

DATE OF MEETING | December 16, 2019 |

AUTHORED BY | LAINY NOWAK, PLANNING ASSISTANT, CURRENT PLANNING |

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1152 –
2462 ROSSTOWN ROAD |**

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application to permit the construction of a shared access driveway, engineered ponds, and riparian plantings within the watercourse leave strip in conjunction with a subdivision. The application includes a request for a variance to allow a driveway to cross a creek.

Recommendation

That Council issue Development Permit No. DP1152 at 2462 Rosstown Road with the following variance:

- reduce the minimum watercourse setback from 7.5m to 0m in order to permit the construction of a shared access driveway within the watercourse leave strip area.

BACKGROUND

A development permit application, DP1152, was received from Tyler Hansen of Williamson & Associates Professional Surveyors on behalf of Angela and Douglas Pearson to permit the construction of a shared access driveway, engineered ponds, and riparian plantings within the watercourse leave strip, at 2462 Rosstown Road.

Subject Property and Site Context

<i>Zoning</i>	R1 – Single Dwelling Residential
<i>Location</i>	The subject property is located on the north side of Rosstown Road, between Briarwood Place and Mountain Vista Drive.
<i>Total Area</i>	7,718m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Neighbourhood; Map 3 – Development Permit Area No. 1 – Watercourses
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is a large lot that slopes upwards from Rosstown Road to York Crescent. There is currently one single family dwelling located on the property. There are single family dwellings on the properties immediately surrounding the subject property.

DISCUSSION

There is a small watercourse that crosses the southwest corner of the subject property. The Official Community Plan (OCP) Map 3 designates this watercourse as a “Creek/Stream”, which requires a 7.5m setback from the top of bank. The driveway for the existing single family dwelling crosses the watercourse along the eastern property line, parallel to an existing public walkway.

A report provided by a Qualified Environmental Professional (QEP) determined the stream is non-fish bearing. The QEP report states that the watercourse originates from storm drains and ditches on Quill Drive and continues to flow within a ditched channel into a storm drain on Rosstown Road. The existing watercourse leave strip area within the subject property is a ditched section of the watercourse that is filled with grass and lined with tree stumps.

There is an active subdivision file at this property, with a proposal to create nine new lots (SUB01319) with frontage on Rosstown Road, York Crescent, and Mandalik Place. Two of the proposed lots (Lot 8 and 9) will front onto Rosstown Road, where the existing watercourse runs. A Development Permit application is required to permit the construction of a shared access driveway, engineered ponds, and riparian plantings within the watercourse leave strip. |

Proposed Development

In order to access the proposed Lot 8 and 9, the applicant proposes to relocate the existing driveway in favour of a new, shared driveway (6m wide), within proposed Lot 8. The new driveway will be further west from the existing public walkway.

The proposed improvements within the watercourse leave strip area include the following:

- removal and upgrades to the existing culvert;
- creation of two new engineered ponds;
- replacement of existing sidewalk along Rosstown Road;
- revegetation and planting; and
- installation of a split-rail fence around the watercourse leave strip.

The intent of the Development Permit Area guidelines is to restore and enhance watercourses and riparian areas so they can provide biologically diverse corridors for wildlife movement and for the protection of natural features. A QEP assessed the subject property and the proposed development and recommended re-vegetation of the watercourse leave strip and the installation of an environmental protection fence.

The proposed re-vegetation plan includes two engineered drainage ponds on either side of the shared access driveway, connected with a culvert. These ponds will provide storm water retention during storm events, and help to ensure post-development run-off rates do not exceed the existing conditions. Vegetation, including native riparian shrubs, will be placed along the edges of the ponds and within the watercourse leave strip. Deciduous and coniferous trees will be planted within the watercourse leave strip as well.

A 1.2m-high split-rail-design riparian fence will be built around the perimeter of the two re-vegetation areas to minimize future disturbance of the watercourse leave strip area. The

fencing will be a requirement of subdivision. The proposed re-vegetation plan will enhance the existing creek/stream and storm water management.

Proposed Variances

Minimum Watercourse Setback

The required watercourse setback is 7.5m from the top of bank of the watercourse. The proposed setback is 0m for the proposed shared access driveway; a proposed variance of 7.5m.

Staff support the proposed variance as it will allow two new drainage ponds to be created on either side of the proposed shared access driveway and the watercourse leave strip will be enhanced with natural vegetation.

SUMMARY POINTS

- Development Permit No. DP1152 proposes to permit the construction of a shared access driveway with a 0m setback within the watercourse leave strip at 2462 Rosstown Road.
- Two new engineered ponds will be created on either side of the proposed shared access driveway and the watercourse leave strip will be enhanced with natural vegetation.
- Staff support the proposed variance.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Proposed Subdivision Plan
ATTACHMENT D: Proposed Site Plan
ATTACHMENT E: Re-vegetation Plan
ATTACHMENT F: Aerial Photo |

Submitted by:

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Concurrence by:

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