

Amendment No. 26 to the Subdivision, Development and Servicing Bylaw No. 7900

Proposal

- ▶ To amend various sections of Subdivision, Development and Servicing Bylaw No. 7900 and Council Policy No. 101 in response to the implementation of the Provincial legislation for Small-Scale Multi-Unit Housing and Transit Oriented Development Areas.

Bylaw Development Process



Staff Review & Circulation



March 4, 2024

Council Consideration



Reading Consideration

Background

- ▶ Past and Future Anticipated changes to the Zoning Bylaw will allow multi-unit housing densification within the Permanent Growth Boundary.
- ▶ The Subdivision, Development and Servicing Bylaw No. 7900 sets the minimum design and construction standards for municipal civil infrastructure.
- ▶ Council Policy 101 provides staff direction for when to require undergrounding of overhead wiring as a condition of development approval.

Proposed Changes

- ▶ The proposed changes to Bylaw 7900 and Council Policy 101 are intended to:
 - ▶ Simplify administrative processes and reduce barriers
 - ▶ Maintain an acceptable level of service for infrastructure supporting fire protection capabilities
 - ▶ Ensure a robust standard for the provision of infrastructure through growth and densification in accordance with engineering best practice and Council objectives and endorsed Master Plans

Discussion

- ▶ The proposed changes to Bylaw 7900 and Council Policy 101 can be grouped into 3 categories:
 1. Latecomer Procedures for Excess or Extended Services
 2. Water Supply for Fire Protection
 3. Infrastructure and Transportation capacity design

Discussion

- ▶ Latecomer Procedures for Excess or Extended Services
 - ▶ For infrastructure works that benefit lands other than those being developed
 - ▶ Generally required when upstream lands are anticipated to rely on downstream works being constructed by a development
 - ▶ Technical in nature
 - ▶ Increased frequency with infill vs. greenfield
 - ▶ Staff delegation vs. Council resolution
 - ▶ Reduce barriers and cost for development

Discussion

- ▶ Water Supply for Fire Protection
 - ▶ Competing priorities: public safety and infrastructure vs. housing supply and affordability;
 - ▶ Maintain existing standards where viable;
 - ▶ Ensure enough water is always available for public firefighting for “exposure control” as a minimum where risk is low in constrained situations to support affordability;
 - ▶ Continue to ensure coordination and collaboration between Fire Department, Utility Services, & Development Services.

Discussion

- ▶ Design Standards for Utility Servicing and Transportation Corridors
 - ▶ Ensure systems are designed for future capacity for infill densification while providing appropriate interim service
 - ▶ Protect transit supportive corridors and encourage access consolidation on major arterial roads
 - ▶ Provide urbanized streets within the Core Area that can support significant tree canopy growth and meet the needs of densifying neighbourhoods

Staff Recommendation

Staff recommend **support** of Bylaw Amendment No. 26 to the Subdivision, Development and Servicing Bylaw No. 7900 and Council Policy No. 101 so that it can be forwarded for reading consideration.

- ▶ Simplify administrative processes and reduce barriers
- ▶ Maintain an acceptable level of service for infrastructure supporting fire protection capabilities
- ▶ Ensure a robust standard for the provision of infrastructure through growth and densification in accordance with engineering best practice and Council objectives and endorsed Master Plans



Conclusion of Staff Remarks