

Simplifying Development Permit Requirements & Alleviating Sewer Infrastructure Issues

July 11, 2023 Public Hearing (RTS 15424)







Photo courtesy of
Destination Vancouver

Summary: By-law & Policy Changes

Intent: Streamline the rainwater management plan review process.

Proposal:

- Remove rainwater management requirements from the Zoning and Development By-law (ZDBL).
- Remove rainwater management objectives from rezoning policies.
- Amend the Vancouver Building By-law (VBBL) with rainwater management regulations for new Part 3 buildings.

	Present Process	Proposed Process
Start-to-finish review	56 weeks (range: 20–129 weeks)	3 weeks (anticipated)
Development stages requiring documentation	<ul style="list-style-type: none"> • Rezoning • Development Permit (DP) • Building Permit • Plumbing Permit • Occupancy Permit 	<ul style="list-style-type: none"> • Plumbing Permit • Occupancy Permit
Legal agreements		
Permit holds		
Applicability	<ul style="list-style-type: none"> • All rezonings • DPs in the Broadway Plan & Cambie Corridor Plan areas • Engineering “area of concern” 	City-wide
Authority	Zoning & Development By-law	Building By-law

Background: Sewer Infrastructure

Rainwater Management Drivers

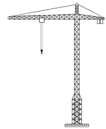
Objectives: Peak flow control, volume capture and water quality.

Combined Sewer System



Rainwater and wastewater are conveyed together in much of the City

Enabling Growth



Increased demands on drainage systems due to loss of vegetation

Climate Change



Increased rainfall intensity

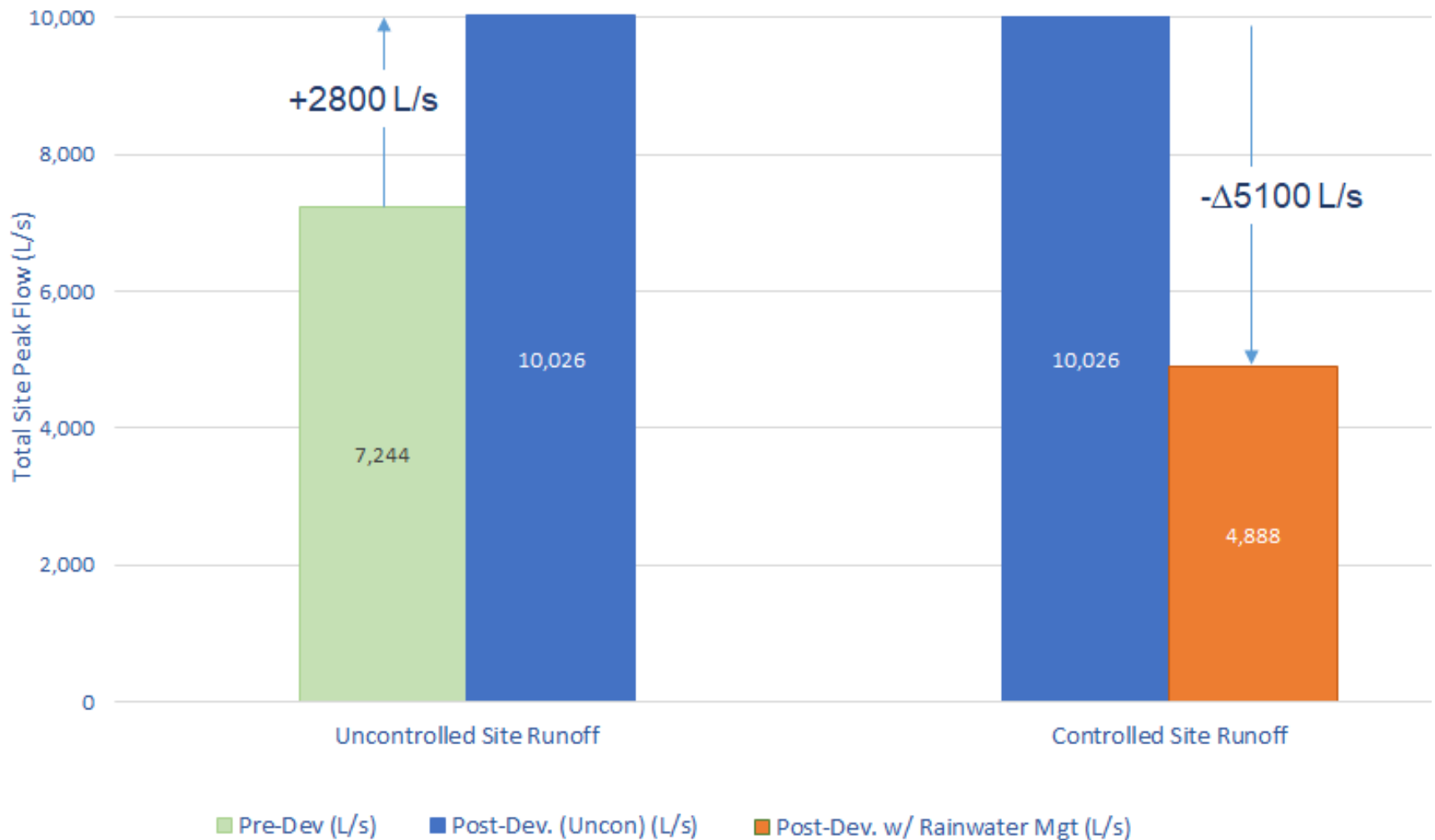
Regulatory Requirements



Compliance with Regional Liquid Waste Management Plan

Development Rainwater Management Performance (accepted BPs since 2019)

- Average increase in imperviousness of 15% due to development



Process Simplification

Proposal Details

Report Appendix A

Zoning and Development By-law
No. 3575

SIMPLIFIED

Report Appendix C

Policy
Green Buildings Policy for Rezoning

SIMPLIFIED

Report Appendix D

REZONING POLICY FOR SUSTAINABLE LARGE DEVELOPMENTS

SIMPLIFIED



Bulletin
Rainwater Management Bulletin

OBSOLESCE


Bulletin
Green Buildings Policy for Rezoning - Process and Requirements

SIMPLIFIED


Bulletin
Sustainable Large Developments


SIMPLIFIED


PART 1: CONDITIONS OF APPROVAL OF THE DEVELOPMENT APPLICATION

- 
- Provision of a Rainwater Management Plan (RWMP) to demonstrate compliance with the relevant prescribed performance requirements as per the Zoning and Development By-law.

Note to Applicant: A RWMP is mandatory for all applications subject to the *Green Building Policy for Rezoning*s. For more details on the requirements and what must be submitted at each development application stage, refer to the <https://bylaws.vancouver.ca/bulletin/bulletin-rainwatermanagement.pdf>.

- 
- Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services registered prior to issuance of a Development Permit.

- 
- Provision of a final signed and sealed RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.

- 
- Provision of a final signed and sealed standalone rainwater Operations and Maintenance (O&M) Manual to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.

OBSOLESCECD CONDITIONS

“In-Stream”
Development Application Type

Consequences of
Regulatory Transition

Did not require a
rainwater management plan.

No change. Sheltered from the
proposed Building By-law requirements.

Required a
rainwater management plan.

Accelerated review. If no DP issued by
January 1, 2024, in most cases the
application will be transitioned to the
proposed Building By-law requirements.

Background:

Approximately 550 development sites require rainwater management plans and are subject to the current process:

- 12 have received occupancy permits,
- 125 have received building permits, and
- the remainder are “in-stream.”

New* Development
Application Type

Consequences of
Regulatory Transition

Rezoning

Accelerated review: Will be subject to the Building By-law requirements instead of the present process.

Development permit
(received before January 1, 2024)

Engineering Services will continue to assess whether or not a given site requires rainwater management. If yes: **Accelerated review** (as above).

Development permit
(received on or after January 1, 2024)

Accelerated review: Will be subject to the Building By-law requirements.

* New applications submitted after Council's enactment of this Report's recommendations.

