



To: Public Works and Transportation Committee **Date:** June 26, 2009
From: John Irving, P.Eng., MPA **File:**
Director, Engineering
Re: **Flood Plain Designation and Protection Bylaw 8204, Amendment Bylaw 8468**

Staff Recommendation

1. That Flood Plain Designation and Protection Bylaw 8204 Amendment Bylaw 8468 be introduced and given first, second and third reading.
2. That staff bring forward an amendment to the Zoning and Development Bylaw 5300 concurrent with final adoption of Flood Plain Designation and Protection Bylaw 8204 Amendment Bylaw 8468.

John Irving, P.Eng., MPA
Director, Engineering
(604-276-4140)

Att. Flood Plain Designation and Protection Bylaw 8204, Amendment Bylaw 8468

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) within the City of Richmond. During the implementation process, staff identified the need for some minor amendments to the bylaw.

Analysis

The intent of Part 4: General Exemptions, Section 4.2 (b) of the Bylaw 8204 is to facilitate the ease of wheelchair accessibility to commercial or industrial buildings. 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 properties front more than one road (i.e. corner lots) whereby the road elevation along each building face may be slightly different. Under this approach the minimum habitable building must be equivalent to the highest adjacent road, which may result in steps being required to access the building interior which does not facilitate wheelchair access. Therefore, staff proposes to amend Section 4.2 (b) to require the minimum building elevation to be equivalent to the highest level of the fronting road 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.

The current bylaw, Part 5: Site Specific Exemptions, Section 5.3, requires a person seeking a site specific exemption to submit an application requesting the exemption. Staff proposes to amend Section 5.3 to require the applicant seeking a site specific exemption to submit a written request to the City. This amendment would eliminate the need for Building Approvals staff to create a permit specific only for FCL site specific exemptions.

In addition, Schedule B in Bylaw 8204 does not include the dike alignment which is necessary to delineate the areas protected and not protected by the dikes. The areas colour coded with FCL designations in Schedule B are only applicable to the areas within the approximated dike alignment as identified by the Ministry of Environment survey. All areas that are not colour coded with a FCL designation must achieve a minimum of 3.5m FCL. In addition, staff identified some FCL boundaries which required some clarification. The revised Schedule B addresses these issues.

Financial Impact

none

Conclusion

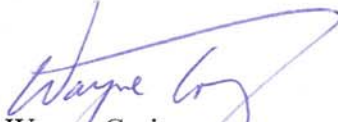
Staff recommends that Part 4: General Exemptions, Section 4.2 (b) be amended to state “the underside of the floor system, or the top of a **pad** supporting any space or room within that building is located at the same elevation as the highest level of the fronting **road** providing pedestrian access that is adjacent to that parcel”. Staff also recommends that Part 5: Site Specific Exemptions, Section 5.3 be amended to state “A person seeking an exemption shall submit a written request to the **City** in accordance with **City** instructions”. In addition, staff recommends that Schedule B of

the bylaw be amended to clarify the FCL boundaries. The attached Flood Plain Designation and Protection Bylaw 8204 Amendment Bylaw 8468 includes the recommended clarifications.

The Zoning and Development Bylaw 5300 will be amended by staff to reflect the changes to the Flood Plain Designation and Protection Bylaw 8204 Amendment Bylaw 8468.



Helen Chan, P.Eng.
Project Engineer
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(4656)



Wayne Craig
Program Coordinator - Development
Development Applications
(4625)



**Flood Plain Designation and Protection Bylaw 8204, Amendment
Bylaw 8468**

The Council of the City of Richmond enacts as follows:

1. Bylaw 8204 is amended by deleting Part 4: General Exemptions, Section 4.2 (b) and replacing with the following:

PART 4. GENERAL EXEMPTIONS

4.2 (b) “the underside of the floor system, or the top of a **pad** supporting any space or room within that building is located at the same elevation as the highest level of the fronting **road** providing pedestrian access that is adjacent to that parcel.”

2. Bylaw 8204 is amended by deleting Part 5: Site Specific Exemptions, Section 5.3 and replacing with the following:

PART 5. SITE SPECIFIC EXEMPTIONS

5.3 “A person seeking an exemption shall submit a written request to the **City** in accordance with **City** instructions.”

3. Bylaw 8204 is amended by deleting Schedule B and substituting the attached Schedule B.
4. This Bylaw is cited as “**Flood Plain Designation And Protection Bylaw 8204, Amendment Bylaw 8468**”.

FIRST READING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

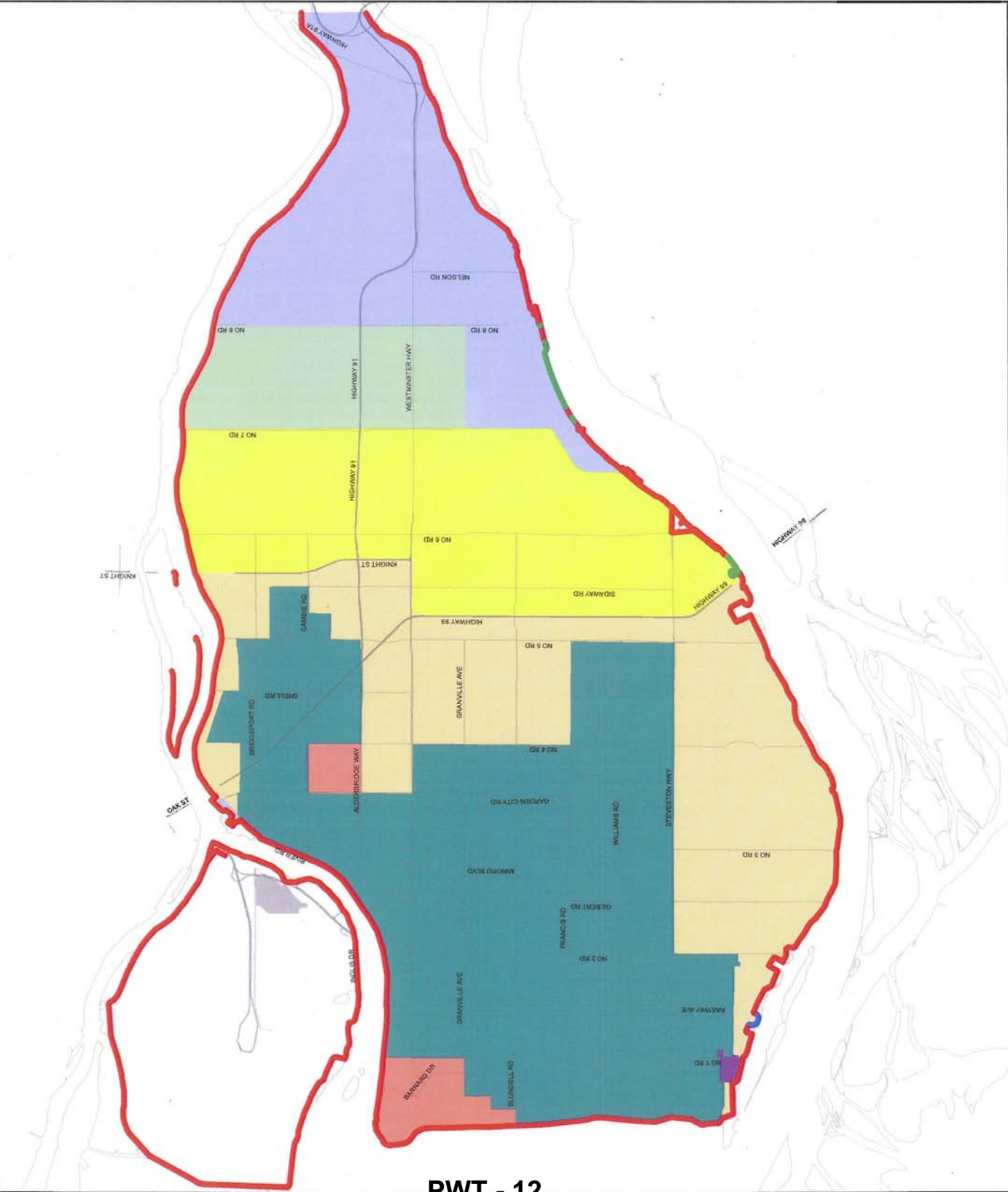
ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

MAYOR

CORPORATE OFFICER

Schedule B Attached to and Forming Part of Flood Plain Designation and Protection
Bylaw 8204, Amendment Bylaw 8468



Legend

- Ministry of Environment Surveyed
Dike Crests (2004-04-01)
- City Surveyed Dike Crests
- Interpolated -
Not Surveyed Due to Access
- Flood Construction Level (FCL)**
- 0.3m GSC Above Crown of Road
- 2.6m GSC
- 2.9m GSC
- 3.0m GSC
- 3.1m GSC
- 3.5m GSC
- 2.9m GSC - Area "A"
- At Sidewalk Elevation

FCL for all areas not colour coded is 3.5m GSC.

Data Snapshot Date: February 9, 2009
Map Created By: spang
Print Date: February 11, 2009
Printed By: spang

Note:
The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information.
This map is a legal description and must be confirmed at the Land Title office in New Westminster.
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City of Richmond

