

DATE OF MEETING | August 13, 2018 |

AUTHORED BY | DAVE STEWART, PLANNER, CURRENT PLANNING AND
SUBDIVISION |

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1109 –
940 HECATE STREET |**

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application to allow for a below-grade addition within the watercourse setback to a personal care facility located at 940 Hecate Street. |

Recommendation

That Council issue Development Permit No. DP1109 at 940 Hecate Street with the following variance:

- reduce the watercourse setback measured from the top of bank of the creek from 15m to 4.8m. |

BACKGROUND

A development permit application, DP1109, was received from Pacifica Housing Advisory Association Inc. for the construction of a new, below-grade kitchen addition to the rear of the seniors' housing facility and a new concrete patio above the kitchen.

A previous development permit (DP49) was approved for the subject property on 2000-MAR-06 to permit the construction of a 40-unit seniors' care facility. The previously-approved development permit included a watercourse setback variance to reduce the watercourse setback from 15m to 5.5m.

Subject Property

<i>Zoning</i>	R15- Old City Medium Density Residential
<i>Location</i>	The subject property is located at the corner of Hecate Street and Asteria Place.
<i>Total Area</i>	1,947m ²
<i>Official Community Plan</i>	Map 1 - Future Land Use Designation - Neighbourhood Map 2 - Development Permit Area No. 2 - Environmentally Sensitive Areas

The subject property, which includes Pacifica Seniors Lodge (formerly Hecate Lodge) backs onto a shallow ravine with a small drainage channel that feeds into the cat stream. Land uses on Hecate Street are predominately medium-density residential. The properties immediately behind the subject property are owned by the City. |

DISCUSSION

Proposed Development

The applicant is proposing to construct a new kitchen addition located at the rear of the seniors' lodge and a new concrete patio/loading area that will service the kitchen. The kitchen addition will be located below grade at basement level within the exact footprint of an existing sunroom (34m²). The sunroom and an additional 22.9m² area of vegetation (located immediately beside the sunroom) will be removed in order to allow for the construction of the concrete loading area/patio on the roof of the kitchen addition. As the work will be primarily below grade, a form and character development permit is not required; however, an environmentally-sensitive development permit is necessary to permit the watercourse variance.

The applicant's qualified environmental professional (QEP) notes that while the creek supports wet-tolerant vegetation, it is a non-fish-bearing ephemeral (dry during the summer) channel fed by storm water run-off. The Provincial Riparian Area regulations do not apply to the watercourse. While the watercourse functions as a drainage channel and not as a stream, it does provide some habitat value. To compensate for the leave strip reduction, the applicant has agreed to revegetate the area with native species from the top of bank to the building, between the existing loading area and westerly property line. Existing vegetation and trees will be retained around the improvements.

Proposed Variance

Minimum Watercourse Setback

The required watercourse setback is 15m as measured from the top of bank of the watercourse. The proposed setback is 4.8m, a proposed variance of 10.2m. The proposed variance is to permit the below-grade addition to the kitchen and an above-grade loading area and patio.

Staff support the proposed variance as it is consistent with previously-approved variance, will not negatively impact fish habitat, and meets the principle of "no net loss" of habitat area. Staff accept the QEP assessment and support the proposed variance.

See Attachments for more information.

SUMMARY POINTS

- Development Permit No. DP1109 proposes that the watercourse setback be reduced from 15m to 4.8m.
- The subject watercourse functions as a seasonal drainage channel and is not subject to Provincial Riparian Area regulations.
- The proposed variance is consistent with a previously-approved watercourse variance within the property, will not negatively impact fish habitat, and meets the principle of "no net loss" of habitat area.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan and Details
ATTACHMENT D: Riparian Restoration Plan
ATTACHMENT E: Vegetation and Maintenance Plan
ATTACHMENT F: Aerial Photo

Submitted by:

L. Rowett
Manager, Current Planning and Subdivision

Concurrence by:

D. Lindsay
Director, Community Development