

Amendments to the Zoning Bylaw - Integration of the Surface Drainage Provisions and the Zoning and Development Permit Approval Process

Recommendation:

That the September 28, 2016, Sustainable Development report CR_2338, be received for information.

Report Summary

This report provides a summary of recent changes to the development permit application requirements to improve the lot grading review process.

Previous Council/Committee Action

At the September 19, 2016, Agenda Review Committee meeting, this report was rerouted to the September 28, 2016, Urban Planning Committee meeting.

At the March 24, 2015, Executive Committee meeting, the following motion was passed:

That Administration prepare an amendment to the Zoning Bylaw 12800 that will integrate the surface drainage provisions in the Drainage Bylaw 16200 requiring positive drainage to City right of ways into the zoning and development permit approval process.

Report

At the October 22, 2014, City Council meeting, an inquiry was made into lot grading guidelines for developing and mature neighbourhoods and requested Administration to highlight any current plans to address differences in practice between the two areas. In response to this inquiry, the March 24, 2015, Sustainable Development report, CR_1785 Lot Grading Guidelines, outlined the drainage review processes. The report found that in developing neighbourhoods, lot grading information was approved prior to the development permit stage due to information requirements triggered by the subdivision process. In infill situations, lot grading plans were not triggered until after a development permit and building permit had been approved. As a result, construction may have already commenced by the time the applicant submitted a lot grading plan for approval, if a grading plan was submitted at all.

Rather than integrating Drainage Bylaw 16200 and Zoning Bylaw 12800 as originally proposed in March 2015, further investigation suggested that minor amendments to Zoning Bylaw 12800 could support a consistent lot grading requirement in mature neighbourhoods. This amendment involved an update of the Special Information

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Requirements (Section 14) of Zoning Bylaw 12800 to allow the City to require an applicant to submit a lot grading plan as part of a development permit application. Zoning Bylaw 12800 was amended at the July 6, 2015, City Council Public Hearing (Bylaw 17277).

This amendment has provided the necessary alignment between Drainage Bylaw 16200 and Zoning Bylaw 12800. Administration has also identified additional actions to improve drainage outcomes in mature neighbourhoods that are currently being implemented. These include updates to the Residential Infill Construction Guide, the forthcoming Development Completion Permit, and changes to internal processes to improve communication between Development Services and Drainage Planning and Engineering when reviewing or inspecting lot grading plans.

Policy

The Way We Grow, Municipal Development Plan, Bylaw 15100

- Objective 3.5.1 – Established neighbourhoods gain a greater portion of new growth, accommodating changes and growth with certainty.

Public Consultation

The report was circulated to internal and external stakeholders between July 11 and July 29, 2016. Feedback from the report included recommendations to further educate and highlight opportunities for landowners to address drainage on their properties. A summary of the feedback received is included below:

- support for the continued integration of the development permit and the lot grading approval processes
- the City should assist landowners to address their drainage concerns when living next to a new infill development
- drainage information should be published in more accessible places for residents such as through the Edmonton Federation of Community Leagues, community league newsletters or mailed to landowners adjacent to infill development.

Metrics, Targets and Outcomes

Administration is committed to fostering new growth and accommodating changes in the city's mature areas. The information contained within this report aims to support new residential development in mature areas and to create a well-designed attractive city.

Metrics	<ul style="list-style-type: none">• 205 total lot grading plans approved in the mature areas from March 1, 2016 to August 15, 2016.• 11.4 days, on average, to review and approve Lot Grading Plans.
Targets	<ul style="list-style-type: none">• 100% of all development permit applications for house combo permits in the mature areas will contain a lot grading plan.
Outcomes	<ul style="list-style-type: none">• Register approved Lot Grading Plans on all infill sites in areas where lot grading plans do not exist.

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Others Reviewing this Report

- R. Smyth, Deputy City Manager, Community Services
- T. Burge, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services