



Staff Report to Council

DATE: Monday, May 6, 2024

DEPARTMENT: Engineering

SUBJECT: Committee Resolution for Bylaw No. 1926

EXECUTIVE SUMMARY:

The purpose of this supplemental report is to provide a summary of the additional recommended omnibus amendments to the Subdivision and Development Servicing Bylaw No. 1000, Bylaw No. 1926. At the Special Sustainable Development Advisory Committee meeting held on April 24th, 2024, the committee passed the following motion:

THAT Committee recommend that Council give first, second, and third readings to Bylaw No. 1926 as attached to this report with the addition that staff consider adding a minimum height for the terracing.

Subsequent to that meeting, staff have received written and verbal input from the engineering and development community. While the overall concept and need for these bylaw amendments has not changed, staff have revised the proposed bylaw amendments to address comments from the committee and the community by incorporating further clarification on terminology and requirements with additional references.

BACKGROUND:

See attached background report on the proposed omnibus amendments to Subdivision and Development Servicing Bylaw No. 1000, Bylaw No. 1926 that went to the Special Sustainable Development Advisory Committee meetings held on April 22nd and 24th, 2024.

COMMENTARY:

In addition to the rationale provided by staff in the background report attached, based on input from the committee and the community (including, but not limited to, developers and professional engineers), staff further revised the previously proposed bylaw amendments as follows:

- Combined what was proposed to be separate Sections 3.1.3.3 and 3.1.3.4 into one Section to reflect the sketch concept more accurately;
- Included a range of exposed height for the separated terrace of 1.0 meter \pm 0.2 meters above finished grade in the Section 3.1.3.3 (maximum 1.2 meters and minimum 0.8 meters);

- Added references to the applicable EGBC Professional Practice Guidelines and references to Section 56 of the *Community Charter* in Section 3.1.1;
- Added requirements for Landscape Architect recommendations for tree/vegetation type to protect the performance of adjacent structures or infrastructure in Section 3.1.12;
- Added reference to the BC MoTI Bridge Standards and Procedures Manual Supplement to CHBDC CSA S6:19; and
- Added reference to the Ministry of Environment, defined the term SPEA, and added reference to the MoTI jurisdictional area for approvals in Section 4.21.2.2.

See attached the amended sketch concept of the proposed retaining wall terracing, and the draft Bylaw No. 1926 as amended, for further clarification.

FINANCIAL IMPLICATIONS:

None.

LEGAL IMPLICATIONS:

None.

STRATEGIC PLAN INITIATIVES:

Supported by:

- 1c – Create Early Guidance for the Development Community
- 1d – Update Design Guidelines and Consider and Advisory Design Panel
- 1g – Develop an Urban Forest Management Plan

OPTIONS:

Option 1

THAT Council consider giving first, second, and third readings to Bylaw No. 1926 as amended and attached to this report.

OR Option 2

THAT Council direct staff as follows:

- a. _____;
- b. _____;
- c. _____.

SUBMITTED BY: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development

Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities

Concurrence: Matthew Baldwin, RPP, MCIP, Director of Development Services

Concurrence: Leah Stohmann, RPP, MCIP, Director of Community Planning and Climate Change

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Deputy Director of Corporate Services

Concurrence: Braden Hutchins, Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachment(s): Bylaw No. 1926 Amended Sketch Concept for Discussion Only

DRAFT Bylaw No. 1926 as Amended

Background Report for Bylaw No. 1926