

REQUIREMENTS FOR GEODETIC ELEVATIONS PRIOR TO STRIPPING, GRADING AND REDEVELOPMENT - DEFERRAL REQUEST

EXECUTIVE SUMMARY

Water Resources has completed the review of the Lot Grading Bylaw. This review evaluated the effectiveness of the bylaw, identified the challenges and issues with lot grading, and provided options for improvements. Water Resources is reviewing the options for improvements and whether the benefits justify the increase in costs and resources.

ADMINISTRATION RECOMMENDATION(S)

That the Planning and Urban Development Committee recommend that Council:

1. Approve the deferral of the Report on the Requirements for Geodetic Elevation Prior to Stripping, Grading and Redevelopment.
2. Direct Water Resources to report on the progress of a revised lot grading process, including requirements for geodetic elevations, to the SPC on Planning and Urban Development no later than 2014 October 31.

RECOMMENDATIONS OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, DATED 2014 MARCH 18:

That the Administration Recommendations contained in Report PUD2014-0252 be approved.

PREVIOUS COUNCIL DIRECTION / POLICY

At the 2013 February 13 SPC on Planning and Urban Development, Report PUD2013-0030 (Monitoring Report on Contextual Semi-Detached Dwellings, For Information) was "referred back to the Development and Building Approvals Business Unit, for the purpose of creating a matrix of community response to the report and some comments on the drainage and lot grading issues, extra large lot size, landscaping and residential infill boundaries raised at today's meeting, and return to the SPC on Planning and Urban Development on 2013 April 10."

On 2013 May 15, the SPC on Planning and Urban Development referred the Report PUD2013-0250 to Administration to address public tree retention, removal of large lots from the rules, removal of areas in flood plain and environmentally sensitive areas, and solution for drainage.

On 2013 September 16, Council adopted the recommendations of the Monitoring Report on Contextual Semi-Detached Dwellings, Supplementary Report (PUD2013-0629). Recommendation 3 directed Administration "to report through the SPC on Planning and Urban Development by Q1 2014 on establishing or clarifying requirements to ensure that geodetic elevations are accurately measured and recorded to ensure they are maintained prior to stripping, grading and redevelopment".

BACKGROUND

The Monitoring Report on Contextual Semi-Detached Dwellings (PUD2013-0030) provided information on the number and uptake of contextual semi-detached dwelling applications, the development permit processing time, compliance with approval conditions, and a summary of the community and industry consultation. The consultation process uncovered concerns and

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issues with drainage and lot grading. In subsequent reports, Water Resources confirmed that the Lot Grading Bylaw does not address the discharging of storm drainage between neighbouring parcels. These concerns are not limited to semi-detached dwellings, and apply to other redevelopment situations. Water Resources also reported that a review of the Lot Grading Bylaw, and associated processes, had been initiated.

The review of the Lot Grading Bylaw was completed in December 2013. This review evaluated the effectiveness of the bylaw, identified the challenges and issues facing the Drainage line of service and residents, and provided options for improvements. The Lot Grading Bylaw was benchmarked against three Canadian municipalities, including the City of Edmonton.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Water Resources has initiated the next phase of the workplan to evaluate the cost benefits of the options identified for improvements.

The establishment of a process to ensure that geodetic elevations are maintained through the redevelopment of a parcel cannot be done in isolation. This process must be defined within the broader context of lot grading and the drainage strategy for the parcel. Water Resources will commence this work, including revisions to bylaws if required, once the review of options to improve the lot grading bylaw has been completed.

Stakeholder Engagement, Research and Communication

Stakeholders across the divisions of Water Resources and Water Services, as well as other impacted Business Units, participated in the review of the Lot Grading Bylaw. This level of engagement will continue through the next phases of work. The next workshop is scheduled for April 2014, when opportunities to align efforts in drainage can be identified and efficiencies found.

Water Resources will inform Council through its Standing Policy Committees at key milestones.

Strategic Alignment

N/A

Social, Environmental, Economic (External)

These factors will be identified in future reports, according to the selected approach to manage and administer lot grading.

Financial Capacity

Current and Future Operating Budget:

Water Resources has sufficient funds to proceed with the evaluations of the options identified. The evaluation will also consider additional operating funds to implement the options and any associated impacts to fees.

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Current and Future Capital Budget:

N/A

Risk Assessment

Potential risks will be identified in future reports.

REASON(S) FOR RECOMMENDATION(S):

Water Resources has completed the review of the Lot Grading Bylaw. Water Resources is now evaluating the options identified to improve the lot grading process. Once the review of the options is completed, Water Resources will evaluate the best approach to establish a process to ensure that geodetic elevations are maintained through the redevelopment of a parcel. A progress report on potential changes to the lot grading process, including requirements for geodetic elevations, will be brought to the SPC on Planning and Urban Development no later than 2014 October 31.

ATTACHMENT(S)

None