



The Corporation of the City of Courtenay

Staff Report

To: Council

File No.:

From: Director of Development Services

Date: July 31, 2024

Subject: SSDR Subdivision and Development Servicing Amendment Bylaw No. 3155-Road Classification

PURPOSE:

For Council to approve Subdivision and Development Servicing Amendment Bylaw No.3155- Road Classification which amends Subdivision and Development Services Bylaw No. 2919 to include an alternative local road cross-section (CSSD L3) and two collector road cross-sections (CSSD CUE, CUE2). The three cross-sections incorporate green infrastructure (e.g., rain gardens), active transportation, and appropriate space for mature trees to create an improved streetscape for current and future developments which aligns with the policies in the Official Community Plan (OCP) Bylaw No. 3070.

BACKGROUND:

In order to ensure current and upcoming developments are building infrastructure for the future that aligns with the City's goals, select cross-sections have been updated to better reflect green infrastructure, active transportation, and functional boulevard / street tree considerations. The immediate need is to support advancing the Crown Isle, Phase 6 application to ensure alignment with City policy. These three cross-section updates have been considered alongside a series of other SDS Bylaw cross-section updates that are forthcoming and illustrated in Attachment 1 Subdivision and Development Servicing Amendment Bylaw No. 3155 (Schedules A, B, C), to this report.

DISCUSSION:

The alternative local road cross-section (CSSD L3) introduces a dedicated space for a rain garden on one side, treating and infiltrating flows from the roadway and sidewalks. It notes that technical analysis of the rain garden must be undertaken by the developer and final design is subject to approval by City staff. This cross-section is intended to be applied on higher-volume local roads where moderate / high densities are anticipated and where the addition of stormwater management infrastructure and sidewalks on both sides is appropriate.

The two urban entry collector cross-sections (CSSD CUE / CUE 2) are specifically for transitioning between higher volume arterial / collector roads and local roads. One cross-section provides raised bicycle lanes with the intent to be applied along identified bike network roadways. The other provides wide boulevards in place of bicycle lanes, with sufficient minimum growing medium requirements to sustain large trees that support the City's urban forestry targets.

POLICY ANALYSIS:

- OCP Policies (ST 11, ST 12, MI 15)
- Transportation Master Plan (implementing wider sidewalks in high activity / commercial areas, implementing boulevards and street trees consistent with the Urban Forest Strategy)

- Cycling Network Plan (meeting best practice facility widths and physical separation recommendations)
- Urban Forest Strategy (supporting larger canopied trees with increased soil volumes and spacing)

FINANCIAL IMPLICATIONS:

Impact to operating costs to maintain rain gardens; construction is by developer unless built as a capital project.

ADMINISTRATIVE IMPLICATIONS:

This initiative is lead by Development Services and is part of the workplan to update the existing Subdivision and Development Servicing Bylaw. Other departments involved in the development of the cross-sections are: Operations, Fire, and Infrastructure and Environmental Engineering.

STRATEGIC PRIORITIES REFERENCE:

This initiative addresses the following strategic priorities:

- Buildings and Landscape - Update Subdivision Bylaw, including offsite frontage improvements

PUBLIC ENGAGEMENT:

There are no legislative requirements for notification or public engagement as this amendment falls complies with Section 506 of the *Local Government Act*.

OPTIONS:

1. THAT Council give first, second and third readings to "Subdivision and Development Servicing Amendment Bylaw No. 3155 - Road Classification".
2. THAT Council provide alternative direction to staff.

ATTACHMENTS:

1. Subdivision and Development Servicing Amendment Bylaw No. 3155 -Road Classification

Prepared by: Marianne Wade, Director of Development Services

Reviewed by: Michael Wright, Manager of Asset Management
Kyle Shaw, Director of Operations

Concurrence: Geoff Garbutt, M.PI., MCIP, RPP, City Manager (CAO)