



To: Public Works and Transportation Committee **Date:** March 1, 2012
From: John Irving, P.Eng., MPA **File:** 10-6060-04-01/2012-
Director, Engineering Vol 01
Re: Flood Plain Designation and Protection Bylaw 8204, Amendment Bylaw 8876

Staff Recommendation

That Flood Plain Designation and Protection Bylaw 8204, Amendment Bylaw 8876 be introduced and given first, second and third reading.

John Irving, P. Eng., MPA
Director, Engineering

WC:blg

Att. (Flood Plain Designation and Protection Bylaw 8204, Amendment Bylaw 8876)

FOR ORIGINATING DEPARTMENT USE ONLY									
ROUTED TO:	CONCURRENCE		CONCURRENCE OF GENERAL MANAGER						
Law	Y	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>					
Building Approvals	Y	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>					
Development Applications	Y	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>					
Policy Planning	Y	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>					
REVIEWED BY TAG	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	REVIEWED BY CAO	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>

Staff Report

Origin

In September 2008, Council adopted the Flood Plain Designation and Protection Bylaw 8204 which defined the Flood Construction Levels (FCL) requirements within the City of Richmond. Since the adoption of the bylaw, staff have periodically identified areas in the bylaw for improvement and brought appropriate bylaw amendments forward for Council consideration. The proposed amendments support the following Council Term Goals:

"Demonstrate leadership in and significant advancement of the City's agenda for sustainability through the development and implementation of a comprehensive strategy"; and

"Improve City transportation and mobility elements".

Analysis

General Exemption for Commercial or Industrial Uses

The intent of Section 4.3 (b) of Part 4: General Exemptions in the Bylaw 8204 is to facilitate the ease of wheelchair accessibility to commercial or industrial buildings that are located within 3 m of City roads. Currently, the bylaw requires that the minimum habitable building elevation be equivalent to the highest level of any road that is adjacent to the parcel. Some commercial/industrial buildings front more than one road (i.e. corner lots) whereby the road elevation along each building face may be different. Under this approach the minimum habitable building must be equivalent to the highest adjacent road, which sometimes results in steps being required to access the building interior from some entrances which hinders wheelchair access to these areas. Therefore, staff proposes to amend Section 4.3(b) to require the minimum building elevation to be equivalent to the highest level of the fronting sidewalk (or road if no sidewalk exists) providing pedestrian access adjacent to the building. This amendment would facilitate wheelchair access and a continuous street frontage where commercial/industrial properties front more than one road. A similar exemption is already in place within the Steveston Village Area.

Financial Impact

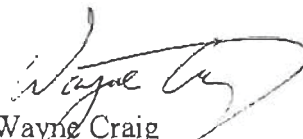
None.

Conclusion

Staff recommends that Section 4.3 (b) of Bylaw 8204 be amended to permit commercial or industrial buildings with entrances within 3 metres of a City road to be constructed at or above the same elevations as the fronting City sidewalk (or road if no sidewalk exists) adjacent to the parcel.



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**Flood Plain Designation and Protection Bylaw 8204, Amendment
Bylaw 8876**

The Council of the City of Richmond enacts as follows:

1. Flood Plain Designation and Protection Bylaw 8204, as amended, is further amended by deleting Section 4.3 (b) and replacing with the following:



 "4.3(b) the underside of the floor system, or the top of a **pad** supporting any space or room of a building or structure, is at or above the elevation of the fronting City sidewalk existing at the time of application, (or if no sidewalk, the **road**) providing pedestrian access that is adjacent to that parcel."
2. This Bylaw is cited as "Flood Plain Designation And Protection Bylaw 8204, Amendment Bylaw 8876".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor


MAYOR

CORPORATE OFFICER