

ATTACHMENT G
Site Access Improvements Executive
Summary



AQUAPARIAN
Environmental Consulting Ltd.



January 11, 2024

Rhonda Greggain
Island West Coast Developments Ltd.
2214 McCullough Road
Nanaimo, BC V9S 4M8

Via Email: [REDACTED]

**RE: 200 TENTH STREET NANAIMO, SITE ACCESS IMPROVEMENTS
EXECUTIVE SUMMARY**

1.0 INTRODUCTION

Aquaparian Environmental Consulting Ltd (Aquaparian) was retained to provide Environmental Services in association with the development of 200 Tenth Street in the City of Nanaimo, BC. A proposed storage facility is planned for the site.

The subject parcel is a panhandle lot with the driveway on the north side of 10th Street. The site was cleared in the past but is currently undeveloped. The driveway is located adjacent to a wetland reach of the north tributary of Wexford Creek which passes under Tenth Street next to the driveway. The reach upstream of the culvert is a wetland with a strip of Applegreen Park between the watercourse and the subject parcel. The City of Nanaimo's Environmentally Sensitive Areas Development Permit Area (DPA) extends 15m from the natural boundary of wetlands.

The driveway slopes down on the west side to the wetland boundary and the slope is vegetated predominantly with red alder trees and Himalayan blackberry. Because there is no other access to the property, the driveway must be located partially within the DPA. Clearing of riparian vegetation and soil disturbance / excavation will be required for this project.

Proposed driveway upgrades include paving the existing dirt driveway. Additionally, a gravel, multi-use pedestrian path on the west side of the driveway is required by the City of Nanaimo to provide public access to Applegreen Park. A 23m long retaining wall and addition of fill material will be required for construction of the pedestrian path. The retaining wall and addition of fill material will result in an encroachment into the 15m DPA setback to approximately 5m from the natural boundary of the wetland for approximately 23m of the road alignment starting near the entrance to the site.

A variance to the 15m DPA setback is required to accommodate the driveway improvements and the new pedestrian path. Since the subject property is a panhandle lot and the access improvements are planned as far to the east side of the panhandle as possible, no other placement is possible. The permanent impact area in the DPA is 232m² with an additional 103m² that will be disturbed and replanted for a total impact area of 335m². A riparian compensation plan at a 2:1 ratio has been produced by Aquaparian to offset the proposed impact to the DPA and to meet the principle of "net gain" outlined in Section 18 of the City of Nanaimo Zoning Bylaw.

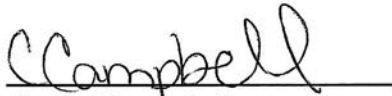
A Riparian Areas Regulation (RAR) Assessment was conducted by Aquaparian and approved by the province for this project on January 27, 2020.

Sincerely,

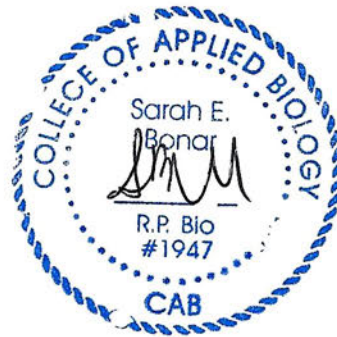
AQUAPARIAN ENVIRONMENTAL CONSULTING LTD

Prepared by:

Reviewed/Revised by:



Crystal Campbell
Environmental Technician



Sarah Bonar B.Sc., R.P.Bio
Biologist/Principal

<https://netorg5387218.sharepoint.com/sites/Shared/Shared Documents/Documents/Projects/Projects/N478 200-10th Street/DPA variance letter - Jan 2024.pdf.docx>



201-321 Wallace St, Nanaimo, BC V9R 5B6
SARAH BONAR 250-714-8446 CHRIS ZAMORA 250-714-8864