

Report to Council



Date: July 24, 2023
To: Council
From: City Manager
Subject: Subdivision, Development and Servicing Bylaw 7900 – Transportation Update
Department: Infrastructure Division

Recommendation:

THAT Council receives, for information, the report from the Infrastructure Division, dated July 24th, 2023, with respect to amending the Subdivision, Development and Servicing Bylaw 7900;

AND THAT Bylaw No. 12555, being Amendment No. 24 to Subdivision, Development and Servicing Bylaw No. 7900 be forwarded for reading consideration.

Purpose:

To amend the Transportation sections of Subdivision, Development and Servicing Bylaw No. 7900.

Background:

The Subdivision, Development & Servicing Bylaw No. 7900 (SDS Bylaw) sets the minimum design and construction standards for works and services within the City of Kelowna (City). These standards are applicable for both City and Developer led projects and include infrastructure standards for water distribution, sanitary sewer, drainage, roads, sidewalks, traffic signals, street lighting and landscaping. It is important that SDS Bylaw specifies infrastructure to be built to industry standards to ensure quality, long-lasting infrastructure that serves current and future generations.

The SDS Bylaw is intended to be updated regularly. To this end, the Bylaw Working Group was formed with staff from several departments including Integrated Transportation, Infrastructure Delivery, Development Engineering, Development Planning, Civic Operations, and Financial Services. The working group meets regularly to review sections of the SDS Bylaw, engage with stakeholders such as the Urban Development Institute (UDI) and recommend bylaw changes to Council.

Over the past five years, major updates have been made to the sections for Water, Wastewater, and Drainage. This report presents a major update for the Transportation section of the bylaw.

The Transportation section of the existing SDS Bylaw is more than 20 years old and does not align with current national and provincial design guidelines for safety, accessibility, transit, walking or cycling infrastructure. The Bylaw Working Group has been developing this major update for the past two years.

Discussion:

The updated SDS Bylaw provides clear and consistent design guidance while reflecting the differing land use contexts found across Kelowna (e.g. urban, core area, rural, etc). It will advance safety, accessibility, and sustainability by aligning with modern design guidelines. Its format is consistent with provincial construction standards and similar bylaws from other BC communities. These changes have been made to make the bylaw more user friendly, more consistent with other BC municipalities, streamline the development process and support the creation of consistent infrastructure across new development.

The update process was led by the Bylaw Working Group and supported by external engineering consultants. Stakeholders were engaged throughout the process, including UDI, who have provided a letter of support (Attachment 1). The draft bylaw was posted to the City's website for public comment in April 2023.

The SDS Bylaw provides minimum standards and design guidance for development application but cannot anticipate every context. Staff will continue working with applicants to interpret and apply the bylaw to unique contexts as required. This update will not change the development process.

This work is coordinated with recent updates to OCP policy 13.1.3 (July 11 Public Hearing, Item 20.1, [Various Chapters and Policy Map Amendments - OCP23-0006 \(BL12546\)](#)) to ensure successful implementation of this update.

A comprehensive list of changes is provided in BL12555 - Amendment No. 24 to Subdivision Development and Servicing Bylaw No 7900.

Transition Plan

All new rezoning, subdivision or building permit applications received after the bylaw adoption date will be subject to the new SDS bylaw.

To ensure a smooth transition,

- If an application for rezoning has been made and the zone-amendment bylaw is adopted within 6 months of the adoption of the SDS Bylaw, it will be processed under the existing SDS bylaw.
- If an application has been issued a development permit or subdivision preliminary layout review letter and application for a building permit or subdivisions approval are submitted within 1 year of the adoption of the SDS Bylaw, it will be processed under the existing SDS bylaw.

Conclusion:

This is the first major update to the transportation section of the SDS Bylaw in two decades. Staff have worked with the development community to modernize the bylaw and bring it into alignment with the 2040 Official Community Plan, Transportation Master Plan, and national design standards. The new design standards will advance many transportation objectives, including improved safety and accessibility, as well as better integration of walking, cycling, and public transit into future transportation infrastructure.

Internal Circulation:

Development Planning
Development Engineering
Infrastructure Delivery
Infrastructure Engineering

Infrastructure Operations
Office of the City Clerk
Capital Planning & Asset Management

Considerations not applicable to this report:

Communications Comments:

Existing Policy:

External Agency/Public Comments:

Financial/Budgetary Considerations:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Submitted by: C. Williams, Senior Transportation Planning Engineer

Approved for inclusion: M. Logan, General Manager, Infrastructure

Attachment 1: UDI Letter - City of Kelowna Transportation Updates

Attachment 2: Subdivision, Development and Servicing Bylaw 7900 – Transportation Update Presentation

cc: Divisional Director, Planning & Development Services
Divisional Director, Corporate Strategic Services
City Clerk