

April 14, 2023
Rev Sept 1, 2023

Lindsay Fitzgerald
853 & 855 Douglas Avenue
City of Nanaimo, BC V9R 4M9

Via Email: [REDACTED]

**RE: RATIONALE FOR CONSTRUCTION WITHIN DPA1
853 & 855 DOUGLAS AVE, CITY OF NANAIMO BC**

This document is intended to support an application to the City of Nanaimo (CoN) for a Development Permit to construct a carriage home within 853 & 855 Douglas Avenue. The site is legally described as LOT 1, PLAN VIP41511, SECTION 13, RANGE 12, NANAIMO LAND DISTRICT (PID 000-711-624). The subject parcel is zoned R1-Residential and subject to the City's Development Permit Area (DPA) 1 – Environmentally Sensitive Areas. The parcel is situated on the top of a steep, forested ravine of the Chase River, a major fish-bearing stream. The DPA1 for the Chase River extends perpendicularly from the stream bank to 30m from the top of ravine bank as per Schedule 6 of the City's Official Community Plan (OCP) which encompasses the entire parcel. As such, the intent of this letter report is to provide the rationale for locating a proposed carriage house within DPA1.

Though the Riparian Assessment Area (RAA) as defined by the provincial Riparian Areas Protection Regulation (RAPR) is only 10m from the top of bank for a ravine greater than 60m across, a RAPR assessment is required by the municipal DPA and a RAPR report must be submitted to the province for approval. The Streamside Protection and Enhancement Area (SPEA) determined by the detailed assessment methodology is 30m from the stream boundary of the Chase River which is located mid-slope of the ravine and more than 30m horizontally from the proposed building location. Additionally, a geotechnical setback of 4.5m from the top of the ravine bank has been established by Lewkowich Engineering & Associated Ltd. (February 22, 2023) for the building location. Legal setbacks further restrict the buildable area within the lot.

The subject parcel has a total area of 0.19ha, with 2/3rds of the west side of the parcel comprised of the ravine. The only buildable area is between the top of the ravine bank and the road, an area measuring approximately 570m² (0.057ha). Within this area is an existing single-family dwelling and a small side yard north of the house that has been previously cleared and

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planted with lawn many years ago. The footprint of the proposed carriage house is only 50m². The groundworks to prepare the foundation are expected to be minor because the yard is relatively flat, sloping gently (5%) towards the road and away from the top of bank of the ravine. The condition of the DPA will not be degraded by the proposed building over the existing conditions as the small side yard does not contribute any riparian function; it has no wildlife habitat value and no environmentally sensitive features. Additionally, the proposed construction will first require that a dilapidated old shed be removed from the top of bank. Removal of the shed will improve the site conditions, as the shed is currently constructed too close to the ravine. Following its removal, the geotechnical setback will be free of any structures.

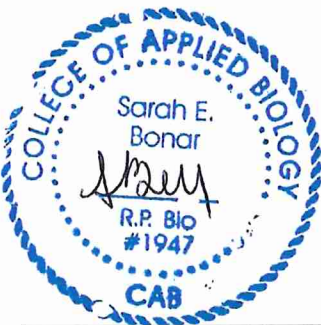
Given that nothing of ecological value will be lost or negatively impacted, and that the large, forested ravine that occupies most of the area of the parcel is to remain intact as a high value riparian habitat providing excellent quality fish and wildlife habitat, habitat compensation is not warranted. However, the owners have a 20-year plan to slowly remove invasive species and replant with reclaimed native species as they become available to increase the natural habitat on the property. Increasing and maintaining native riparian habitat within the parcel is intended to meet the intent of the bylaw.

During a site visit on March 16, 2023, Aquaparian observed the site conditions and determined that the risk of sedimentation or release of deleterious substances into the SPEA, the Chase River or any part of the ravine as a result of construction of the carriage house in the proposed location is very low and easily managed with standard protection measures.

Regards,

AQUAPARIAN ENVIRONMENTAL CONSULTING LTD

Prepared by:



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