

City Staff Report

Original signed by: City Manager Johnson

Report Date: May 6, 2021
Meeting Date: May 25, 2021

Application No.: DP2021-34

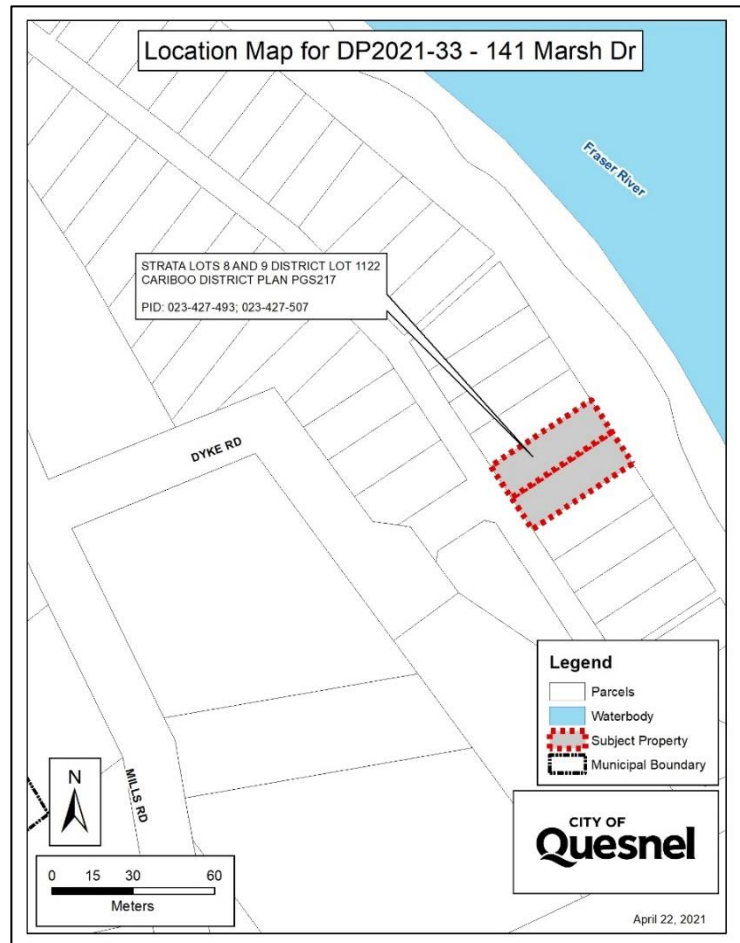
To: City Manager
From: Director of Development Services
Subject: Development Permit for two new river-fronting single detached dwellings

Purpose

To review the overall site design for two new single detached homes in the Riverfront Walks development which are located within the floodplain and near the riparian area.

Summary

- This Development Permit (DP) is to review the proposal to construct two new single detached dwellings within the floodplain and near the riparian area.
- Both new dwellings are to be constructed on separate strata lots by the same builder and owner, ICON Homes.
- The purpose of this DP is to consider the overall site design in relation to the floodplain and sensitive ecosystem of the Fraser River.
- The builder is intending on selling the dwellings when they are completed.





Recommendation

THAT Council APPROVE DP2021-34 for the construction of two single detached dwellings sized 135 m² and 141 m² respectively on STRATA LOTS 8 & 9 DISTRICT LOT 1122 CARIBOO DISTRICT PLAN PGS217 as proposed on the attached plans;

SUBJECT TO:

1. The proposed dwellings meeting or exceeding the required floodplain setback of 30 m from the natural boundary of the Fraser River;
2. The lower floor systems of the proposed dwellings must have an elevation of 476.5 m above sea level; and
3. The 15 m buffer area from the natural boundary of the Fraser River must remain undeveloped and native vegetation must be maintained.

Statutory Requirements

Local Government Act

Section 488 – Development Permits

Section 490 – Development Permits General Authority

Council Policy

Official Community Plan Bylaw No. 1879, 2019

Floodplain Bylaw No. 1187, 1992

Development Application Procedures Bylaw 1531, 2002

Zoning Bylaw No. 1880, 2019

Background

Proposal

- The applicant is proposing to construct two single detached dwellings on two separate strata lots, before putting them to market.
- Both dwellings would be located within the floodplain, thus a Development Permit is required to review site design.
- Both strata lots also intersect the riparian area, however, the dwellings will be sited outside of this 30 m buffer.



Site Characteristics

Location	114, 116 – 1702 Dyke Road
Site Area	620 m ² (approx. 0.15 acres) each
Current Use	Vacant
Zoning	SR-1 (Bareland Strata Residential)
Official Community Plan Land Use Designation	MR (Medium Density Residential)
Servicing	Community water and sewer

Surrounding Land Uses

North	Vacant and residential
East	Fraser River
South	Vacant and residential
West	Vacant and residential

Floodplain

- Both lots are located within the floodplain and are subject to the regulations of the Floodplain Bylaw which includes:
 - Dwellings must be sited at least 30 m from the natural boundary of the Fraser River.
 - The lower floor system that is used for habitation or for the storage of flood susceptible goods is to be elevated a minimum of 3.0 m from the natural boundary of the Fraser River.
- The natural boundary used was surveyed as part of Plan PGP39130 which was registered in July of 1995.
- The City has obtained new floodplain mapping which was completed in 2019/2020. This new floodplain mapping identifies the two lots as being within the floodplain and that the 200 year floodplain elevation (+0.3 m freeboard) is 476.5 m above sea level in this area.
- A covenant is registered on both property titles stating that the lower floor system of any building used for habitation or storage of susceptible goods must be at or above 475 m above sea level.
- The lower floor system of the dwellings are proposed to be constructed to an elevation of 477 m above sea level. These elevations are to be determined by a registered land surveyor at Building Permit stage.
- The builder is intending on having the two houses elevated to street level through fill.
- As per the Floodplain Bylaw, any fill used to meet the floodplain elevation must be protected against erosion from flood flows, wave action, ice and other debris.
- A certified land surveyor will be retained by the builder to determine the elevation of the proposed buildings' footings at Building Permit stage.

Zoning Bylaw Analysis

- The properties are zoned SR-1 which allows for single detached dwelling use.
- The proposed dwellings meet all the zoning regulation outlined in the SR-1 Zone including setbacks from all property lines, waterbody leave strips, lot coverage, building height, and minimum dwelling size.

Sensitive Ecosystem Area

- Both subject lots intersect with the Sensitive Ecosystem Development Permit Area, however, the proposed dwellings are not being developed within this 30 m buffer from the river so a riparian assessment was not required.
- The Zoning Bylaw stipulates that single detached residential properties must leave a 15 m buffer area from the river where natural vegetation is maintained. The retention of vegetation in this area will also help mitigate erosion.



Notification and public submissions

- A development notice sign was installed on May 14, 2021.
- No submissions have been received as of the writing of this report.

Referrals

Public Works: No comment as of report date.	Telus: No response as of report date.
Capital Works: No concerns as services are only maintained to strata entrance.	Ministry of Environment: No response received as of report date.
BCHydro: BC Hydro has no objections as our works are not affected.	Fire Department: The fire department has no issues with this development. Good access to all units and private hydrants are located along the main road of the complex. All hydrants are serviced annually by Cariboo Fire Protection.
Shaw Cable: No comment as of report date.	FortisBC: No objections to the proposed two new houses.
Building Department: No issues except that a Land Surveyor will be required to confirm the floodplain elevations are met. Two Building Permits have been applied for.	
Ministry of Transportation and Infrastructure: The Ministry has no objection in principle to the proposed development.	

Attachments

1. Site Plans
2. Elevations Plans
3. Justification Letter

Options

1. Approve as recommended.
2. Amend recommendation and approve.
3. Deny application.