

# City Staff Report

Original signed by: City Manager Johnson

Report Date: July 7, 2022  
Meeting Date: July 26, 2022

Application No.: DP2022-45

To: City Manager  
From: Director of Development Services  
Subject: Development Permit for three single detached dwellings

## Purpose

To review the overall site design for three new single detached homes in the Riverfront Walks development (1702 Dyke Road) which are located within the floodplain, riparian and slope hazard area.

## Summary

- This Development Permit (DP) is to review the proposal to construct three new single detached dwellings within the floodplain, riparian and slope hazard area.
- All new dwellings are to be constructed on separate strata lots by the builder and owner, ICON Homes, except lot 14, owned by Julie Eversfield.
- 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.
- All of the homes will meet to the Strata guidelines, which includes the design, colour scheme and landscaping finishes.
- No variances are requested.

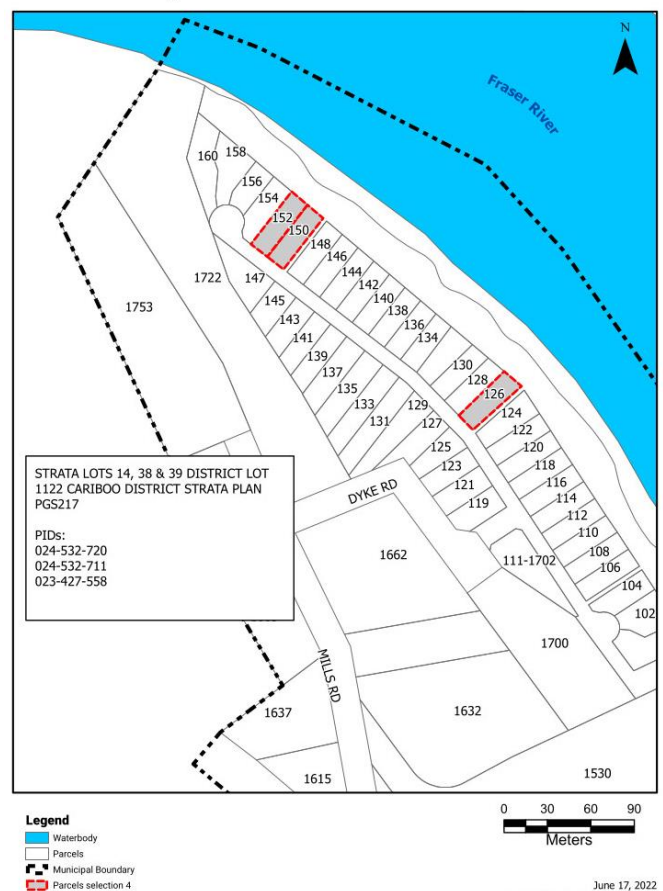
## Recommendation

**THAT** Council APPROVE DP2022-45 for the construction of three single detached dwellings on STRATA LOTS 14, 38 and 39 DISTRICT LOT 1122 CARIBOO DISTRICT PLAN PGS217 as proposed on the attached plans;

## SUBJECT TO:

1. Obtaining a legal survey for each of the dwellings that meets the following requirements at the building permit stage:
  - The proposed dwellings meeting or exceeding the required floodplain setback of 30 m from the natural boundary of the Fraser River;
  - The lower floor systems of the proposed dwellings must have an elevation of 476.3 m (lot 14) and 476.7 m (lots 38 & 39) above sea level; and

Location Map - DP2022-45





- 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 No. 1879, 2019

Zoning Bylaw No. 1880, 2019

Floodplain Bylaw No. 1187, 1992

Development Application Procedures Bylaw 1531, 2002

### **Background**

#### Proposal

- The applicant is proposing to construct three single detached dwellings on separate strata lots 14, 38 and 39. Prior to the development of the lots, a survey and a façade plan will be obtained to ensure they are constructed to the requirements listed above.
- All dwellings are located within the floodplain, riparian area and two lots are also within a slope hazard area, thus a Development Permit is required for review.
- Elevation plans have not been finalized, the attached plans are examples of previously built homes in this strata.
- The dwelling must be setback a minimum of 30 meters from the Fraser River's natural boundary, and the 15 m buffer area from the natural boundary must remain undeveloped.

#### Site Characteristics

<b>Location</b>	1702 Dyke Road
<b>Site Area</b>	approx. 0.15 acres for each lot
<b>Current Use</b>	Vacant
<b>Zoning</b>	SR-1 (Bareland Strata Residential)
<b>Official Community Plan Land Use Designation</b>	MR (Medium Density Residential)
<b>Servicing</b>	Community water and sewer

#### Surrounding Land Uses

<b>North</b>	Vacant and residential
<b>East</b>	Fraser River
<b>South</b>	Vacant and residential
<b>West</b>	Vacant and residential

#### Floodplain

- All 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 City has obtained new floodplain mapping, completed in 2019/2020. This new floodplain mapping identifies all lots as being within the floodplain and that the 200 year floodplain elevation (+0.3 m freeboard) is 476.3 m (lot 14) and 476.7 m (lot 38 & 29) 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.
- 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 to determine the elevation of the proposed buildings' footings at Building Permit stage.

#### Hillside Hazard Area

- All new construction requires a site assessment, which would include a geotechnical assessment to identify and avoid hazardous areas, to make sites safe for human use, and to maintain environmental quality.

#### Sensitive Ecosystem Area

- All 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 thus 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.

#### Zoning Bylaw Analysis

- The properties are zoned SR-1 which allows for single detached dwelling use.
- The proposed dwellings must 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.
- If any variances are requested, a new DP will be submitted for review.

#### Notification and public submissions

- A development notice sign was installed on July 14, 2022
- No submissions were received as of the writing of this report.

#### Referrals

<b>Public Works:</b> Interests are unaffected.	<b>Fortis BC:</b> No objection to the proposed development.
<b>Capital Works:</b> Interests are unaffected.	<b>Ministry of Environment:</b> No comment
<b>Fire Department:</b> No major concerns for getting fire apparatus down there and both sites are within 100m of the hydrant up by the gate.	<b>BC Hydro:</b> No comment
<b>Building Department:</b> Interests are unaffected.	<b>Shaw Cable:</b> No comment



<b>Ministry of Transportation and Infrastructure:</b> Interests are unaffected.	<b>Telus:</b> No comment
--	-----------------------------

**Attachments**

1. Justification Letter
2. Elevation Plan examples – lot 40
3. Elevation Plan examples – lot 41

**Options**

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