

REPORT

Engineering Services

To: Mayor Johnstone and Members of Council
Date: June 12, 2023

From: Lisa Leblanc
Director of Engineering Services
File: 05.1035.10
(EDMS# 2277187v4)

Item #: 2023-386

Subject: **Subdivision and Development Control Amendment Bylaw No. 8369, 2023**

RECOMMENDATION

THAT Council give three readings to Bylaw No. 8369, 2023 - Subdivision and Development Control Amendment Bylaw as presented in Attachment 1 of this report.

PURPOSE

To request that Council consider the recommendations for Subdivision and Development Control Amendment Bylaw No. 8369, 2023.

BACKGROUND

The Subdivision and Development Control Bylaw (Bylaw No. 7142, 2007) regulates the subdivision of lands and establishes standards for works and services to be provided for subdivision and building permit applications in the City and provided for under the *Local Government Act*. The current bylaw was amended in 2017 and 2019 to provide needed clarifications and updated standards to reflect current design best practices. Those bylaw amendments include the following:

- Section 6 – Street Lighting and Traffic Signals – of Schedule “B” Design Criteria amendments adopted by Council in 2017.
- Sections 1, 3, 4, 5 and Table 8.2 of Schedule “B” - Design Criteria, adopted by Council in 2019. This was considered a major update as it touched on design

criteria general requirements, field survey requirements, and updates on storm drainage, sanitary and water systems design requirements.

Staff are now bringing forward amendments on Sections 7 and 8, Schedule “B” Design Criteria and Supplementary Specification and Detail Drawings pertaining to Transportation and Roadworks projects, for Council’s considerations. The Supplementary Specification and Detail Drawings are considered a significant update as it replaces all existing drawings to reflect current industry design standards.

EXISTING PRACTICE

The City’s current practice is to use the Subdivision and Development Control Bylaw No 7142, 2007 to assess subdivision and building permit applications for servicing requirements. All works and services that are provided and constructed under the Subdivision and Development Control bylaw are designed in accordance with The City of New Westminster Design Criteria (Schedule B), Specifications and the Standard Detail Drawings.

DISCUSSION

The primary objectives of these amendments include:

- Update the design requirements for transportation and roadworks projects;
- Combine the existing Section 7 (Transportation) and Section 8 (Roadworks System) into one section for simplicity and consistency;
- Remove existing definitions from Section 1.1 of Schedule B and combine with the definitions from PART TWO Section 2.1 for consistency across the bylaw;
- Update the Supplementary Specifications and Detail Drawings to reflect current industry design standards;
- Perform overall housekeeping, i.e., remove ambiguous terms from the bylaw and capitalize defined terms.

The proposed amendments have been prepared through an analysis of other Metro Vancouver Municipal Subdivision and Development Control Bylaws, recent experience with developments in the City and best practices.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with the proposed changes on the bylaw.

FINANCIAL IMPACT

There may be indirect cost savings associated with reduced staff time spent on bylaw administration as a result of the proposed changes.

INTERDEPARTMENTAL LIAISON

Staff from the following areas have been involved in the development and/or review of the Bylaw:

- Engineering Services (Infrastructure Planning and Transportation) ;
- Engineering Operations ;
- Climate Action, Planning and Development department.

OPTIONS

The following options are presented for Council's consideration:

1. THAT Council give three readings of Subdivision and Development Control Amendment Bylaw No. 8369, 2023 as presented in Attachment #1 of this report.
2. THAT Council provide Staff with other direction.

Staff recommend option 1.

CONCLUSION

The proposed amendments will improve the City's subdivision projects processes by providing clarity to the applicants regarding to City's standards and design requirements. It is recommended, therefore, that Subdivision and Development Control Amendment Bylaw No. 8369, 2023 be given three readings and adoption.

ATTACHMENTS

Attachment 1 – Proposed Subdivision and Development Control Amendment Bylaw No. 8369, 2023

Attachment 2 – Redline Subdivision and Development Control Bylaw No. 7142, 2007

APPROVALS

This report was prepared by:

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This report was reviewed by:

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This report was approved by:

Kwaku Agyare-Manu, Acting Director of Engineering Services

Lisa Leblanc, Acting Chief Administrative Officer