layout (S1) - received October 25, 2012;
- Small-Lot Residential SLR-1 zone;
- Sustainable Community Builder Check List - received April 2, 2012;
- APC Check List - Evaluation of zoning amendment applications;
- APC Sample Resolutions.

ZONING AND DEVELOPMENT BYLAW AMENDMENT APPLICATION
ON LOTS 2 AND 3, DISTRICT LOT 74, NANOOSE DISTRICT,
PLAN 14652 (780 STANHOPE ROAD AND 577 PYM STREET)

Background

The City received an application from John Larson of C. A. Design on behalf of the property owner, Island Dream Builders Inc., Inc. No. BC0623540 to amend the Zoning and Development Bylaw on a portion of the subject properties from the "Single Family Residential RS-1" zone to the "Small-Lot Residential SLR-1" zone in order to facilitate single family residential development with lots that are typically of a size intermediately between SLR-1 and RS-1.

The 1.667 hectare (4.12 acre) site is comprised of two parcels each with an existing dwelling unit. The one existing dwelling on 780 Stanhope is intended to remain in place with the dwelling on 577 Pym Street intended to be relocated on the site, where feasible.

The Small-Lot Residential SLR-1 zone allows for a minimum lot size of 300 m² (3329 sq. ft.). However, in this case the proponent envisions a more intermediate size with lots for the SLR-1 portion of the site anticipated to be between approximately 470 m² to 581 m² in area.

The change in zoning to SLR-1 appears to be intended to facilitate a couple of additional lots than would otherwise be achievable under the existing RS-1 zone.

The site is in proximity to the following:

- To the north is Stanhope Road and Pym Street, across from which are mostly larger RS-1 zoned properties;
- To the east are two larger RS-1 zoned properties;
- To the west is a row of single family dwellings on conventional lots fronting Belson Street;
- To the south is a row of single family dwellings on conventional lots fronting Soriel Road.

The applicant has submitted a conceptual subdivision layout showing 15 lots with 2 of the larger lots proposed to retain RS-1 zoning. It should be noted that the proposed change in land use, if approved, will not lock-in a specific subdivision layout as this is part of a separate subdivision approval process. What is principally under consideration is the appropriateness of the proposed use of the land and intensity of development given the location of the subject properties.

The Engineering and Operations Department and the Parksville Volunteer Fire Department have completed preliminary technical reviews of this application. While some minor details may require further review at the time of subdivision, no significant Engineering or Fire Department issues have been identified as a result of the proposed change in land use.

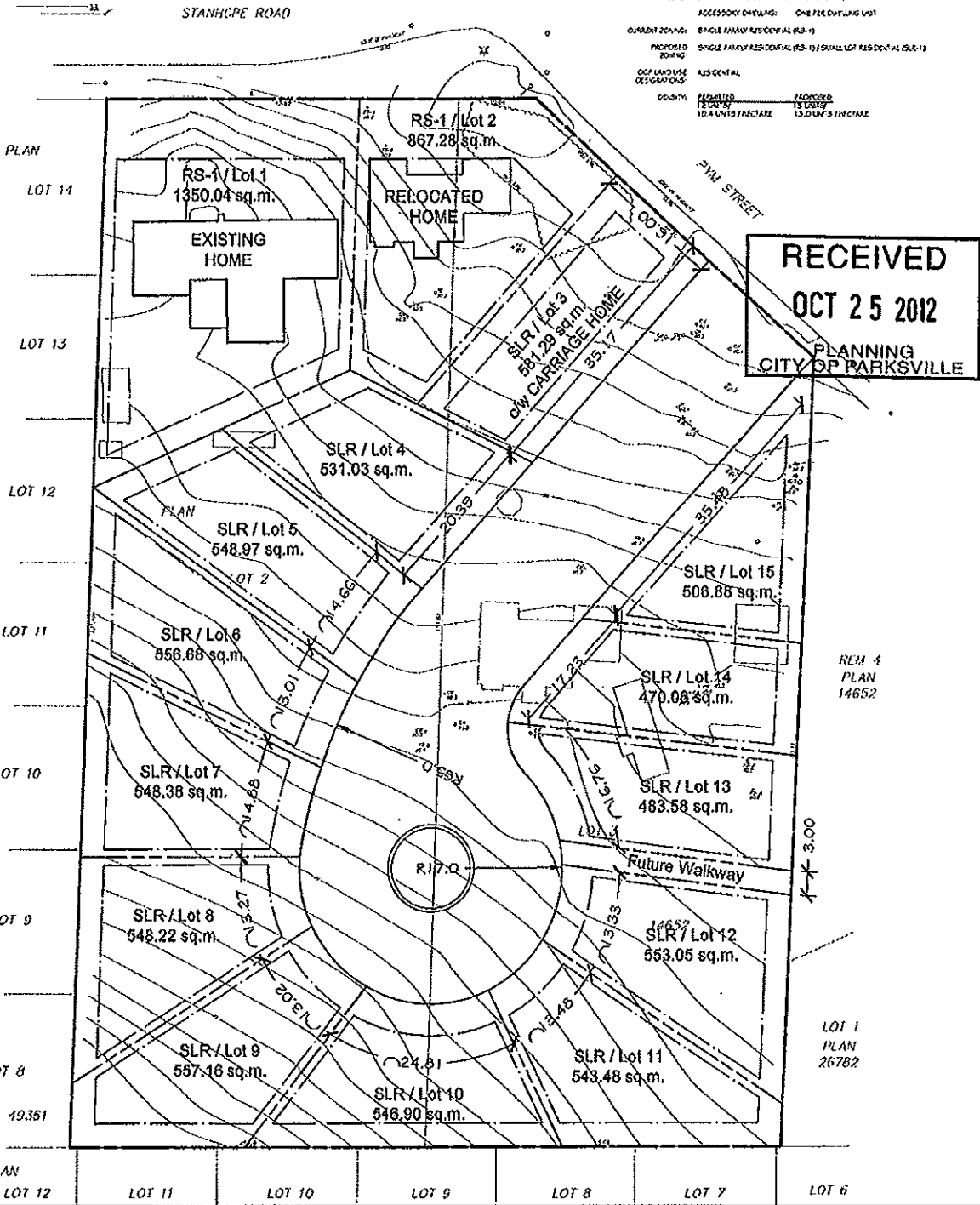
BLAINE C. RUSSELL

BR/sh
Attachments

I:\Users\Planning\REZONING\2012\12-02\Agenda\APC_1.docx

SITE PLAN DATA

REGISTERED OWNER: ISLAND DREAM BUILDERS INC. 201741 DRIVE, PARKSVILLE, B.C. V0P 2A6	PROPOSED SITE COVERAGE: 2,217.3 (83.3%)	RS-1 ZONING SITE AREA (LxW): 2,217.3 (83.3%) x 731.74m	SMALL LOT OVERLAP: FRONT - 4.5m REAR - 3.0m
LEGAL DESCRIPTION: LOT 2, DISTRICT LOT 74, NANOOSE DISTRICT, PLAN 14652 (LOT 3, DISTRICT LOT 74, NANOOSE DISTRICT, PLAN 14652 690 STANHOPE ROAD & 577 PYM STREET)	PROPOSED SITE COVERAGE: 2,217.3 (83.3%)	RS-1 ZONING SITE AREA (LxW): 2,217.3 (83.3%) x 731.74m	SMALL LOT OVERLAP: FRONT - 4.5m REAR - 3.0m
SITE AREA: LOT 1 - 4,005.94sq.m. (100%) LOT 2 - 5,203.04sq.m. (130%) TOTAL - 9,208.98sq.m. (230%)	ACROSS AREA RATIO: RS-1: 0.50 FLOOR AREA RATIO: 0.8-1.1	LOT AREA GREATER THAN 450 sq.m.: 0.297-2.61m (10.33%) - 2,066.26sq.m.	SMALL LOT OVERLAP: FRONT - 4.5m REAR - 3.0m
11,508.9 TOTAL SITE AREA (sq.m.)	BUILDING HEIGHT: SLR-1 - SMALL LOT OVERLAP: 7.5m SLR-1 - ACCESSORY BUILDING: 4.0m SLR-1 - ACCESSORY DWELLING UNIT (ADU): 7.5m RS-1 - SMALL LOT OVERLAP: 7.5m RS-1 - ACCESSORY BUILDING: 5.0m RS-1 - ACCESSORY DWELLING UNIT (ADU): 7.5m		SMALL LOT OVERLAP: FRONT - 4.5m REAR - 3.0m
2,217.3 RS-1 ZONING (19% OF SITE AREA)			SMALL LOT OVERLAP: FRONT - 4.5m REAR - 3.0m
2,217.3 RS-1 ZONING (19% OF SITE AREA)			SMALL LOT OVERLAP: FRONT - 4.5m REAR - 3.0m
497 FUTURE WALKWAY (4% OF SITE AREA)			SMALL LOT OVERLAP: FRONT - 4.5m REAR - 3.0m
2,216.0 ROAD ALLOWANCE (19% OF SITE AREA)			SMALL LOT OVERLAP: FRONT - 4.5m REAR - 3.0m



RECEIVED
OCT 25 2012
 PLANNING
 CITY OF PARKSVILLE

REVISIONSCHEDULE		
#	DATE	NOTES
1	NOV 04, 2011	PRELIMINARY CONCEPT - PRELIMINARY LAYOUT
2	NOV 29, 2011	REVISION
3	OCT 24, 2012	FINAL LAYOUT - REVISED

CONCEPTUAL SLR/RS-1 LAYOUT

Date: SEPTEMBER, 2012

Drawn: MG

Checked: MG

Scale: 1:150 METRIC

Project Number: SI-0050

DRAWING NUMBER: **S1 of 1**

**780 Stanhope Road
 & 577 Pym Street**
 Island Dream Builders
 City of Parksville, BC



249**SMALL LOT RESIDENTIAL****SLR-1**

This zone is intended to designate land for the purpose of accommodating modest single family dwellings on small lots or single family dwellings with secondary suites or an accessory carriage house on conventionally sized lots.

249.1 Permitted Land Uses Minimum Site Area

Single Family Dwelling	300 m ²
Home Based Business (a)	N / A
Single Family Dwelling with a Secondary Suite (b) or an Accessory Carriage House	560 m ²

(a) Home Based Business must be in accordance with Division 300 of this Bylaw.

(b) Secondary Suites must be in accordance with Section 613 of this Bylaw.

249.2 Minimum Lot Size

The minimum lot size shall be no less than 300 m².

249.2 Maximum Lot Size

The maximum lot size shall not exceed 560 m² except where a secondary suite or accessory carriage house is provided and in no case shall any lot exceed 600 m².

249.3 Buildings and Structures

Single Family Dwelling	1 per lot
Combined total Gross Floor Area of all Accessory Buildings and Structures on lots 450 m ² or less	30 m ²
Combined total Gross Floor Area of all Accessory Buildings, Structures and Accessory Carriage House on lots greater than 450 m ²	90 m ²

249.4 Maximum Height

Single Family Dwelling	7.5 m
Accessory Building or Structure	4.0 m
Accessory Carriage House (where permitted)	7.5 m

249.5 Maximum Density

Lots 450 m ² or less	Maximum Floor Area Ratio	0.55
	Maximum Lot Coverage	50%
Lots greater than 450 m ²	Maximum Floor Area Ratio	0.50
	Maximum Lot Coverage	33%

249.6 Minimum Building and Structure Setbacks

Permitted Use	Minimum Setback			
	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback (a) (b)	Interior Lot Line Setback
Single Family Dwelling	4.5 m	3.0 m	3.5 m	1.0 m
Accessory Building	6.0 m	1.2 m	3.5 m	1.0 m
Accessory Carriage House	6.0 m	3.0 m	3.5 m	1.0 m

(a) Where a lot line meets the definition of both an Exterior Lot Line and Rear Lot Line it shall be deemed as a Rear Lot Line.

(b) Where a lot line, excluding a Rear Lot Line, is adjacent a Lane or Linear Pathway it shall be deemed as an Interior Lot Line.

249.7 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Division 400 of this Bylaw.

249.8 Screening and Landscaping

Screening and Landscaping shall comply with the requirements contained in Division 500 of this Bylaw as applied in the RS-1 zone.

249.8 Fence Height

Fences shall comply with the maximum height limitations contained in Section 501 of this Bylaw as applied in the RS-1 zone.

249.9

Minimum lot Dimensions

Despite section 618 (a) in the case of this zone no lot shall be created having dimensions less than the following:

- i) **Width:** 14 metres (a);
 16 metres for corner lots (a);
 13 metres for lots, other than corner lots, fronting curved streets or cul-de-sacs (a);

 (a) On curved street or cul-de-sacs the minimum width shall be measured at a point 7.5 metres back from the front lot line radial from the street centre of curvature; otherwise width shall be measured 4.5 metres back from the front lot line.

- ii) **Depth:** 18 metres

- iii) **Frontage:** 14.0 metres or 9.0 metres on curved streets or cul-de-sacs.



City of Parksville

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PLANNING OF PARKSVILLE

SUSTAINABLE COMMUNITY BUILDER CHECKLIST

	<ul style="list-style-type: none"> • Residential • Commercial • Institutional 	<ul style="list-style-type: none"> • Industrial 	
--	--	--	--

Environmental Protection and Enhancement

Please explain how the development protects and/or enhances the natural environment.

				EXPLANATION
1.	Conserve, restore, or improve native habitat?			
2.	Remove invasive species?			
3.	Involve innovative ways to reduce waste, and protect the air quality?			
4.	Include an ecological inventory?			

Please explain how the development contributes to the more efficient use of energy.

				EXPLANATION
5.	Use climate sensitive design features (passive solar, minimize the impact of wind, and rain, etc.)?			RE-DEVELOPMENT / INFILL ON EXISTING CITY INFRASTRUCTURE
6.	Provide on-site 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.

				EXPLANATION
8.	Provide on-site composting facilities?			EXISTING HOMES WILL BE ADAPTIVELY REUSED REDUCED IMPERMEABLE SURFACES
9.	Provide an area for a community garden?			
10.	Include a car free zone?			
11.	Include a car share program?			

Please explain how the development contributes to the more efficient use of water.

				EXPLANATION
12.	Use drought tolerant plants?	✓		THIS WILL BE ENCOURAGED WITH-IN BUILDING SCHEME
13.	Use rocks and other materials in the landscaping design that are not water dependant?	✓		



City of Parksville
Department of Community Planning

14.	Recycle water and wastewater?			
15.	Provide for zero stormwater run-off?			
16.	Utilize natural systems for sewage disposal and storm water?			
17.	Use low flush toilets?	✓		

Please explain how the development protects, enhances or minimizes its impact on the local natural environment.

18.	Provide conservation measures for sensitive lands beyond those mandated by legislation?			EXPLANATION • INFILL • REDEVELOPMENT
19.	Cluster the housing to save remaining land from development and disturbance?			
20.	Protect groundwater from contamination?			

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

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?			EXPLANATION
-----	--	--	--	-------------

Please explain how the project will be constructed sustainably.

22.	Reduce construction waste?	✓		EXPLANATION • BUILDER PROGRAM IN PLACE
23.	Utilize recycled materials?			
24.	Utilize on-site materials / reduce trucking?			
25.	Avoid contamination?			

Environmental Score Total Number of "Yes"		125	122	% =
---	--	-----	-----	-----

Community Character and Design

Does the development proposal provide for a more "complete community" within designated nodal centres?

1.	Improve the mix of compatible uses within an area?	✓		EXPLANATION • PROVIDING OPPORTUNITY FOR ADU'S • MEDIUM DENSITY RES.
2.	Provide services, or an amenity in close proximity to a residential area?			
3.	Provide a variety of housing in close proximity to a public amenity, transit, or commercial area?			

Please explain how the development increased the mix of housing types and options in the community.			
4.	Provide a housing type other than single family dwellings?	✓	EXPLANATION • ACCESSORY DWELLING UNIT (ADU)
5.	Include rental housing?	✓	
6.	Include seniors housing?		
7.	Include cooperative housing?		
Please explain how the development addresses the need for attainable housing in Parksville.			
8.	Include the provisioning of Affordable Housing units?	✓	EXPLANATION • AFFORDABLE RENTAL (ADU)
Please explain how the development makes for a safe place to live.			
9.	Have fire protection, or include fire prevention measures such as removal of dead fall, on-site pumps, etc?		EXPLANATION
10.	Help prevent crime through the site design?	✓	
11.	Slow traffic through the design of the road?	✓	
Please explain how the development facilitates and promotes pedestrian movement.			
12.	Create green spaces or strong connections to adjacent natural features, parks and open spaces?		EXPLANATION
13.	Promote, or improve trails and pedestrian amenities?		
14.	Link to amenities such as school, beach & trails, grocery store, public transit, etc.? (provide distance & type)	✓	
Please explain how the development facilitates community social interaction and promotes community values.			
15.	Incorporate community social gathering places? (village square, halls, youth and senior facilities, bulletin board, wharf, or pier)		EXPLANATION
16.	Use colour and public art to add vibrancy and promote community values?		
17.	Preserve heritage features?		
Community Character Score Total Number of "Yes"		17	17
			% =

Economic Development

Does the development proposal infill an existing developed area, as opposed to opening up a new area to development?

1.	Fill in pre-existing vacant parcels of land?	<input checked="" type="checkbox"/>		EXPLANATION
2.	Utilize pre-existing roads and services?	<input checked="" type="checkbox"/>		
3.	Revitalize a previously contaminated area?	<input type="checkbox"/>		

Please explain how the development strengthens the local economy.

4.	Create permanent employment opportunities?	<input type="checkbox"/>		EXPLANATION
5.	Promote diversification of the local economy via business type and size appropriate for the area?	<input type="checkbox"/>		
6.	Increase community opportunities for training, education, entertainment, or recreation?	<input type="checkbox"/>		
7.	Use local materials?	<input checked="" type="checkbox"/>		
8.	Use local labour?	<input checked="" type="checkbox"/>		
9.	Improve opportunities for new and existing businesses?	<input type="checkbox"/>		

Economic Development Score Total Number of "Yes"		19	19	% =
--	--	----	----	-----

TOTAL	151	138	Disclaimer: Please note that Staff is relying on the information provided by the applicant to complete the sustainability checklist analysis. The City of Parksville does not guarantee that development will occur in this matter.
% TOTAL			

Other sustainable features?

**CHECK LIST
EVALUATION OF ZONING AMENDMENT APPLICATIONS**

	<p>Does the proposal comply with the OCP?</p> <p>If not, is it because the OCP policy is weak/in need of revision?</p>	
	<p>Does the proposal offer an attribute (from a planning perspective) that warrants an OCP change (to facilitate the application)?</p>	
	<p>What would the impact of this proposal be:</p> <ol style="list-style-type: none"> 1. On the community? 2. On the neighbourhood? 3. On the abutting properties? <p>* From a planning perspective</p>	
	<p>Does the proposal offer a use that:</p> <ol style="list-style-type: none"> 1. Is in short supply? 2. Needed? 	
	<p>Would a modification of the proposal offer more benefit?</p>	
	<p>What is the quality of the specific proposal?</p> <p>Does it consider sustainability?</p>	
	<p>If approved, would variances (from the proposed zone) be required?</p>	
	<p>Are there other uses in the zone that should be limited?</p>	
	<p>Can you be assured that, the proposal, if approved will be constructed as represented?</p>	
	<p>Are the features of the development that cause you to support it guaranteed?</p>	
	<p>Has the quality of the presentation influenced your opinion?</p>	
	<p>Have things other than land use influenced you?</p>	

Advisory Planning Commission

-- Sample Resolutions --

Approved as is

That the Advisory Planning Commission recommend to Council that the zoning amendment application for Mr. & Ms. No-name to rezone Lot X (123 ABC Street) from Zone Z-1 to Zone Z-2 to permit X be approved subject to technical review by the Community Planning and Building Department and the Engineering and Operations Department. CARRIED

[or]

That the Advisory Planning Commission recommend to Council that the zoning amendment application for Mr. & Ms. No-name to rezone Lot X (123 ABC Street) from Zone Z-1 to Zone Z-2 to permit X be approved.
CARRIED

Approved as is

[where application includes an OCP Amendment]

That the Advisory Planning Commission recommends to Council that the Official Community Plan and Zoning amendment application for Mr. & Ms. No-name to amend the Official Community Plan and rezone Lot X (123 ABC Street) from Zone Z-1 to Zone Z-2 to permit X be approved subject to technical review by the Community Planning and Building Department and the Engineering and Operations Department. CARRIED.

[or]

That the Advisory Planning Commission recommends to Council that the Official Community Plan and Zoning amendment application for Mr. & Ms. No-name to amend the Official Community Plan and rezone Lot X (123 ABC Street) from Zone Z-1 to Zone Z-2 to permit X be approved.
CARRIED.

Denied

*That the Advisory Planning Commission recommend to Council that the zoning amendment application for Mr. & Ms. No-name to rezone Lot X (123 ABC Street) from Zone Z-1 to Zone Z-2 to permit X be approved subject to technical review by the Community Planning and Building Department and the Engineering and Operations Department.
DEFEATED*

[and/or]

That the Advisory Planning Commission recommend to Council that the zoning amendment application for Mr. & Ms. No-name to rezone Lot X (123 ABC Street) from Zone Z-1 to Zone Z-2 to permit X be denied.
CARRIED

Approved subject to consideration of

That the Advisory Planning Commission recommend to Council that the zoning amendment application for Mr. & Ms. No-name to rezone Lot X (123 ABC Street) from Zone Z-1 to Zone Z-2 to permit X be approved, subject to:

- Technical review by the Community Planning and Building Department and the Engineering and Operations Department.
- Consideration of the providing of X in the vicinity of the X as part of an amenity;
- Reworking of X on-site so as to improve X;
- Etc.

CARRIED.

**-- Sample Resolutions -
(continued)**

Approved subject to consideration of
[where application includes an OCP Amendment]

That the Advisory Planning Commission recommends to Council that the Official Community Plan and Zoning amendment application for Mr. & Ms. No-name to amend the Official Community Plan and rezone Lot X (123 ABC Street) from Zone Z-1 to Zone Z-2 to permit X be approved subject to:

- Technical review by the Community Planning and Building Department and the Engineering and Operations Department;
- Consideration of the providing of X in the vicinity of the X as part of an amenity;
- Reworking of X on-site so as to improve X;
- Etc.

CARRIED.

Further review delayed to the future / next meeting

That the Advisory Planning Commission's further review of the zoning amendment application for Mr. & Ms. No-name to rezone Lot X (123 ABC Street) from Zone Z-1 to Zone Z-2 to permit X be deferred to (a future meeting / the next available meeting) meeting. CARRIED

Request for additional info from applicant

That the Advisory Planning Commission's further review of the zoning amendment application for Mr. & Ms. No-name to rezone Lot X (123 ABC Street) from Zone Z-1 to Zone Z-2 to permit X be deferred to (a future meeting / the next available meeting) meeting.

And that the applicant, in consultation with Community Planning and Building Department, provide additional information to the Advisory Planning Commission on the X. CARRIED

Refer back to Staff for info or clarification

That the Advisory Planning Commission's further review of the zoning amendment application for Mr. & Ms. No-name to rezone Lot X (123 ABC Street) from Zone Z-1 to Zone Z-2 to permit X be deferred to (a future meeting / the next available meeting) meeting.

And that the applicant be referred back to staff for (additional information on / clarification of) the X. CARRIED