

STORMWATER STATEMENT EXAMPLES

Example No. 1 – New Multi-family building on former single family lots

- a) The proposal results in an increase in impervious surface area of close to 280 sq m. compared to existing conditions.
- b) Impervious surfaces will cover 68% of the site, compared to 30% at present.
- c) Impervious surface area has been minimized by providing all resident parking under the building, using permeable pavers for walkways and visitor parking, and placing the entrance driveway at the narrowest point along the front lot line. Also, patios and visitor parking areas are sloped to drain towards adjacent landscaping.
- d) A combination of open-bottom silt trap, in-ground detention and open swale will be used to regulate flows and improve storm water quality
- e) Complete on-site infiltration is not possible due to soil conditions (see email from Engineer). Above-ground detention (ponds/ wetlands) is not possible due to building size and the constraints posed by mature trees identified for retention.

Example No. 2 – School building expansion

- a) There will be no change in the amount of impervious surface area. The proposal is to expand the building onto what is now asphalt play area.
- b) Impervious surfaces will continue to cover 20% of the site.
- c) The amount of impervious surface area will not change but the effectiveness of existing pervious area will be improved by amending the soils in the existing planter bed along School Street to BCSLA standards with additional organics, and planting 8 new evergreen trees and 12 new shrubs to increase the plant density for stormwater interception.
- d) To minimize the impact of our impervious surfaces, we have asked our civil engineer to explore discharging storm water from the new roof area to splash pads along the east elevation. The splash pads will discharge to the grassy play area which slopes away from the building if the soils are suitable.
- e) We feel the guidelines will be met by these techniques.

Example No. 3 – Commercial site re-development

- a) There will be a decrease in impervious area of 120 m² compared to existing conditions.
- b) Impervious surfaces will cover 78% of the site compared to 95% at present.
- c) Impervious surfaces will be minimized by replacing some surface parking area with 120 m² of absorbent landscaping. Some parking is now provided under the building.
- d) Detention and regulation of flows will be provided by a rock splash box and rain garden (integrated landscape features), followed by oil/grit separator and underground detention.
- e) While this is a very hard-surface urban site with commercial zoning and almost no space to accommodate above ground detention, we have reduced impervious area and incorporated some stormwater management features above grade.