



EXECUTIVE SUMMARY

This watercourse leave strip variance plan was prepared by EDI Environmental Dynamics Inc. (EDI) as part of the development permitting requirements for the proposed subdivision at 2498 Rosstown Road in the City of Nanaimo. The request is part of an application for subdivision of the 7,697 m² property into 13 residential lots. In association with varying the DPA 1 leave strip, the proposal involves: piping the drainage course for approximately 60 m from the northwest property corner and creating a pond at the downstream end for stormwater detention and wildlife habitat (Appendix A). A greenspace corridor will be retained along and north of a portion of the existing sanitary sewer main and proposed storm sewer main (north end of Lots 9 and 10). Greenspace will also be provided around the stormwater pond, which is within a proposed Park. Overall, the goal of the proposal is to achieve stormwater objectives and accommodate the subdivision layout, while enhancing habitat for aquatic and terrestrial wildlife within the areas proposed to be designated as greenspace.

As the watercourse within the subject property is not considered to be a stream under various regulatory definitions, it is referred to herein as a drainage course. This report and related plans provide conceptual designs for the planned subdivision. These conceptual plans shall be updated to provide substantially more detail during the detailed design phase of the project.

The enhancement plan has largely been developed as a result of previous discussions and reviews by City of Nanaimo staff, who have indicated to the developer and their consultants what the expectations/requirements of the project are, and what specific environmental objectives should be met. The total terrestrial and aquatic enhancement areas presented herein are not the result of any qualitative or quantitative ecological loss/gain measurements or calculations.

The existing DPA 1 area (shown in Appendix B) is approximately 2,260 m² and includes:

- Drainage course: 433 m² of aquatic habitat
- Drainage course banks and 7.5 m Leave Strip: 1,827 m²
- Approximately 35 individual trees and an approximately 300 m² area with many young red alder trees.

The proposed habitat enhancements include:

- Incorporating aquatic and wildlife habitat features into an approximately 137 m² stormwater pond.
- Planting native plant species throughout the Park in which the pond and its riparian area will be located (total of approximately 480 m² riparian planting within Parkland greenspace).
- Planting native trees and shrubs within a fenced area at the north end of Lots 8 and 9 (a total of approximately 325 m² of greenspace). The northern part will include trees and shrubs and the southern part, which overlaps with proposed sanitary and storm sewer right of ways, will only include shrubs.
- Removal of invasive shrubs from existing vegetated areas that will remain intact.
- Fencing to limit encroachment into greenspaces.
- Multiuse trail through the subdivision and along the east edge of the Park.

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