

March 12, 2009

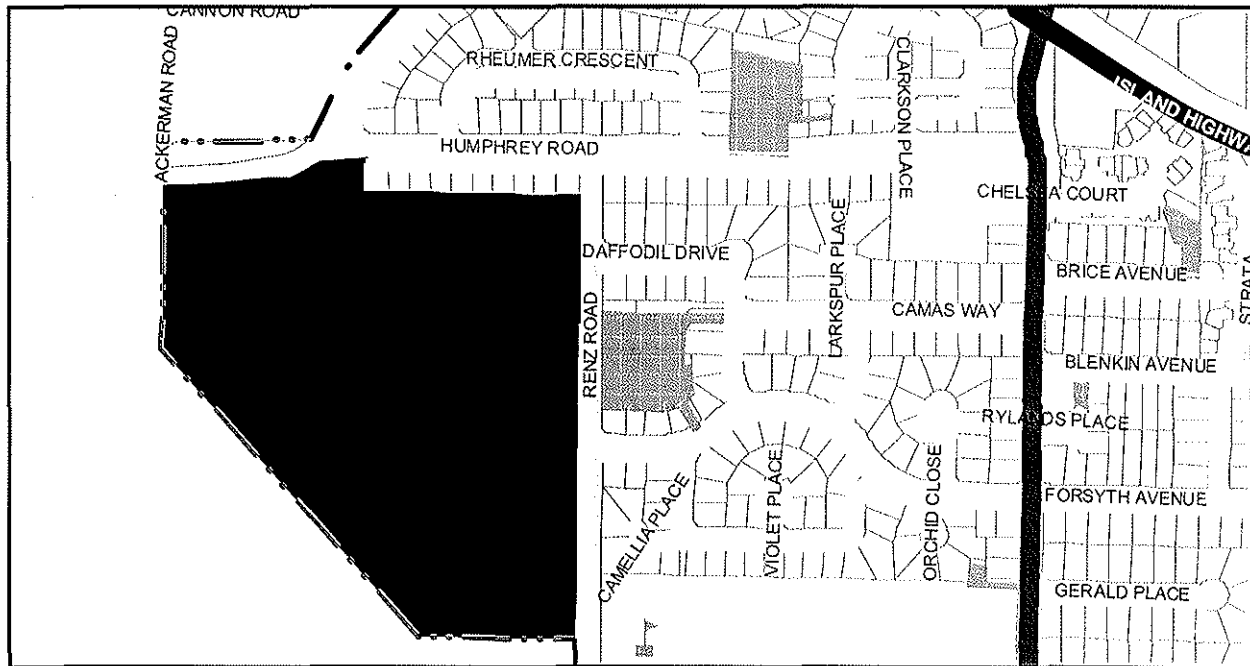
MEMO TO: F. C. MANSON, C.G.A., CHIEF ADMINISTRATIVE OFFICER

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

SUBJECT: APPLICATION FOR A DEVELOPMENT PERMIT TO PERMIT THE LAYOUT FOR A MASTER PLANNED DEVELOPMENT ON LOT 13, DISTRICT LOT 21, NANOOSE DISTRICT, PLAN 1902, EXCEPT PART IN PLAN VIP74752; LOT 1, DISTRICT LOT 21, NANOOSE DISTRICT, PLAN 34970, EXCEPT PART IN PLAN 45297; LOT "A", DISTRICT LOT 21, NANOOSE DISTRICT, PLAN 45297 [422 CHURCH ROAD AND RENZ ROAD PROPERTIES]
 REGISTERED OWNERS: CEDAR RIDGE ESTATES INC., INC. NO. 617,113
 APPLICANT: KEITH BROWN ASSOCIATES LTD.
 OUR FILE NO: 3060-08-08

Issue:

Consideration of a development permit to permit the overall layout for a master planned development.



Executive Summary:

On July 4, 2008, the City received a development permit application from Keith Brown Associates Ltd. on behalf of the owners of the property. The 33.514 acre site is located southwest of the intersection of Renz Road and Humphrey Road. The applicant is requesting the issuance of a development permit to authorize the layout for a master planned development.

**APPLICATION FOR A DEVELOPMENT
PERMIT TO PERMIT THE LAYOUT FOR
A MASTER PLANNED DEVELOPMENT**

The subject property is within Development Permit Area No. 16 – COMPREHENSIVE DEVELOPMENT AREAS. The development permit designation is under the Form and Character, Protection of the Natural Environment, Protection of Development from Hazardous Conditions categories.

References:

Refer to Schedule "B" attached to and forming part of this report.

Background:

Context

In 1994, this site, like other large sites within the Community was designated 'comprehensive development' on the future land use map and was placed in a 'comprehensive development permit area' when the Official Community Plan was updated. It is believed that the thinking of the day was to encourage owners of sites like this to rezone so that development would be clustered leaving more of the site free of development, so that any specific site attributes could be preserved. In the case of this site the features which would have been considered important include the escarpment [which offers a scenic walking route], the proximity to Agricultural Land Reserve land, the stand of trees on-site, and the location of the site on the City's boundary¹.

The other prevailing thought was that large properties would lend themselves to becoming comprehensive neighbourhoods, with neighbourhood commercial included as well as a mix of housing types. The overall incentive for this format of development and the one that was thought as the inducement for a developer to rezoning was an increase in density. For this reason the rezoning was not 'imposed', but rather, left to the developer to apply for. It should be noted that the zoning that is in place sets the paramount rules for the development of the site. With a changing market since 1994 the desirability and predictability of single family lot sales has made subdivisions the development of choice in many cases. This is a fact, and one which, cannot be altered through a development permit.

As the above background will indicate there is now some level of mismatch between the zoning, the development permit vision, and consequently, the ability to maximize some aspects of the development permit guidelines. One example of this is with respect to tree retention. Tree retention in RS-1 subdivisions is challenging. The lots are too small for this and the provision of roads, servicing, and a building site tend to necessitate tree removal.

Given this situation the general principals that Staff has attempted to achieve to meet the development permit intent by working with the developer is:

- Creation of some larger lots which could accommodate future rezoning to other forms of housing development, such as townhouses, apartments, and some smaller lots with carriage houses.
- A high level of scrutiny of the overall layout which considered a 'natural systems' based approach. Existing topography, aspect, hydrologic patterns, geology and existing vegetation was examined.

¹ At this time [1994] the City's philosophy was that City properties which abut another jurisdiction should provide a buffer on the subject property being developed.

APPLICATION FOR A DEVELOPMENT PERMIT TO PERMIT THE LAYOUT FOR A MASTER PLANNED DEVELOPMENT

- The dedication of a linear park on the property boundary in which some tree retention can occur and which contains the 'escarpment' area.
- Adequacy of buffering along the south and south-west boundaries; in consideration of this parcel abutting Agricultural Land Reserve lands and the fact that the lands abut Regional District of Nanaimo lands.
- An overall layout for the subdivision and land which reflects the principals of liveable streets and integration into the overall fabric of the City.
- A respect for sustainability principals, including the dedication and development of a park which is designed to handle storm drainage.

The extent to which these principals can be met is somewhat limited by the land use which is authorized by the current RS-1 zoning.

Council's decision making role is to establish whether the development permit guidelines have been met and determine, on that basis, whether or not to authorize issuance of the development permit. It is not within the decision making purview to evaluate the appropriateness of the single family land use.² Should Council wish to impact some aspects of the layout [such as amount of tree retention] which impact density there would be an expectation of compensation to the land owner, in accordance with the *Local Government Act*.

Current Application

The proposal for this development includes:

- The creation of 71 single family lots [under current RS-1 zoning]
 - This number includes 12 larger lots, which, subject to rezoning could accommodate duplexes.
- The creation of 4 large parcels:
 - One which, subject to rezoning, would accommodate 6 'small' lots of an estimated lot size of 300 square metres and which would each also be zoned to have a carriage house.
 - A 6,047 square metres parcel which, subject to rezoning, could accommodate townhouse units.
 - A 12,005 square metres parcel which, subject to rezoning, could accommodate townhouse units.
 - A 6,866 square metres parcel which, subject to rezoning, could accommodate apartment units.
- A linear park of 9954 square metres, which includes the protection of unique trees, increased planting for the purpose of additional buffering of the adjacent Agricultural Land Reserve lands, and the development of a walking trail.
- A dedicated park of 1947 square metres in size, which is developed to facilitate pedestrian circulation through the subdivision as a component of a series of integrated parks, trails and green streets. The site has overlapping uses as it is located to receive stormwater run-off as a detention pond and act as a social gathering place. Existing trees will be retained to the extent possible after the detention pond perimeter is established.

² The large parcels of land which are being created for future rezoning will come under Council's purview, at the time of application, through a rezoning process.

**APPLICATION FOR A DEVELOPMENT
PERMIT TO PERMIT THE LAYOUT FOR
A MASTER PLANNED DEVELOPMENT**

- A dedicated park of 138 square metres in size to facilitate pedestrian circulation between the park and trail system of this subdivision and broader connectivity via Renz Road.
 - Note: overall the park dedication represents 8.8 percent of the subject properties.
- The proposed dedication of a small portion of the future Ackerman Road connector, as well as dedication of some additional right of way for Church Road.
- The proposed closure of some excess Renz Road right of way.
- The provision of trail head parking spaces next to Renz Road, as recommended under the Agricultural Land Commission's guidelines.
- Other development attributes include the provision of a lane behind the future proposed Renz Road lots; so that direct access on to Renz is unnecessary. This is important in providing a safe-route-to-school; and a liveable streetscape with opportunities for 'eyes-on-the-street' and social interaction.
- Voluntary development of a traffic circle at the intersection of Church and Humphrey. The proposed roundabout is significant in creating a gateway effect and calming traffic.
- Voluntary imposition of a building scheme to set the design character of the units within the development.
- A voluntary tree management program for individual single family lots.
- A voluntary enhanced street tree planting program.

It should be noted that realization of the development as proposed involves several additional processes including subdivision and rezoning. Rezoning applications to a higher density are not guaranteed; and it is possible for the applicant to return with an application for single family lots within the large lots that are being put aside at this time. There will be a reliance on other processes to implement some of the technical requirements [such as park dedication, which will occur at the subdivision stage].

With respect to the 'voluntary' tree management program for the single family lots, the proposed lot sizes do not lend themselves to tree retention. Tree removal is not authorized within the linear park, and, the 3 large parcels of land abutting the linear park at this time and will be addressed as a component of the future development applications. If the developer, in the future, advances a single family development application the trees would be unprotected.

This large development is intended to be approached in phases, with the single family lots being developed first. The first phase would be in the area closest to and accessing from the Humphrey and Church Road intersection.

There is one variance which will be authorized by this development permit; this being the reduction of the front yard setback from 7.5 metres to 4.5 metres for all single family lots. This serves the purpose of creating a more liveable streetscape based on a 'neo traditional' pattern.

Letters of credit pertaining to items associated with the development permit [such as for planting in the linear park] will be taken at this stage. Refer to the attached letter dated March 17, 2009.

This development permit, if authorized, will have the effect of:

APPLICATION FOR A DEVELOPMENT PERMIT TO PERMIT THE LAYOUT FOR A MASTER PLANNED DEVELOPMENT

- Permitting clearing of the property for all areas, excepting those in the 4 large lots, subject of future rezoning, and the linear park on a phase by phase basis, except that the roads and utility corridor may be cleared as part of the first phase of clearing.
- Permitting the overall layout.
- Determining that land, rather than cash in lieu, meets the requirement for park land for the entire property. There is an 8.8% dedication.

Development Permit Guideline Evaluation

The detailed evaluation of this development proposal against the guidelines is contained in Schedule 'A'.

Options:

Council may:

1. Authorize Staff to issue a development permit for the proposed development.
2. Deny the development permit application.

Analysis:

1. Issuance of a development permit will establish the general form and character of the subdivision layout; permit land clearing for road layout, utilities installation and clearing of the single family lot area, establish that land dedicated for park is acceptable and establish locations of parkland dedications, and, require additional buffer planting in the linear park. For detailed development permit analysis please refer to Schedule "A".
2. Council can deny a development permit based only on the application not meeting the development permit guidelines or that insufficient information has been provided for Council to make an informed decision. Application deficiencies in meeting the guidelines would have to be clearly communicated to the applicant so that they may be addressed and made satisfactory. The **Local Government Act** does not provide Council with the discretionary ability to ultimately deny permit issuance.

Sustainability/Environmental Analysis:

The Sustainable Community Builder Checklist (see attached) has been completed in detail by the applicant. Stormwater detention ponds are proposed as a main feature of the development and are designed to maintain off-site flows at a pre-development level for all land uses.

Tree retention is proposed under the tree management plan. Due to the lot coverage permitted under the current RS-1 zoning, the potential to save trees on individual lots is low. Multi-family land uses tend to result in clustered buildings, increasing the tree retention potential of the site.

Large mature tree stands and understory vegetation are protected within the proposed park dedication. There are no wetlands or watercourses associated with this site.

Social sustainability is enhanced through a proposed 4.5 metre front yard setback along Renz Road and alley access for cars which creates an uninterrupted livable pedestrian environment.

**APPLICATION FOR A DEVELOPMENT
PERMIT TO PERMIT THE LAYOUT FOR
A MASTER PLANNED DEVELOPMENT**

A well conceived streetscape and integrated greenway trail/linear park system encourages walking and social interaction with surrounding neighbourhoods.

Financial Implications:

The acquisition of 8.88% (approx. 2.975 acres) park land dedication is in excess of the 5% subdivision requirement which represents a benefit and financial saving to taxpayers who would otherwise bear the cost of separate land purchase to acquire the additional 3.88% if it was deemed necessary. Conversely, additional park land dedications will require ongoing maintenance under the parks operating budget.

Recommendation:

That the report from the Director of Community Planning dated March 12, 2009 for the issuance of a development permit at 422 Church Road and Renz Road properties be received;

And That a development permit be issued to Cedar Ridge Estates Inc., Inc. No. 617,113 to permit the layout for a master planned development with a requested variance to relax the RS-1 front yard setback from 7.5 metres to 4.5 metres on Lot 13, District Lot 21, Nanoose District, Plan 1902, except part in Plan VIP74752; Lot 1, District Lot 21, Nanoose District, Plan 34970, except part in Plan 45297; Lot "A", District Lot 21, Nanoose District, Plan 45297 (422 Church Road and Renz Road Properties);

And Further That tree removal operations shall be limited to those works necessary for RS-1 zoned lots and that they be done on a phase by phase basis;

And Further That a landscaping letter of credit in the amount of \$175,000.00 be received prior to the issuance of the permit, for the purpose of assuring the completion of the linear trail and agricultural buffer.

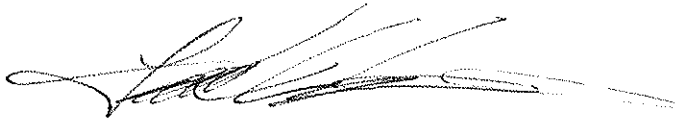


G. A. JACKSON

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Attachments

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CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:



F. MANSON, C.G.A.

Schedule "A"

Technical Evaluation

Refer to 5.2.16. - Development Permit Area No. 16 – Comprehensive Development – Cedar Ridge Master Plan

1.0 Technical Review/Agricultural Land Commission/Regional Growth Strategy/Official Community Plan/Development Permit Area Guidelines

The site is currently zoned to permit a 'status quo' RS-1 single family subdivision. The planning technical review of the proposed RS-1 single family lots is complete at a level of detail consistent with the development permit designation. A full site specific technical review for the proposed duplex lots, townhouse sites and multiple family apartments will occur under future development permits, subject to Council approval of the proposed rezoning.

The current RS-1 component of the proposal meets the requirements and guidelines of both the Zoning and Development Bylaw, 1994, No. 2000 and Official Community Plan Bylaw, 2002, No. 1370. One variance is requested to reduce the required front yard setback requirement on RS-1 lots from 7.5 metres to 4.5 metres. Refer to the attached Lot Diagrams (showing proposed setbacks).

Other variances as indicated on the community master plan will be considered as a function of a future rezoning and development permit process. An orderly coordination of land uses is proposed to blend with existing neighbourhoods and is in keeping with the direction of the Regional Growth Strategy.

The subdivision application review process had different considerations.

1.1 Agricultural Land Commission Referral

Referral of this application has been made to the Agricultural Land Commission. In the Commission's experience, trails abutting agricultural properties can lead to urban/rural conflicts and other problems such as trespassing, vandalism and polluting, that can impact the neighbouring farmer's ability to farm. From that viewpoint, any plan for a trail should be away from and buffered from the Agricultural Land Reserve boundary. Further, the Agricultural Land Commission would prefer that all buffering goes in before people are actually living there.

The applicant will install a 3.0 metre multi-use trail a minimum of 6.6 metres back from the lot line adjacent to the Agricultural Land Reserve designated farmland, within the 10 metre linear park dedication. In addition, the developer will be required to supplement existing vegetation along the 6.6 metre separation with a mixed planting of fast growing tree and shrub species that have foliage from base to crown, 60% of which shall be conifers or evergreen plants. No buildings or structures shall be placed within 15 metres of the Agricultural Land Reserve parcel boundary (Level 2 Urban-Side Setback). Refer to the attached Typical Section Linear Park Trail/Agricultural Land Reserve Buffer exhibit. The subdivision application review process will establish a restrictive covenant to protect and maintain the Agricultural Land Reserve buffer on private parcels.

SCHEDULE "A" – TECHNICAL EVALUATION

1.2 Regional District of Nanaimo Referral

Referral of this application has also been made to the Regional District of Nanaimo. Regional District of Nanaimo Staff has noted that the proposed development is located within the Urban Containment Boundary and close to existing commercial services and is therefore consistent with the direction provided by the Regional Growth Strategy. The Regional District of Nanaimo also noted that the subject property is located south of the 'Wembley Neighbourhood Centre' land use designation where the Electoral Area 'G' Official Community Plan supports a rezoning to permit residential densities of up to 55 dwelling units per hectare.

2.0 Environmental Considerations

Protection of the natural environment has been considered by the applicant. A detailed tree management plan and environmental review have been provided to fulfill development permit area submission requirements. There are no red or blue listed species or environmentally sensitive areas identified on the site. There are no wetlands or riparian areas identified on the site.

The limited recommendations of the Qualified Environmental Professional's report have been integrated into the community master plan; specifically, Section 4.0 - Environmental Protection and Enhancement, which included the following statements and recommendations:

- 4.1. *"Tree and Greenspace retention – Residential Units have been sited so that most individual trees designated as protected by the Parksville tree bylaw can be retained, as well as about 3 ha of natural tree cover. And a 1.204 ha of parks. Those features in total, will provide significant wildlife habitat and amenity values."*
- 4.2. *Landscaping for Wildlife - The clustered nature of the proposed residential units results in considerable space that is available for landscaping. Plantings of trees and shrubs of value to wildlife are recommended in much of that space.*
- 4.3. *Detention ponds – Stormwater detention ponds will provide a kind of habitat that is not currently available on the site. These could be enhanced for wildlife use without compromising their hydrologic function, or public safety, and it is recommended that such enhancement be advanced."*

The attached Tree Management Plans (A & B) were prepared by Newcastle Engineering Ltd. Through refinements in the overall subdivision layout and building massing studies it was possible to retain some unique trees within proposed park spaces. An additional 185 (approx.) trees will be planted extensively along streets and boulevards with double rows to occur along roadway trail linkages.

SCHEDULE "A" – TECHNICAL EVALUATION

2.1 Tree and Vegetation Removals

This development permit does not authorize land clearing or tree removal of any kind for lots 'A', 'B' or 'C' (proposed multi family sites). Tree removal operations authorized through this permit shall be limited to those works necessary to complete roadway and servicing for single family RS-1 lots during each phase of development. The project is currently divided into five phases of construction. Refer to the attached Project Phasing Plan for specific phasing information.

2.2 Tree and Vegetation Retention

The majority of 'protected' trees and the elevated rock bluff (views to the mountains) have been preserved as parkland and integrated into the development. Park development is to be constructed by the developer, which will be limited to a 3.0 metre multi-use trail and related amenities (signage and furnishings) that follow the existing topography without harming 'protected' trees.

The central park feature is also to be constructed by the developer. This additional park contribution results in an overall parkland dedication of 8.88% (approx. 2.97 acres) in excess of the 5% (approx. 1.68 acres) subdivision requirement. The park has a dual purpose which will accommodate a 'naturalized' man made stormwater detention pond, as well as providing a social gathering place, picnic area and open grassed areas. The stormwater detention wetland as indicated on the plans is intended to reduce 'first flush' peak flow run-off into the City's storm sewer system. This will in turn reduce downstream flood potential, the amount of contaminants released into adjacent streams and watercourses and facilitate groundwater recharge through infiltration.

The developer is also proposing tree retention on resulting single family (RS-1) residential lots. Staff supports the intent of tree retention on residential lots; however, given the lot and accessory building coverage permitted under the current RS-1 zone, significant tree retention is unlikely.

3.0 Form and Character Guidelines

The proposal was reviewed by the Advisory Design Panel on August 14, 2008. The Panel's recommendation to Council is as follows:

"That Council should accept the overall design concept including the proposed front yard setback of 4.5m along Renz Road and the form and character proposal based on drawings and presentations provided at the Advisory Design Panel for Lot 13, District Lot 21, Nanoose District, Plan 1902, except part in Plan VIP74752; Lot 1, District Lot 21, Nanoose District, Plan 34970, except part in Plan 45297; Lot "A", District Lot 21, Nanoose District, Plan 45297 (422 Church Road and Renz Road properties). CARRIED."

SCHEDULE "A" – TECHNICAL EVALUATION

The Advisory Design Panel has also noted that it is their preference to see a building scheme applied to all lots by the developer during the subdivision process. It is the opinion of the Advisory Design Panel that the form and character of single family homes and landscaping merits some form of additional assurance. This would be necessary to guarantee that the design intent is realized on the ground as lots could be potentially sold and developed individually.

3.1 Developer's Building Scheme (RS-1 lots)

The current development permit will establish form and character guidelines for the overall development that should be reflected in the projects building scheme. A building scheme is established by the developer to set form and character guidelines that would be applied to all RS-1 single family home sites that do not require a site specific development permit. The following elements are key components of the developer's proposed building scheme for single family dwellings (RS-1):

1. The inclusion of "Energy Star" electrical appliances in all dwellings;
2. Building designs to include solar gains and natural lighting;
3. Plumbing to include low pressure faucets, taps and toilets;
4. Heating to include HVAC systems and convection air heaters;
5. Wood burning fireplaces/stoves will not be permitted;
6. All residential housing to be built constructed to Canadian Home Builders Association of British Columbia (CHBABC) "BuiltGreen" guidelines (www.builtgreencanada.ca);
7. A variety of individual home plans (not spec homes);
8. The overall form and character of the buildings is to be of a neo-traditional west coast architectural style;
9. Pitched rooflines and roof overhangs are to be applied throughout including natural lighting and skylights on all residential lots where applicable;
10. Exterior finishes to include hardy plank/natural wood siding and trim;
11. Roofing materials to include tiles, cedar shingles and shakes;
12. Front entrances to include elements of west coast craftsman design;
13. Front porches will be required on all single family (RS-1) dwellings, constructed up to the reduced 4.5 metre setback;
14. Garage faces are to be setback a minimum of 1.5 metres from the main building setback;
15. Disclosure statement to include secondary suites on all residential zoned lots;

SCHEDULE "A" – TECHNICAL EVALUATION

16. Residential lighting will be "DarkSky" compliant fixtures (www.darksky.org);
17. Second row of street trees on private residential lots parallel to those along the road right of ways that connect park sites;
18. No driveway access will be permitted from Renz Road;
19. Single family (RS-1) on-lot tree retention shall be per the Tree Management Plans (A&B) and an Arborist's report will be required at the time of building permit;
20. On-lot landscaping guidelines will encourage the preservation of viable existing trees, use of native and drought tolerant plants, locally quarried stone, locally milled timber and low-volume underground irrigation and Xeriscaping™ techniques.

3.2 Lots Requiring a Separate Rezoning and Site Specific Development Permit Process

No development of any kind is permitted on the following lots resulting from the Proposed Land Subdivision Lot Layout:

1. Proposed 'modified standard single family' lots and 'small lot single family' lots would require a future rezoning to proceed. Refer to the attached 'Lot Layout Plan' for a description of lots that will require a separate rezoning process. Staff is in support of proposed setback relaxations to both modified standard single family and small lot single family lots and the notion of a zoning amendment to accommodate higher density detached residential units to encourage a more diverse housing stock, refer to the attached lot diagrams.
2. Proposed 'duplex lots, 'townhouse sites' and 'multiple family apartments' would require a future rezoning to a higher density zone and a subsequent site specific development permit application to proceed. Refer to the attached 'Lot Layout Plan' for a description of lots that will require a separate rezoning process. Staff is in support of the notion of a zoning amendment to accommodate higher density multi family residential units that are integrated into the neighbourhood fabric, allowing for greater vegetation retention, on-site stormwater retention and to encourage a more diverse housing stock.

4.0 Walkable/Liveable Streetscapes

The provision of an alley behind proposed lots on Renz Road allows for an uninterrupted sidewalk and boulevard resulting in a much safer route for children walking to school. Driveway crossings will not be permitted along Renz Road which means that residents will not have to back across the busy pathway avoiding potential pedestrian safety issues.

Residential lots are proposed to have a reduced 4.5 metre setback and porches encouraging residents to take ownership of the street. 'Eyes on the street' are a common "Crime Prevention through Environmental Design" approach for pedestrian safety. Both Staff and the Advisory Design Panel support a front setback relaxation from 7.5 metres to 4.5 metres for single family (RS-1) properties.

SCHEDULE "A" – TECHNICAL EVALUATION

Front setback relaxations for lots requiring a separate rezoning and site specific development permit process would be brought forward for Council's consideration under a future zoning amendment process. Refer to the Proposed Setbacks Rear Loaded Modified Standard RS-1 Lot (Exhibit), Proposed Small Lot Setbacks (Exhibit) and Proposed Small Lot Setbacks (Exhibit) drawings.

5.0 Hazardous Conditions

Protection of development from hazardous conditions has been considered by the applicant. No hazardous conditions have been identified on the development site. Potential hazards associated with overspray from farming operations have been addressed through the inclusion of an appropriately sized buffer zone and buffer planting strategy; refer to the attached Typical Section Linear Park Trail/ALR Buffer drawing.

Schedule "B" - References

1. Official Community Plan Bylaw 2002, No. 1370 Excerpt – 5.2.16. Development Permit Area No. 16 - COMPREHENSIVE DEVELOPMENT AREAS;
2. Schedule "A" – Development Permit Guideline Evaluation;
3. Sustainable Community Builder Checklist, date stamp received September 30, 2008 as prepared by Keith Brown Associates Ltd;
4. Applicant Development Permit Letter, date stamp received June 30, 2008, as prepared by Keith Brown Associates Ltd.;
5. Regional District of Nanaimo Referral Response Letter, date stamp received August 25, 2008 as prepared by Greg Keller, MCIP, Senior Planner, Regional District of Nanaimo;
6. Lot Layout Plan, date stamp received January 7, 2009 as prepared by J. E. Anderson and Associates;
7. Illustrative Development Plan, date stamp received February 19, 2009, as prepared by dysarchitecture and Victoria Drakeford Landscape Architect;
8. Landscape Concept, date stamp received February 19, 2009, as prepared by dysarchitecture and Victoria Drakeford Landscape Architect;
9. Lot Diagrams (showing proposed setbacks), date stamp February 19, 2009 as prepared by dysarchitecture and Victoria Drakeford Landscape Architect;
10. Single Family Residential Elevations, date stamp received February 19, 2009, as prepared by dysarchitecture and Victoria Drakeford Landscape Architect;
11. Multi Family Residential Elevations, date stamp received February 19, 2009, as prepared by dysarchitecture and Victoria Drakeford Landscape Architect;
12. Tree Management Plan, date stamp received February 19, 2009 as prepared by dysarchitecture and Victoria Drakeford Landscape Architect;
13. Tree Management Plan 'A', date stamp received February 19, 2009, as prepared by Newcastle Engineering Ltd.;
14. Tree Management Plan 'B', date stamp received February 19, 2009, as prepared by Newcastle Engineering Ltd.
15. Project Phasing Plan, date stamp received March 17, 2009, as prepared by Newcastle Engineering Ltd.
16. Applicant Development Permit Letter (Letter of Credit Amount), date stamp received March 17, 2009, as prepared by Keith Brown Associates Ltd.

5.2.16. Development Permit Area No. 16 - COMPREHENSIVE DEVELOPMENT AREAS

- a) Category: Form and Character, Protection of the Natural Environment, Hazardous Conditions

- b) Justification:

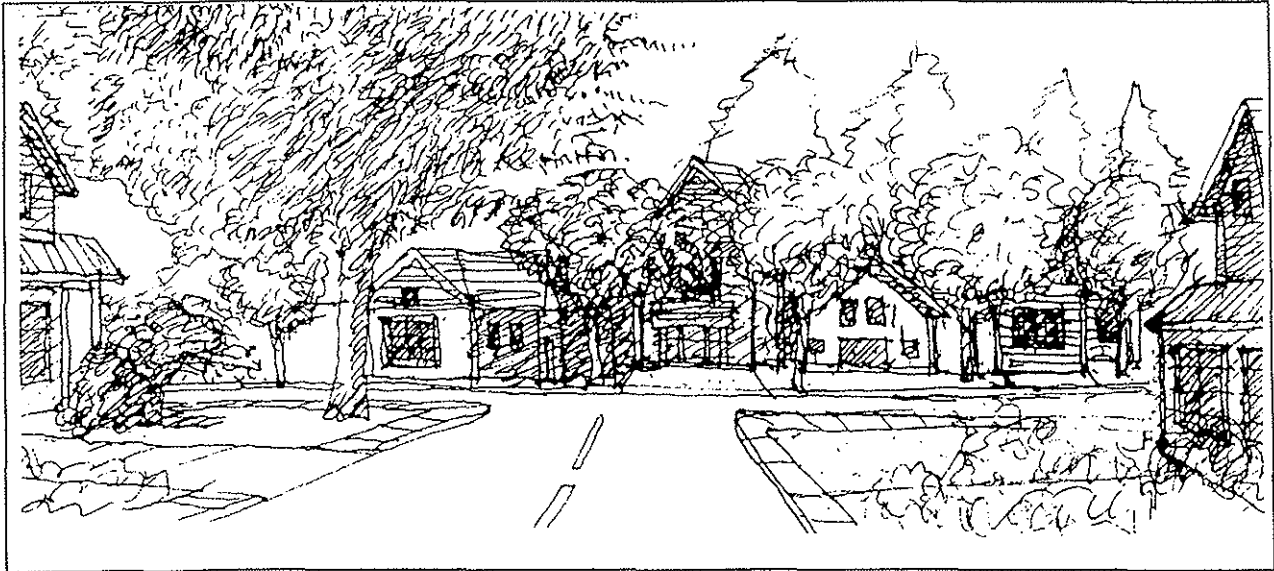
Remaining large tracts of undeveloped land within the current City boundaries or lands that may become available with future incorporations provide the opportunity to create new, master-planned neighbourhoods. In this fashion, an attractive mixture of housing types, neighbourhood commercial facilities and recreational amenities can be ensured to meet the needs of future residents and the aspirations of the community in general.

- c) Guidelines:

The following guidelines apply to all properties designated Comprehensive Development (CD) on the Future Land Use Map. The Guidelines address a number of subject areas relating to site planning and urban design and are intended to serve as a guide and not as a rigid formula for site specific development. Upon approval of individual comprehensive development plans, more specific guidelines should be substituted for each area.

1. General Objectives

- i) to achieve an orderly coordination of land uses, roads and open spaces for large sites developed in multiple phases;
- ii) to ensure the protection and integration of outstanding natural features within comprehensive developments;
- iii) to establish a distinctive design character or theme in order to create strongly identifiable neighbourhoods;
- iv) to realize a built form conducive to walking, cycling and other non-automotive transportation modes;
- v) to ensure the integration of comprehensive development schemes, including their land uses, roads and open spaces, into the larger urban fabric of the City of Parksville.



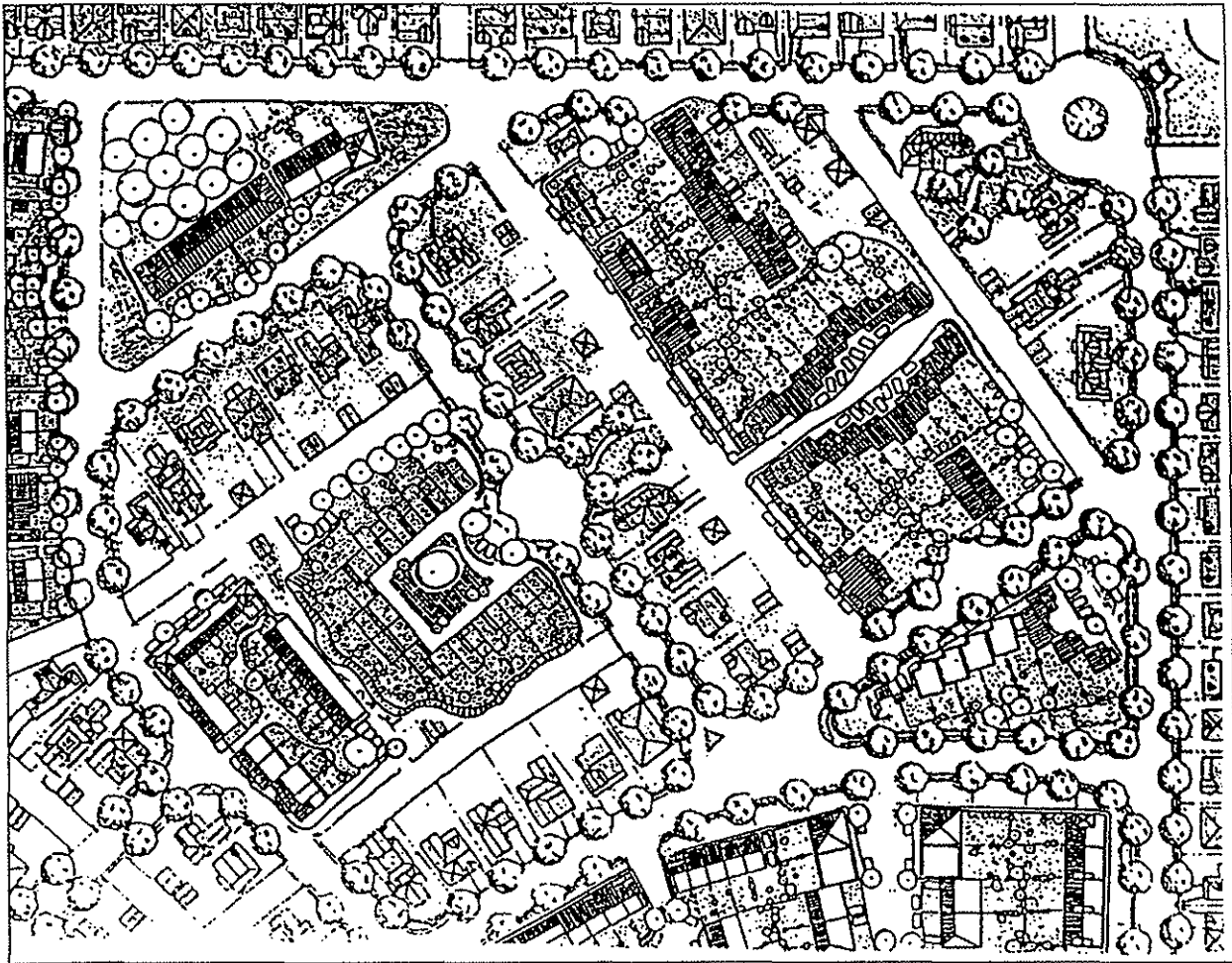
2. Specific Subject Areas

i) Environmental Considerations

Site planning should always begin with an assessment and recognition of the existing natural environment of the site. Environmental inventories and tree surveys should be used to identify significant natural watercourses, wetlands, tree stands, and other outstanding natural features worthy of preservation. All subsequent planning of road layouts, land uses and open spaces should respect the integrity of the natural environmental aspects of the land.

ii) Arrangement of Land Uses

Comprehensive developments should include a variety of housing types. These may range from single family dwellings to multistorey apartment buildings. Residential land uses should be arranged to achieve gradually stepped transitions from low to high density housing types within comprehensive development sites as well as with respect to any existing neighbourhoods that they may adjoin. Affordable housing units should be well integrated into the overall development and not be physically isolated.



Neighbourhood commercial nodes should be included in developments of more than 400 units (or where called for in the Future Land Use Map) for the convenience of residents. Neighbourhood commercial uses should be located at the intersection of collector roads or other major street corners offering high visibility and accessibility. A properly located and designed commercial node should be used to provide a focal point for the high density residential land uses.

Public recreational land uses should be arranged so as to capture the attention and use of residents enjoying the paths and bikeways of the open space system.

iii) Roads

The road layout should respond to the natural conditions and features of the site as well as to the existing road pattern in the area and the Transportation Plan attached to this document. Although the City encourages the development of distinct neighbourhoods, it is vital that comprehensive developments be integrated into the fabric of the City by means of the road network. Thus roads

within comprehensive developments should appear and function as logical extensions of the existing road network.

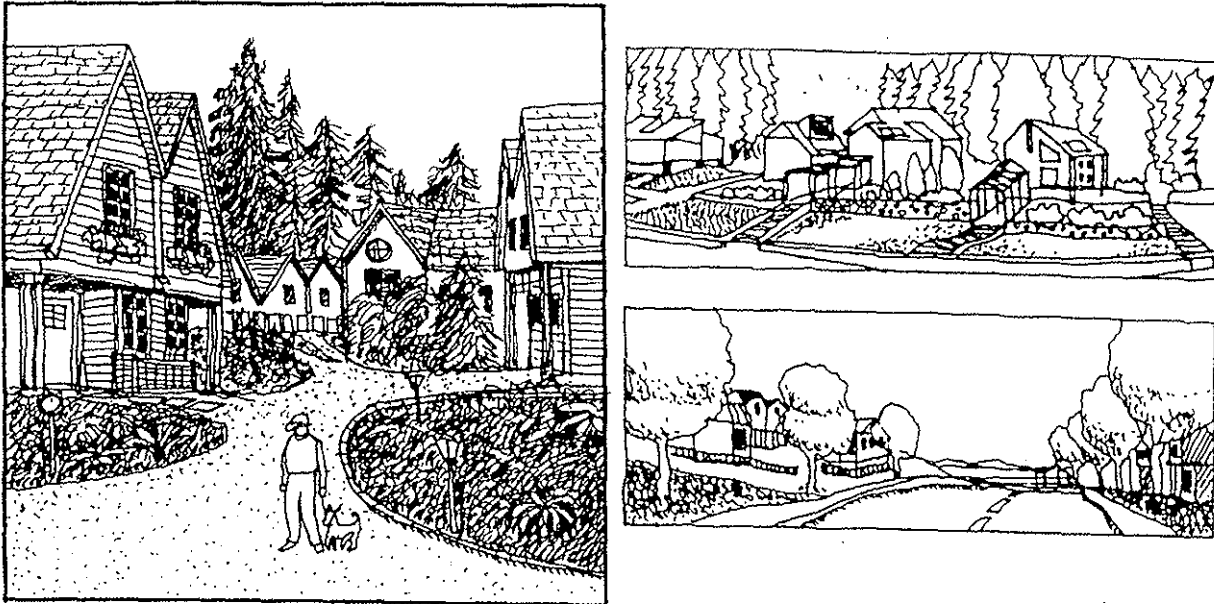
Curvilinear road layouts which respect the topographic contours of a site are most appropriate for hilly or sloped sites where they can ensure views by means of a terraced effect. Gridiron or radial layouts may be employed on flat sites in comprehensive developments where classical or neo-traditional town planning themes are desired.

The design of new roadways should be in accordance with the City's engineering specifications and provide for 20.0 metre allowances for local roads and 23.0 metre allowances for collector roads. In order to entertain demonstrably innovative pedestrian-oriented or environmentally sensitive development proposals, however, the City will consider variations in road widths for on-site roads, but only if adequate parking, traffic circulation, sidewalk widths and utility corridors can be achieved. Any variation from the prescribed standards must be substantiated by engineering reports to the satisfaction of the Public Works Department.

iv) Open Spaces

Like the road network, the open space network consists of a circulation system within the comprehensive development site which must be integrated into the city-wide network (according to the Open Space Network Plan). Rather than local and collector roads, however, this system is comprised of neighbourhood parks, nature parks and linear parks. These elements should be located so as to preserve outstanding natural features, maximize recreational opportunities, and establish a strong civic presence within the new neighbourhood. They should also be connected with trails and bikeways to each other and to the city-wide system in order to encourage walking and cycling for recreational and also commuting purposes. The physical design of walkways and bikeways should always reflect a compromise between natural integrity (tree preservation) and user safety (passive surveillance and sightlines).

In addition to walkways and bike paths, comprehensive developments should also provide additional recreational facilities (such as playing fields, recreation centres, youth and seniors facilities, etc.) appropriate for the size and nature of the development. Ample play areas should be provided in parks or within developments where children are anticipated.

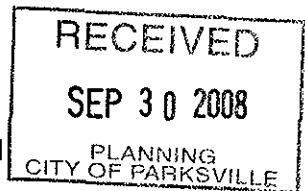


v) Architectural Design

Architectural design in comprehensive developments should be coordinated around a single general theme sufficiently unique to establish a distinguishable neighbourhood character. The theme should consist of core elements (for example, roof pitches or exterior finishes) which can be articulated throughout the development to achieve a coherent pattern without becoming monotonous. In deference to Parksville's outstanding natural setting, forms, colours and materials that respect the natural heritage of the area should be employed.

Individual buildings should be designed so as to avoid presenting an overly massive appearance, using rooflines, fenestration, and landscaping to break up their bulk or soften their lines. Buildings should always be oriented towards the street, offering their "faces" to it in order to enhance the aesthetic quality of the streetscape. Street frontage fencing or masonry walls, often employed in cluster housing developments, should be avoided in order not to present a fortress-like appearance to the street. Proper building orientation should also ensure that streets and open spaces are "defensible", that is able to be visually "controlled" by residents for the purpose of crime prevention.

KEITH BROWN ASSOCIATES LTD.
5102 Somerset Drive Nanaimo, BC V9T 2K6
Tel. 250-758-6033 Cel. 250-741-4776 Fax 250-758-9961



September 29, 2008

File No. 714.00

City of Parksville
P.O. Box 1390
100 E. Jensen Avenue
Parksville, BC V9P 2H3

Attention: Mr. Nigel Gray, Planner

Dear Sir:

**SUBJECT: PROPOSED DEVELOPMENT PERMIT APPLICATION FOR
LOT 13, PLAN 1902 (EXCEPT PART IN PLAN VIP74752); LOT 1,
PLAN 34970 (EXCEPT PART IN PLAN 45297); AND LOT A, PLAN
45297; ALL OF DISTRICT LOT 21, NANOOSE DISTRICT.**

**CITY OF PARKSVILLE FILE NO. 3320-30-05-12;
422 CHURCH ROAD & RENZ ROAD PROPERTIES.**

This letter formalizes the filing of the "Sustainable Community Builder Checklist" for the "Cedar Ridge Estates" development.

We thank you for your consideration and please advise if you have further questions.

Yours truly,

A handwritten signature in black ink, appearing to read "R.K. Brown".

R.K. Brown,
Consultant Planner

Enc.

p.c. Mr. Henry Rempel, President
Cedar Ridge Estates Inc.
Mr. Michael Hill, Architect
dysarchitecture

THE SUSTAINABLE COMMUNITY BUILDER CHECKLIST



The Sustainable Community Builder Checklist

"CEDAR RIDGE ESTATES"

Environmental Protection and Enhancement			
Please explain how the development protects and/or enhances the natural environment. For example does your development:			
	YES	NO	EXPLANATION
1. Conserve, restore, or improve native habitat?	✓		• ALL PARKLAND AND TOWNHOUSING SITES PROTECT MAJORITY OF ESCARPMENT, AND SIGNIFICANT TREES/TREE CLUSTERS.
2. Remove invasive species?	✓		• THROUGHOUT SUBDIVISION
3. Involve innovative ways to reduce waste, and protect the air quality?	✓		• WOOD BURNING STOVES/FIRE PLACES NOT PERMITTED • STRATEGICALLY LOCATED WALKWAYS
4. Include an ecological inventory?	✓		• TREE MANAGEMENT PLAN • BOULEVARD TREE PLANTING (250 TREES) • BIOLOGY REPORT • STORM WATER MANAGEMENT PLAN.
Please explain how the development contributes to the more efficient use of energy. For example does your development:			
	YES	NO	EXPLANATION
5. Use climate sensitive design features (passive solar, minimize the impact of wind, and rain, etc.)?	✓		• PITCHED ROOFLINGS + ROOF OVERHANGS • NATURAL LIGHTING - SKYLIGHTS ON ALL SINGLE FAMILY AND TOWNHOUSES AND WHERE APPLICABLE.
6. Provide onsite renewable energy generation such as solar energy or geothermal heating?	✓		• HVAC SYSTEMS • CONVECTION AIR MOTORS
7. Propose buildings constructed in accordance with LEED, and the accepted green building standards?	✓		• ALL RESIDENTIAL HOUSING TO BE CONSTRUCTED TO "BUILD GREEN" GUIDELINES.

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

		YES	NO	EXPLANATION
8.	Provide onsite composting facilities?		X	
9.	Provide an area for a community garden?		X	
10.	Include a car free zone?	✓		• PARKS, TRAILS, WALKWAYS
11.	Include a car share program?		X	• OPTIONAL AND BASED ON THE POSSIBILITY OF THE MULTIPLE FAMILY COMPONENTS.

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

		YES	NO	EXPLANATION
12.	Use drought tolerant plants?	✓		• UTILIZING NATIVE PLANT SPECIES WHERE POSSIBLE.
13.	Use rocks and other materials in the landscaping design that are not water dependant?	✓		• WITHIN THE ROUNDABOUT PROPOSED FOR CHURCH ROAD. • WITHIN THE WATER PARK AREA.
14.	Recycle water and wastewater?		X	
15.	Provide for zero stormwater run-off?	✓		• REDUCTION OF OFF-SITE STORM DRAINAGE ON MULTIPLE TOWNHOUSING SITES. • UNDERGROUND STORAGE FOR RESIDENTIAL
16.	Utilize natural systems for sewage disposal and storm water?	✓		• SAME AS ITEM 15 ABOVE
17.	Use low flush toilets?	✓		• ON ALL UNITS- PLUMBING TO INCLUDE LOW PRESSURE FRUITS, TOILETS, TAPS

Please explain how the development protects, enhances or minimizes its impact on the local natural environment. For example does your development:

		YES	NO	EXPLANATION
18.	Provide conservation measures for sensitive lands beyond those mandated by legislation?	✓		• AN ADDITIONAL 2.9 TO PARK DEDICATION (ALL TREED) • CREATION OF A WETLAND PARK.
19.	Cluster the housing to save remaining land from development and disturbance?	✓		• PROPOSED TOWNHOUSING SITES • SECONDARY SUITES • SMALL RESIDENTIAL LOTS. • PROPOSED MULTI-FAMILY SITE.
20.	Protect groundwater from contamination?	✓		• BOTH THE TOWNHOUSING AND MULTIPLE FAMILY SITES TO CONTAIN ON-SITE OIL/WATER SEPARATORS.

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

	YES	NO	EXPLANATION
21. Include <u>only</u> "Shielded" Light Fixtures, where 100% of the lumens emitted from the Light Fixture are projected below an imaginary horizontal plane passing through the highest point on the fixture from which light is emitted?	✓		<ul style="list-style-type: none"> • RESIDENTIAL LIGHTING WILL BE "DARK SKY" COMPLIANT FIXTURES, INCLUDING SHIELDED AND FULLCUT OF LIGHT SOURCE. • LIGHTING SPECIFICATIONS TO BE INCLUDED IN THE PROJECT BUILDING SCHEME.

Community Character and Design

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

	YES	NO	EXPLANATION
22. Improve the mix of compatible uses within an area?	✓		<ul style="list-style-type: none"> • MIXED USE OF RESIDENTIAL AND RECREATIONAL LANDS. • NO GARAGES FACING HOUSING ON RENEZ ROAD.
23. Provide services, or an amenity in close proximity to a residential area?	✓		<ul style="list-style-type: none"> • PROVIDE PARKS, WALKING TRAILS, LINKING TO SCHOOL(S) AND TO COMMUNITY SHOPPING CENTRE.
24. Provide a variety of housing in close proximity to a public amenity, transit, or commercial area?	✓		<ul style="list-style-type: none"> • THE MIXED USE RESIDENTIAL, TOWNHOUSING AND APARTMENTS ARE CLOSE TO SCHOOLS, ICE ARENA, TRANSIT AND COMMERCIAL PLAZA

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

	YES	NO	EXPLANATION
25. Provide a housing type other than single family dwellings?	✓		<ul style="list-style-type: none"> • SMALLER RESIDENTIAL LOTS. • "0" LOT LINE SMALLER LOTS. • CLUSTER TOWNHOUSING + APARTMENTS
26. Include rental housing?	✓		<ul style="list-style-type: none"> • SECONDARY SUITES PERMITTED IN ALL "R" ZONES. INCLUDED IN BUILDING SCHEME.
27. Include seniors housing?	✓		<ul style="list-style-type: none"> • TOWNHOUSING AND/OR APARTMENTS.
28. Include cooperative housing?		X	

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

	YES	NO	EXPLANATION
29. Include the provisioning of Affordable Housing units?	✓		<ul style="list-style-type: none"> • SMALLER LOTS, SECONDARY SUITES. • TOWNHOUSING

Please explain how the development makes for a safe place to live. For example does your development:

		YES	NO	EXPLANATION
30.	Have fire protection, or include fire prevention measures such as removal of dead fall, onsite pumps, etc?	✓		<ul style="list-style-type: none"> • SERVED BY CITY FIRE DEPARTMENT. • TOWNHOUSING AND MULTIPLE FAMILY APARTMENTS INCLUDE BUILDING SPRINKLERS
31.	Help prevent crime through the site design?	✓		<ul style="list-style-type: none"> • "EYES ON THE STREET" APPLY TO WALKWAY FRONTING APARTMENTS AND TOWNHOUSING. • SIDEWALK ON RENE ROAD FRONTING HOUSING 4.5^m FROM SIDEWALK.
32.	Slow traffic through the design of the road?	✓		<ul style="list-style-type: none"> • INTERIOR ROAD NETWORK IS DESIGNED TO ELIMINATE SPEEDING AND SHORT CUTS. THE ROAD ABOUT PROVIDES TRAFFIC CALMING AND FRICTION AT INTERSECTION.

Please explain how the development facilitates and promotes pedestrian movement. For example does your development:

		YES	NO	EXPLANATION
33.	Create green spaces or strong connections to adjacent natural features, parks and open spaces?	✓		<ul style="list-style-type: none"> • INTERNAL WALKWAYS LEAD TO LARGER PARK/ESCARPMENT AREA WITH VIEWS OF MOUNTAINS AND FIELDS. • LINEAR TRAILS ENJOY COMMANDING VIEWS OF MOUNTAINS AND FIELDS.
34.	Promote, or improve trails and pedestrian amenities?	✓		<ul style="list-style-type: none"> • PROVIDE SEATS WITHIN TRAIL SYSTEMS ALONG PERIMETER OF SPA AND WITHIN WATER PARK.
35.	Link to amenities such as school, beach & trails, grocery store, public transit, etc.? (provide distance & type)	✓		<ul style="list-style-type: none"> • SIDEWALK LINKS ON RENE ROAD • INTERNAL ROADS TO SCHOOL AND TO TRANSIT.

Please explain how the development facilitates community social interaction and promotes community values. For example does your development:

		YES	NO	EXPLANATION
36.	Incorporate community social gathering places? (village square, halls, youth and senior facilities, bulletin board, wharf, or pier)	✓		<ul style="list-style-type: none"> • PUBLIC PARK (WATER PARK) PROVIDES MEETING AND SOCIALIZING AREA FOR NEIGHBOORHOOD.
37.	Use colour and public art to add vibrancy and promote community values		X	
38.	Preserve heritage features?	✓		<ul style="list-style-type: none"> • THE NATURE OF PARKLAND AREA PROTECTS THE ESCARPMENT AND CLUSTERING OF FIR TREES THROUGHOUT.

Economic Development

Does the development proposal infill an existing developed area, as opposed to opening up a new area to development? For example does your development:

	YES	NO	EXPLANATION
39. Fill in pre-existing vacant parcels of land?	✓		• PARCELS TO NORTH AND EAST ALREADY DEVELOPED. SUBJECT SITE IS THE LAST PROPERTY TO BE DEVELOPED (INFILL).
40. Utilize pre-existing roads and services?	✓		• DIRECT LINKS TO CHURCH ROAD AND HUMPHRY ROAD AND RENZ ROADS AND INCLUDE SERVICES.
41. Revitalize a previously contaminated area?		X	

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

	YES	NO	EXPLANATION
42. Create permanent employment opportunities?	✓		• ALL LOTS/PARCELS CREATED WITHIN THE DEVELOPMENT ARE TO BE ZONED WHICH PROVIDES PRODUCT FOR LOCAL CONTRACTORS.
43. Promote diversification of the local economy via business type and size appropriate for the area?		X	
44. Increase community opportunities for training, education, entertainment, or recreation?	✓		• ADDITION OF HIGH QUALITY WALKING TRAILS WITH EXCEPTIONAL VIEWS.
45. Use local materials and labour?	✓		• HARD PLANK SIDING/TRIM, CEDAR ROOF SHINGLES/SHAKES, WOOD FRAME CONSTRUCTION.
46. Improve opportunities for new and existing businesses?	✓		• BUILDING SITES AVAILABLE TO LOCAL CONTRACTORS
B O N U S Please explain if there is something unique or innovative about your project that has not been addressed?	✓		• COMFORTABLE INTEGRATION OF MIXED HOUSING TYPES WHICH ENHANCES EXISTING NEIGHBOURHOODS AND PROPOSED NEW HOUSING FORMS WITHIN DEVELOPMENT.

Total Number of "Yes"

39/46

SCORE

84.7%
%

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.

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June 30, 2008

File No. 714.00

City of Parksville
P.O. Box 1390
100 E. Jensen Avenue
Parksville, BC V9P 2H3

Attention: Mr. Nigel Gray, Planner

Dear Sir:

**SUBJECT: PROPOSED DEVELOPMENT PERMIT APPLICATION FOR
LOT 13, PLAN 1902 (EXCEPT PART IN PLAN VIP74752); LOT 1,
PLAN 34970 (EXCEPT PART IN PLAN 45297); AND LOT A, PLAN
45297; ALL OF DISTRICT LOT 21, NANOOSE DISTRICT.**

**CITY OF PARKSVILLE FILE NO. 3320-30-05-12;
422 CHURCH ROAD & RENZ ROAD PROPERTIES.**

Please note the enclosed documentation in support of the owner's Development Permit Application (DP) for the above captioned lands.

1. DP Application and Application Fees (500.00).
2. Owner's letter acknowledging agent for DP application.
3. Current copies of Title Searches for the three subject properties.
4. Copy of Ministry of Environment Schedule 1 Site Profile.
5. Copy of BC Land Surveyor's Lot Layout Plan prepared by J.E. Anderson & Associates Ltd. camera reduced to 11" X 17" and plan print at a Scale of 1:1000 representing Lot Layout Plan design, designated parklands and mixed use residential lots (require rezoning).
6. Four – full size sets of prints of the Master Plan (comprising 4 drawings) jointly prepared by **dysarchitecture** and Victoria Drakeford, Landscape Architect at a Scale of 1:1000, photo reduced set of coloured rendered prints at 11" X 17", and 1 set of print reductions at 8 ½ X 11".
7. Copy of Traffic Impact Assessment prepared by Bunt & Associates Engineering Ltd. Current Lot Layout Plan accompanies report.
8. Copy of Geotechnical Assessment by Lewkowich Geotechnical Engineering Ltd. current Lot Layout Plan accompanies report.
9. Copy of Environmental Review Assessment prepared by Donald A. Blood & Associates Ltd. current lot layout plan accompanies report.
10. Copy of Newcastle Engineering Ltd. letter, plan prints of phased Schematic Site Servicing Key Plans A, B, C, for onsite/offsite site servicing; and, Tributary Area Plans for storm sewer, sanitary sewer and watermains reduced to 11" X 17".
11. Copy of Tree Management Plan A & B at a Scale of 1:500 and print at a reduced scale of 1:1000 prepared by Newcastle Engineering Ltd.
12. Copy of Ortho photograph and coloured Tree Cover Map prepared by Global Geomatics Ltd. at a scale of 1:2000.

SITE LOCATION:

The subject 33.75 acre site is bounded by Church, Humphrey and Renz Roads with the existing escarpment being contiguous with the westerly boundary of the City of Parksville. The site is located in the northwesterly portion of the city.

OFFICIAL COMMUNITY PLAN DESIGNATION:

The property is designated as Comprehensive Development Area No. 16 under the City's Official Community Plan(OCP).

DEVELOPMENT PERMIT AREA No. 16:

The City's OCP categorizes Area No. 16 for form and character, protection of the natural environment and hazardous conditions. Further, remaining large tracks of undeveloped lands provide the opportunity to create new master- planned neighbourhoods, a mixture of housing types, uses and recreation facilities subject to a broad range of guidelines.

ZONING BYLAW:

The property is currently zoned Single Family Residential 1 (RS1). The Master Plan requires 2 additional residential zones to accommodate small lots, a duplex zone, townhouse zone and multiple family zone. Discussions with city planning staff is required to formalize the zoning categories and formal rezoning process.

THE DEVELOPMENT- MASTER PLAN:

- This proposed development for Cedar Ridge Estates has been carefully planned to create a new neighbourhood with a diversity of housing types. The variety of lots, homes, and building types add interest to the public edges as well as the internal streetscapes. The variety provides for a neighbourhood that will attract homeowners from different economic groups, age levels and lifestyles making it a desirable place to live and an active community. The introduction of higher densities for the land use in these appropriate locations is a basic principle of ecodensity development which allows for a large number of homes with less disturbance of the environment.
- The different housing types are arranged on the site in a pattern that responds to the natural land configuration, the existing surrounding residential neighbourhood and the park spaces. The lower density housing is situated on the northerly portion of the site, starting at the main entry where the sense of the openness and space is in a scale consistent with the adjacent existing homes.
- The housing types change toward the southern and eastern areas of the site, where the lots reduce in size and the density gradually increases as the homes approach the adjacent open spaces. The highest density is located along the southern linear park and trail where the buildings are clustered to minimize the disturbed areas along the sensitive natural sloping land form of the escarpment at the edge of the farm lands.
- At the public trail head is the proposed three storey multi family residential building which is sited to take advantage of the views to the mountains. This building form allows the opportunity to raise the living units above the public areas, providing separation and privacy for the residents and the interest of viewing the trail and farm lands. The multi family building is set back beyond the

proposed single family homes along the public street to keep the fronting building scale compatible with the existing homes across the street. Providing an overview of the trailhead is a key element in creating safety and security for this public facility.

- The Renz Road frontage is a streetscape of homes that increase in frequency as the lots move south to the multi family site, the school and the trailhead. The vehicular access for these homes is concealed behind the houses off the new lane created for this purpose. The small lots placed next to the multifamily building complete the transition to the higher density area while still providing a traditional single family image. This is consistent with the increased activity surrounding the school and public trail. The lots on Renz Road encourage the development of two storey homes of a smaller scale to enhance the street character and reduce the footprint. This creates an interesting public street with front yards, porches and entries fronting the sidewalk and without the intervention of driveways along the public realm. The opportunity for landscaping and street tree planting is increased with this planning.

LANDSCAPE STRATEGY - MASTER PLAN:

The landscape strategy for Cedar Ridge Estates is to create a pedestrian friendly community.

To achieve this goal the following elements have been included:

- Preservation of the bluffs with associated fir trees as a park.
- Creation of a nature park in the centre of the community.
- A linear trail system that connects these parks within the subdivision.
- The linear park also connects the new Cedar Ridge Estates with adjacent schools, parks, neighbourhoods and other amenities.
- The linear park system consists of dedicated trail areas connected by "green" streets. These green streets separate the sidewalk from roads by boulevards which are planted with street trees.
- Meeting places with benches will be created throughout the parks and trails.

Planting strategies:

- Retain existing trees and clusters of trees and understory vegetation wherever possible.
- Extensive plantings of street trees (approx. 172 trees).
- Park plantings will include drought resistant native species.
- Drought resistant native trees will be encouraged on all multi-family sites as well as on private property.
- Storm water management will be integrated into landscapes throughout the development.

The landscape strategy is illustrated on the enclosed Master Plan. Also enclosed are typical elements of the landscape plan.

TREE MANAGEMENT PLAN:

A Tree Management Survey was completed by Barry T. Furneaux, BTF. The survey identified 18 significant trees on the existing property. The Tree Management Plans A &

B have been prepared by Newcastle Engineering Ltd. Through refinements in the design layout of the lots and proposed buildings, 10 significant trees will be retained. The remaining 8 trees will be replaced with native species and are proposed for planting within the park area(s).

ENVIRONMENTAL PROVISIONS – OPPORTUNITIES:

Building:

- Inclusion of “energystar” electrical appliances in all dwellings.
- Building design to include solar gains and natural lighting.
- Plumbing to include low pressure faucets, taps, toilets.
- Heating to include HVAC systems and convection air heaters, wood fire places/stoves not permitted.

EXTERIOR BUILDING:

- To include hardy plank, and cedar wood siding, cedar/fir/pine window, facia and door trim.
- Roofing to include tiles cedar shingles and shakes.
- Front entrances to include elements of west coast craftsman design.
- Single family dwellings to include front porches.

DEVELOPMENT SITE:

- Storm drainage retention for overall subdivision.
- Storm drainage retention and oil separators for apartments/townhouses.
- Greater overall tree protection including protection of the rock escarpment, surrounding tree cover retained in natural state and designated as park.
- Increase in park area dedication from 5% to 7.95%.

SOCIAL PROVISIONS – OPPORTUNITIES:

- Master plan provides for greater pedestrian safety to schools.
- Livable streetscapes provide for reduction of front yard setbacks accommodating ownership of the boulevards and “eyes to the street.” Traditional design where vehicle access from the rear lanes provide for improved social opportunities (front yards not diminished by automobiles providing more front yard livability).
- Linear greenway system (trails) located on peripheral and through middle of development site.
- Mix of housing units providing a wide range of choices cost & housing form.
- Affordable housing within inclusion of secondary suites, duplexes, townhouses, and apartments. Disclosure statement to include secondary suites on all residential zoned lots. The diversity of housing stock provides many options.
- Dwellings are within a short walking distance to the Wembley Mall, Oceanside Place recreational facilities, Winchelsea Elementary and Ballenas Secondary schools. Transit is also within easy walking distance.
- The Master Plan design interfaces with the adjacent neighbourhoods.

COMMUNITY CONTRIBUTIONS:

The required community contribution in exchange for value inferred on land through the rezoning process is:

- Construction of the proposed Church Road roundabout.
- Additional parkland dedication of 2.95% (now totals 7.95%).

MIXED USE RESIDENTIAL DENSITY:

The Lot Layout Plan prepared by J.E. Anderson & Associates Ltd. denotes the categories of the mixed land uses. Several of the land uses shown on the plan will require rezoning which are noted as follows:

- Modified Standard Single Family lots – requires rezoning for 450 sq. m. lots.
- Small Lot Single Family lots – requires rezoning for 330 sq. m. lots.
- Duplex Lots requires rezoning to RS2 – minimum lot area 800 sq. m.
- Townhouses requires rezoning to RS2.
- Multiple Family Apartments requires rezoning to RS3

	LOTS	UNITS
(Standard) Single Family Residential RS1	74 lots	
(Modified Standard) Single Family Residential	27 lots	
(Small lots) Single Family Residential	6 lots	
(Secondary Suites) approx. 30% of total single family lots		+30 units
(Duplex lots) – 12 lots x 2		24 units
(Townhouses)		40 units
(Multiple Family Apartments)		60 units
Total Density (lots + units):		261 lots/units
Gross Density: +8.5 lots/units per acre		

MASTER PLAN COMPLIMENTS GOALS FOR ECONOMIC SUSTAINABILITY:

- The construction of mixed use residential housing will create local employment.
- It will increase infrastructure funds (DCCs) to the City and reduce the amount of roads/utilities having to be maintained over the long term.
- New population will increase the economic viability of businesses and expand the tax base for Parkville.

MASTER PLAN COMPLIMENTS THE DEVELOPMENT PERMIT GUIDELINES:

- Proposed development creates a new neighbourhood with a diversity of housing types while interfacing with the adjacent neighbourhoods.
- Higher density of land use within appropriate locations is a basic principle of ecodensity allowing for increased numbers of homes with less disturbance of the environment.

SUMMARY:

The development Master Plan provides for a comprehensive development and introduces a new opportunity for Parkville. That is, the development seeks to reduce its footprint on the land while providing a much needed range of housing options.

The Master Plan fully compliments the comprehensive development guidelines provide for under the City's Official Community Plan.

We thank you for your consideration of this submission and look forward to meeting with you to expand on the application.

Yours truly,



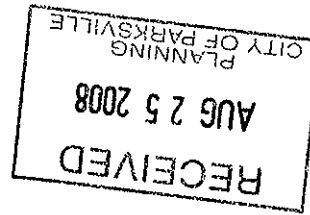
R.K. Brown,
Consultant Planner

Enc.

p.c. Mr. Henry Rempel, President
Cedar Ridge Estates Inc.



August 21, 2008



Blaine Russell, Manager of Current Planning
City of Parksville
PO Box 1390, 100E. Jensen Avenue
Parksville, BC
V9P H3

Dear Mr. Russell:

Re: Response to Referrals dated August 19, 2008 and July 4, 2008

We are in receipt of two referrals one dated August 19, 2008, a rezoning applications (File No. 3360-01), and the other dated July 4, 2008 a Development Permit application for a 261 unit development.

With respect to the proposed amendment to the City of Parksville Zoning and Development Bylaw to add 'Miniature Golf' as a definition and permitted use, we consider the amendment to be minor in nature, especially since the amendment recognizes an existing miniature golf course. Therefore, staff support the proposed amendment as it is unlikely to negatively impact residents in Electoral Area 'G' and is consistent with the direction provided by the Regional Growth Strategy.

With respect to the Development Permit for the construction of a 261 unit development, staff note that the proposed development is located within the Urban Containment Boundary and close to existing commercial services and is therefore consistent with the direction provided by the Regional Growth Strategy. The subject property is also located south of the 'Wembley Neighbourhood Centre' land use designation, where the Electoral Area 'G' Official Community Plan supports a rezoning to permit residential densities of up to 55 dwelling units per hectare.

Perhaps more importantly, the subject property is adjacent to a working farm located in the Agricultural Land Reserve. Staff understand the limitations associated with imposing conditions through the Development Permit process. However, one concern identified through the Electoral Area 'G' Official Community Plan review process is the need to reduce the impacts of residential developments on farm land.

This includes the need to ensure that property owners and developers who develop and/purchase property adjacent to lands located in the ALR are aware of the potential impacts that can be expected as a result of standard recognized farming practices (i.e. noise, dust, odour).

In addition, it is unclear from the site plan provided how wide the buffer is between the proposed development and the ALR lands and how the proposed walking trail adjacent to ALR land will be developed including access management. This may be of concern to the adjacent property owners in Electoral Area 'G' who for

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Web: www.rdn.bc.ca

operational, safety and security reasons may need to ensure that access to farm land is controlled.

The Agricultural Land Commission and the Ministry of Agriculture and Lands published two documents that deal with landscaped buffers and trails in or adjacent to farming areas that may be of interest including the '*Landscaped Buffer Specifications (1998)*', and '*A Guide to Using and Developing Trails in Farm and Ranch Areas (2002)*'. Unfortunately the files are too large to email, but we can arrange to send you digital copies by mail or ftp at your request.

Thank you for the opportunity to provide comments on the above two proposals. We look forward to working with you in future endeavours.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Keller". The signature is fluid and cursive, with a large initial "G" and "K".

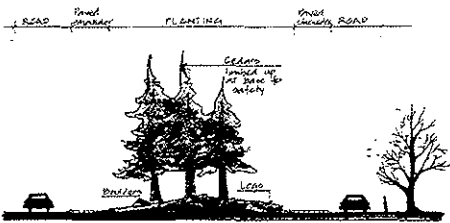
Greg Keller, MCIP
Senior Planner

cc Joe Stanhope, Director Electoral Area 'G'

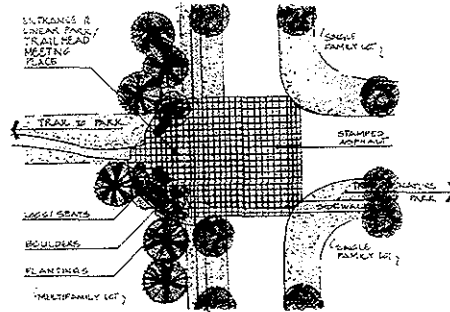
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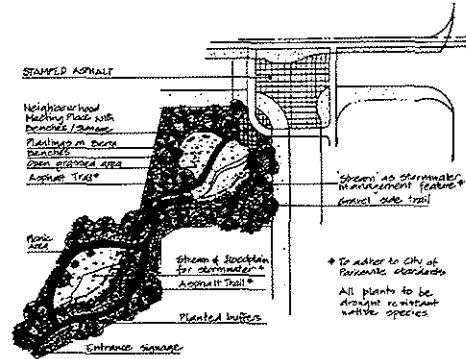
NOTE: This alternate feature circumscribes the location of Roundabout with "green" and "blue" areas. Small landscaped areas to minimize the "green" and "blue" elements are the streets.



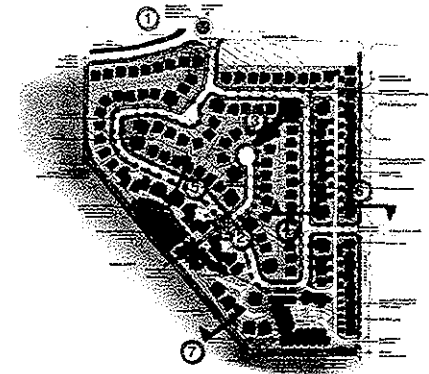
1 SECTION OF GATEWAY ROUNDABOUT



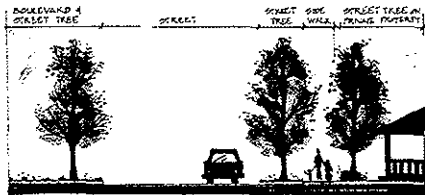
2 TYPICAL PLAN OF ENTRANCE TO PARK/ LINEAR TRAIL INTERSECTION.



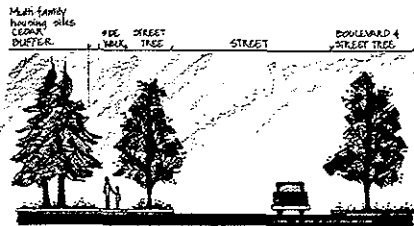
3 NATURE PARK CONCEPTUAL PLAN



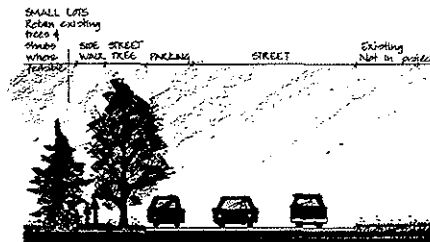
DETAILS/ SECTIONS
KEYPLAN



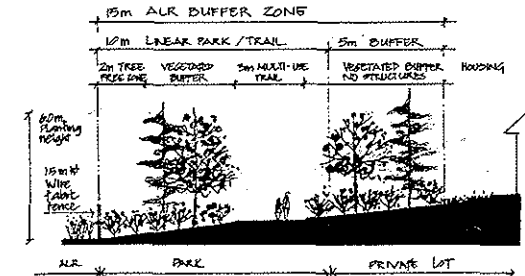
4 TYPICAL SECTION:
STREETSCAPE/ SMALL LOTS



5 TYPICAL SECTION:
STREETSCAPE/ MULTI-FAMILY LOTS



6 TYPICAL STREETSCAPE
AT RENZ ROAD



NOTE: FOR WIRE FABRIC FENCE AND PLANTING REQUIREMENTS REFER TO ALSO SPECIFICATIONS

7 TYPICAL SECTION:
ALR BUFFER - LINEAR PARK

PAGE 4

LANDSCAPE CONCEPT



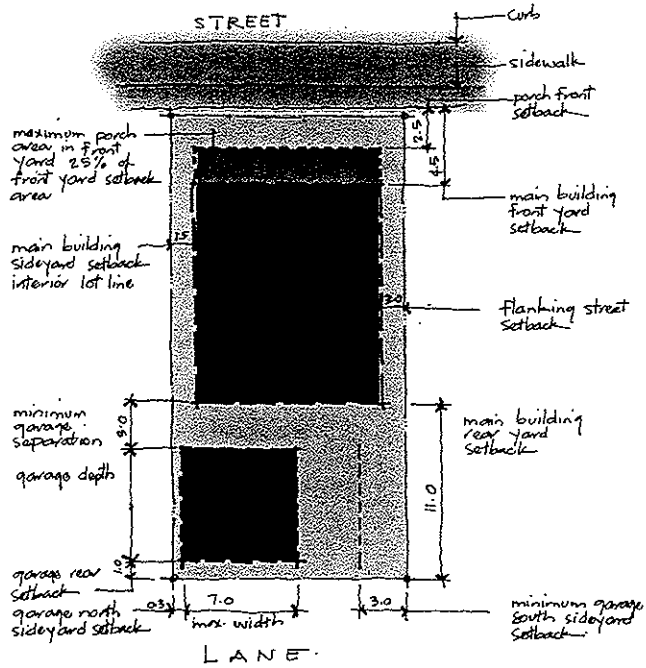
dysarchitecture
(250) 753 3552



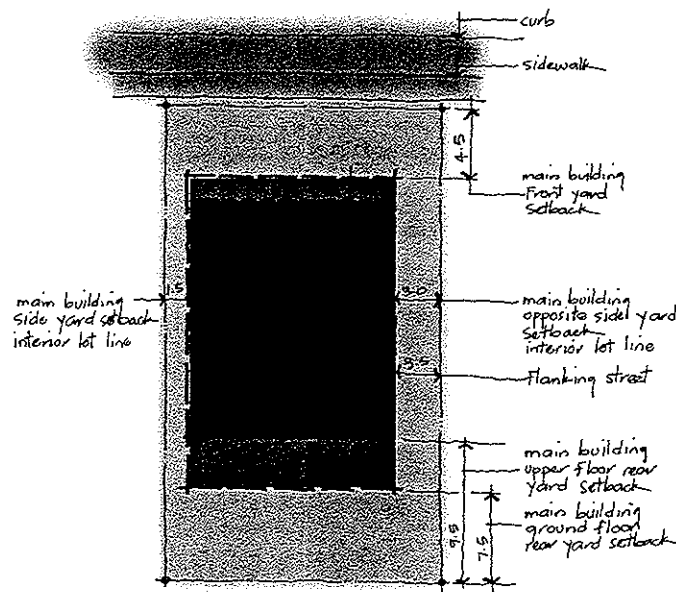
VICTORIA DRAKEFORD
LANDSCAPE ARCHITECT
604 754-4376

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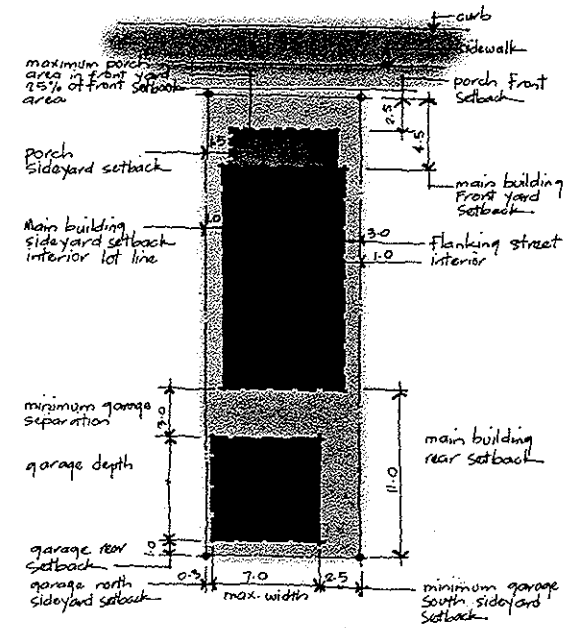
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REAR-LOADED
 MODIFIED STANDARD LOT



STANDARD LOT



SMALL LOT SETBACKS

LOT DIAGRAMS

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garage doors set back from front facade

covered porches animate the streetscape

STANDARD LOT HOMES



siding and shingle exterior finishes enhance the rural & character of the location

interest

SMALL LOT HOMES

articulate entries to identify individual homes

front porches animate the streetscape

SINGLE FAMILY RESIDENTIAL

PAGE 13



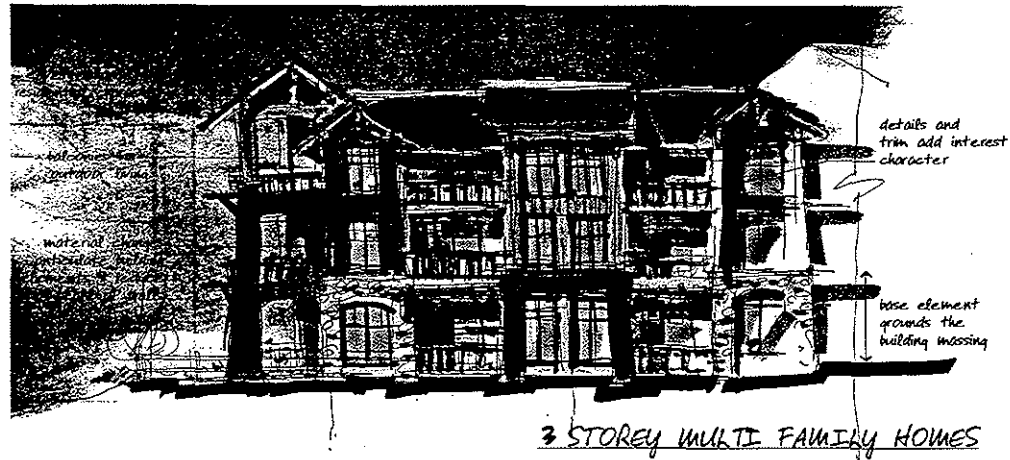
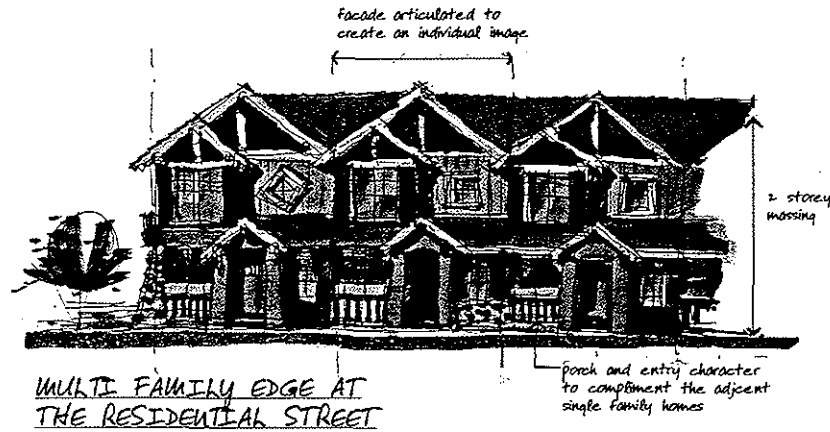
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MULTI FAMILY RESIDENTIAL



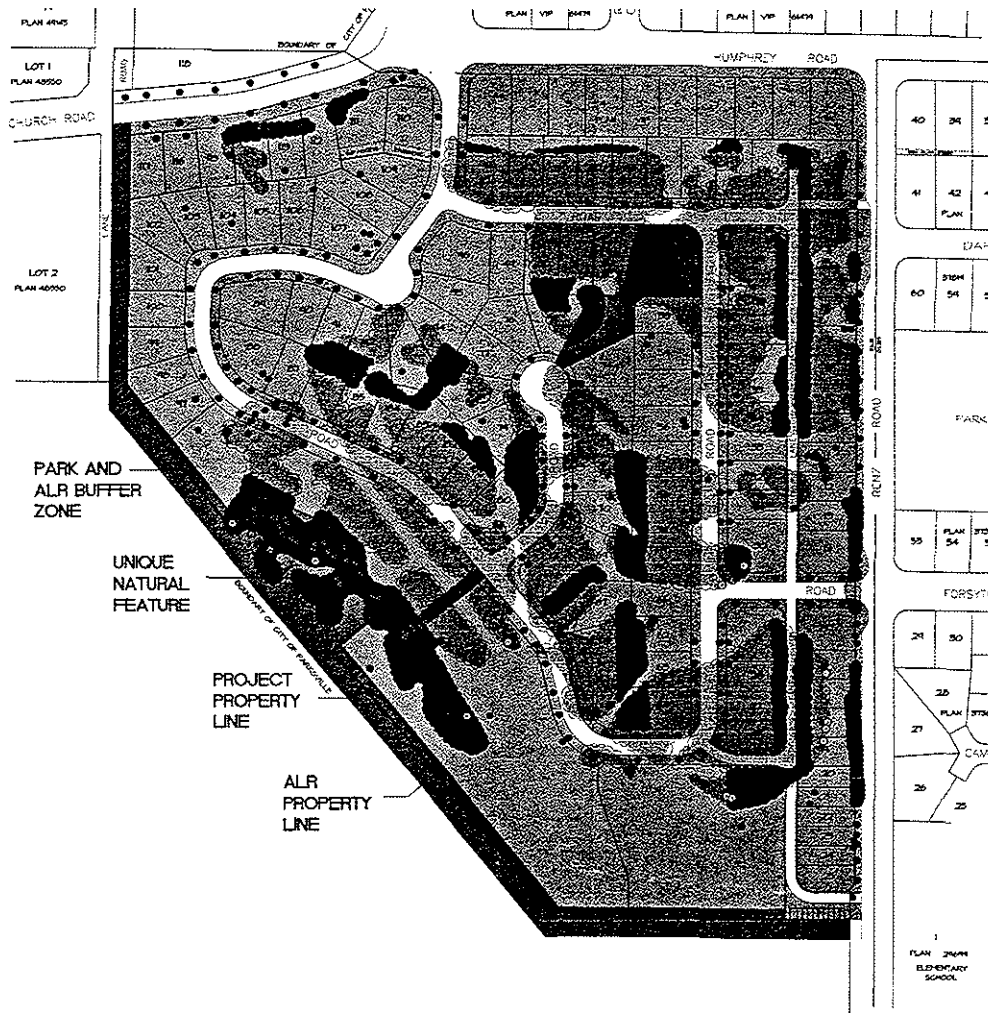
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- EXISTING TREES TO REMAIN
- EXISTING TREES RETAINED IF POSSIBLE
- EXISTING TREES TO BE REMOVED
- NEW TREES TO BE PLANTED
- EXISTING NOTABLE TREES TO BE RETAINED IF POSSIBLE
- EXISTING TREES OF SIGNIFICANT NATURE

TREE MANAGEMENT PLAN

PAGE 15



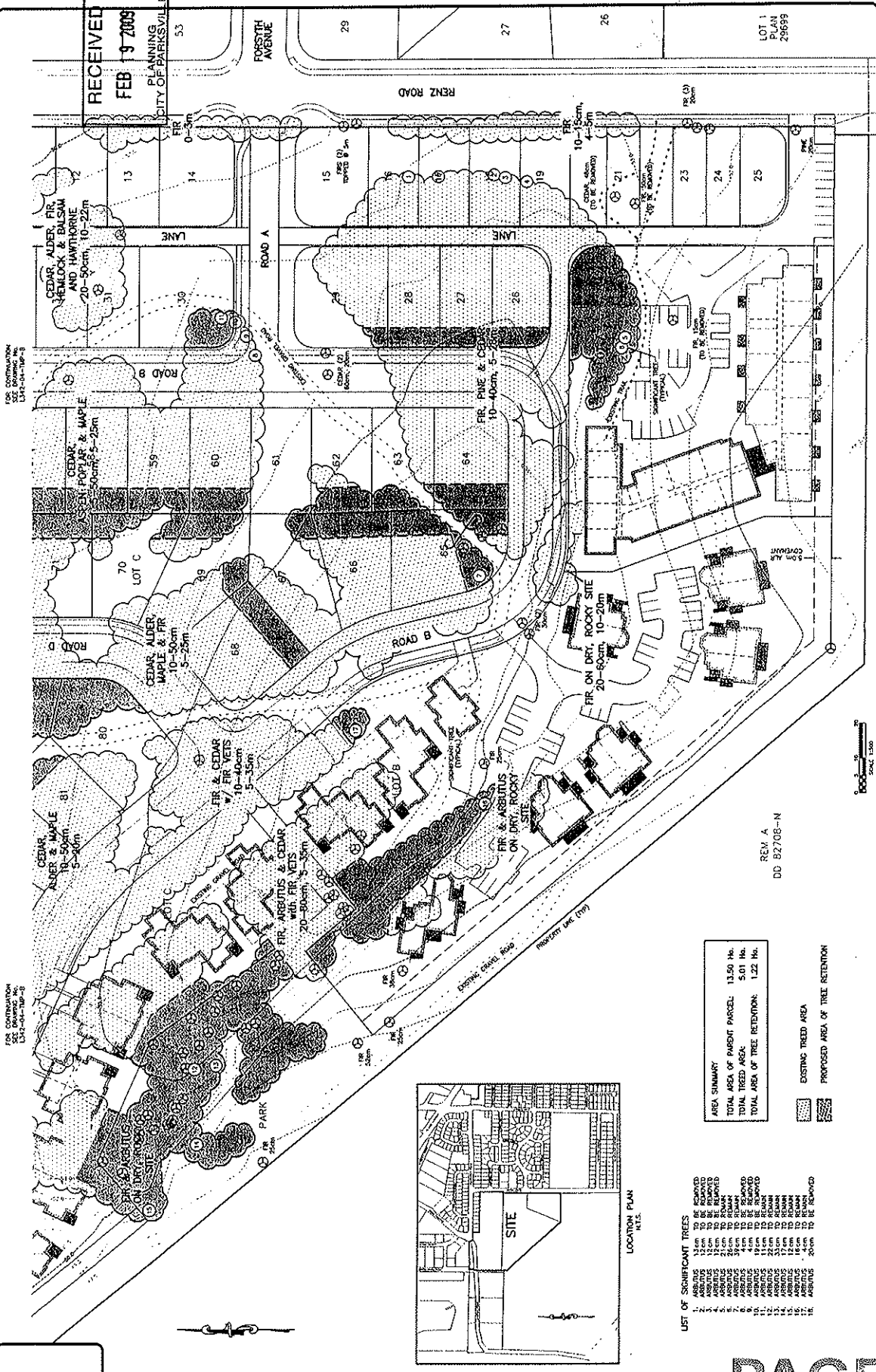
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LOT 1
 PLAN
 296999



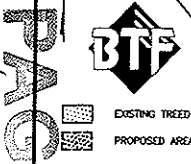
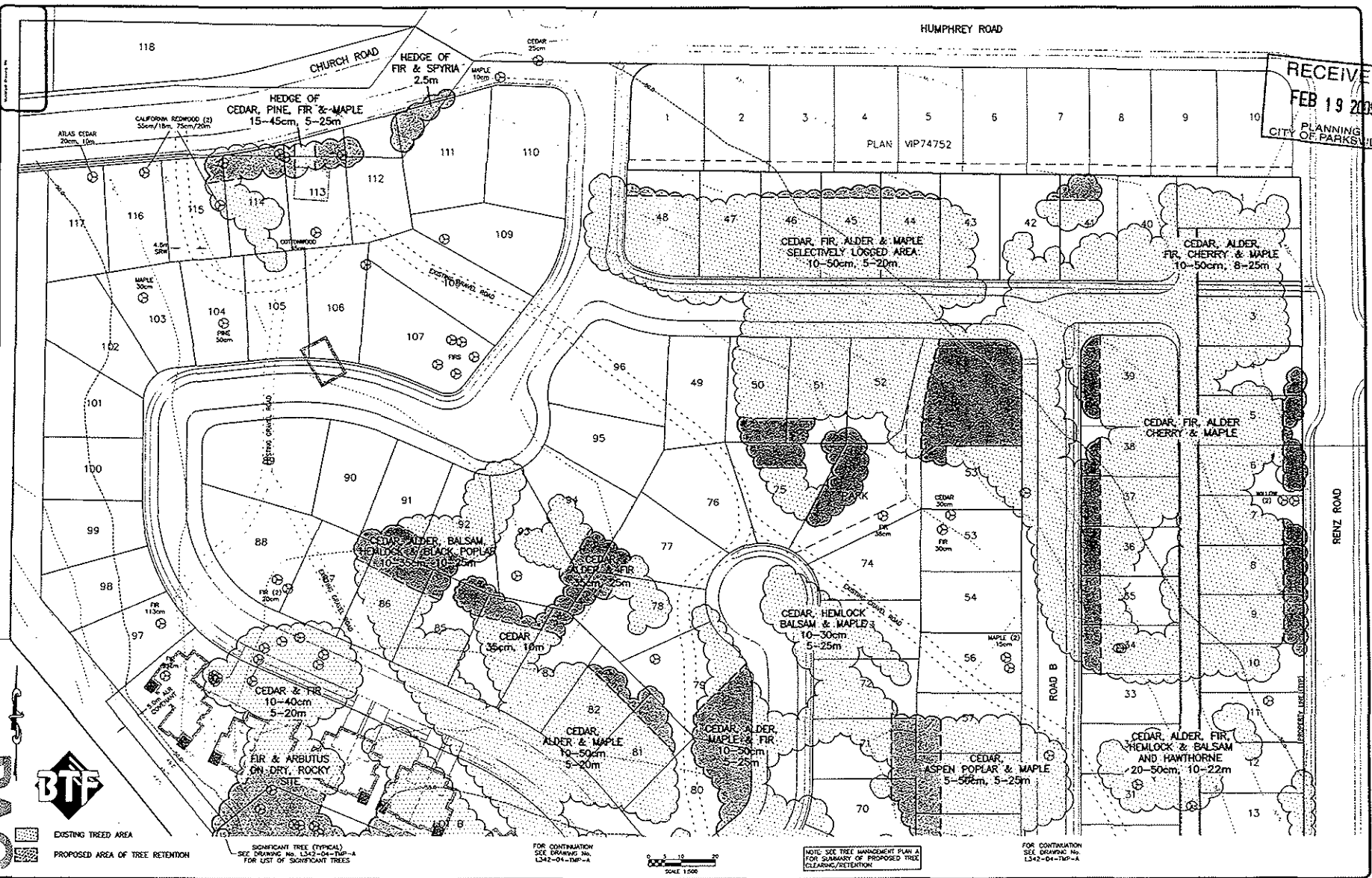
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HUMPHREY ROAD

CHURCH ROAD

REINZ ROAD

PLAN VP74752



NE
NEWCASTLE
ENGINEERING LTD.

DATE	01-28-09
BY	
DATE	01-28-09
BY	
DATE	
BY	

01/28/09/09	PROPOSED LOT LAYOUT REVISED	
02/04/09/09	STWALK LOCATION REVISED	
02/07/09/09	PROPOSED LOT LAYOUT REVISED	

CEDAR RIDGE ESTATES INC.
4-720 6th STREET, NEW WESTMINSTER
422 CHURCH ROAD
PARKSVILLE, BC

Parksville

CEDAR RIDGE ESTATES
TREE MANAGEMENT PLAN B
NORTH SIDE

City of Parksville Project No.	1,500
City of Parksville Drawing No.	L342-04-TMP
Scale	8' 03"

KEITH BROWN ASSOCIATES LTD.

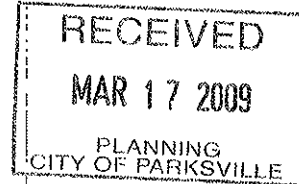
Land Planning & Development Consultants

5102 Somerset Drive, Nanaimo, B.C. V9T 2K6 • Tel: (250) 758-6039 • Fax: (250) 758-9961 • Pager: (250) 741-3323 • Cell: (250) 741-4776

March 17, 2009

File No. 714.00

City of Parksville
PO Box 1390
100 E. Jensen Avenue
Parksville, BC
V9P 2H3



Via Facsimile Only: 250-954-4685

Attention: Mrs. Gayle Jackson
Director of Community Planning

Dear Mrs. Jackson:

**RE: Proposed Development Permit Application for 422 Church Road and
Renz Road Properties, City of Parksville File No. 3320-30-05-12**

Please be advised that the proposed landscape budget for the proposed trailway park as noted on the site layout plan prepared by J.E. Anderson and Associates is estimated at \$175,000.00.

The Landscape budget includes all labour/materials for construction of the linear trail, fencing, landscaping trees, plants and materials.

We thank you for your consideration. If you have any questions please don't hesitate to contact the undersigned.

Yours truly,

Keith Brown Associates Ltd.

R.K. Brown
Consultant Planner

cc: Mr. Henry Rempel, President
Cedar Ridge Estates Inc.