



## Official Community Plan

### DPA No. 2: Protection of Development from Hazardous Conditions

#### Area

All lands located within the inundation area as calculated by the most recent Tsunami modeling program are designated as part of Development Permit Area No. 2 – Protection of Development from Hazardous Conditions.

#### Designation

Development Permit Area No. 2 is designated for the purpose of establishing objectives for:

*Section 488 (1) (b) protection of development from hazardous conditions. (Note: For DPA justifications and exemptions please refer to the Official Community Plan, page 82.*

**If you are proposing a development within this DPA, please provide your application details in Section A. In Section B, please comment on how you propose to meet the DPA guidelines.**

#### Section A

Application No.	Project Address	Applicant Name
DP	455 Sturdee Street	Allison Holden-Pope - ONE SEED Architecture Inc.

#### Section B

No.	Guideline	Comments
1	No building intended for the occupation of people shall be built within an area directly impacted by a tsunami.	The proposed design has all habitable floor area of the house above 9.0m geodetic elevation in accordance with the Geotechnical report by Ryzuk Engineering.
2	Tsunami walls, retaining walls, sea walls, and other similar structures located in an area directly impacted by a Tsunami shall be designed to absorb wave energy and deflect residual wave energy away from locations likely to be occupied by people.	We are not proposing a free-standing tsunami wall, and have sited the house so that the house foundation brings the habitable floor level of the house above 9.0m geodetic elevation. The structural engineer is aware of the DPA zone designation and will address that in their design.
3	Use of board form design, landscaping, breaking up large expanses of flat surfaces, and other techniques to add interest in Tsunami walls, sea walls, and other similar structures is encouraged.	We are proposing to maintain the natural topography for the majority of the site, and have proposed a small retaining wall of less than 1.2m to level out grade just south of the house, outside of the 10m high water mark setback.
4	The use of construction materials that may leach toxic chemicals over time into the land or water should be avoided.	Our intention is to limit construction within 10m of the high water mark, and use concrete, a stable and durable material, for retaining.
5	Incorporating wildlife habitat such as marine pools, nesting ledges, rough surfaces, sheltered coves, and similar design elements into tsunami walls, retaining walls, and sea walls is encouraged.	We plan retain the natural topography near the water which includes natural slopes and steep rock faces with coves, niches, and ledges which will be well suited for wildlife habitat. Landscaping with native plant species.