

1. Alleviating Sewer Infrastructure Issues Through On-Site Rainwater Management

Summary: To amend the Zoning and Development By-law, the Building By-law, the Heritage Conservation Area Official Development Plan (HCA ODP), and various CD-1 by-laws, including the following:

- CD-1 (211) By-law No. 6314 for 2502 East 26th Avenue
- CD-1 (212) By-law No. 6315 for 2709-2791 East 28th Avenue
- CD-1 (214) By-law No. 6317 for 2960 East 29th Avenue
- CD-1 (218) By-law No. 6321 for 3301-3347 Clive Avenue and 3330 Vanness Avenue
- CD-1 (223) By-law No. 6361 for 2750-2798 East 28th Avenue and 4400-4402 Kaslo Street
- CD-1 (225) By-law No. 6363 for 5092 McHardy Street and 3263- 3277 and 3311-3327 Vanness Avenue
- CD-1 (241) By-law No. 6528 for 5003-5399 Boundary Road

The Building By-law update to city-wide rainwater management requirements will mitigate the impacts of development on sewer system capacity, reduce application-triggered sewer capacity reviews and upgrade requirements, and help meet regulatory obligations.

Amendments to the Zoning and Development By-law and the various CD-1 by-laws are proposed to eliminate area-specific storm water requirements.

Amendments to the Heritage Conservation Area Official Development Plan (HCA ODP) are proposed to eliminate storm water guidelines from the First Shaughnessy Heritage Conservation Area Design Guidelines.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This relates to the report entitled “Alleviating Sewer Infrastructure Issues Through On-Site Rainwater Management”, dated August 19, 2025, (“Report”), referred to Public Hearing at the Council Meeting of September 16, 2025.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT Council approve, in principle, amendments to the Building By-law regarding rainwater management regulations for new buildings, generally as presented in Appendix A of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Building By-law generally in accordance with Appendix A of the Report.

- B. THAT subject to approval of Recommendation A, Council approve, in principle, an application to amend the Zoning and Development By-law to eliminate storm water requirements from the First Shaughnessy District Schedule, generally as presented in Appendix B of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Zoning and Development By-law generally in accordance with Appendix B of the Report.

- C. THAT subject to approval of Recommendation B, Council approve, in principle, an application to amend the Heritage Conservation Area Official Development Plan (HCA ODP) to eliminate storm water guidelines from the First Shaughnessy Heritage Conservation Area Design Guidelines (Appendix A3 of the HCA ODP) generally as presented in Appendix C of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Heritage Conservation Area Official Development Plan, generally in accordance with Appendix C of the Report.

- D. THAT subject to approval of Recommendation A, Council approves, in principle, applications to:
- (i) amend CD-1 (211) By-law No. 6314 for 2502 East 26th Avenue, to eliminate storm water requirements, generally as presented in Appendix D of the Report;
 - (ii) amend CD-1 (212) By-law No. 6315 for 2709-2791 East 28th Avenue, to eliminate storm water requirements, generally as presented in Appendix E of the Report;
 - (iii) amend CD-1 (214) By-law No. 6317 for 2960 East 29th Avenue, to eliminate storm water requirements, generally as presented in Appendix F of the Report;
 - (iv) amend CD-1 (218) By-law No. 6321 for 3301-3347 Clive Avenue and 3330 Vanness Avenue, to eliminate storm water requirements, generally as presented in Appendix G of the Report;
 - (v) amend CD-1 (223) By-law No. 6361 for 2750-2798 East 28th Avenue and 4400-4402 Kaslo Street, to eliminate storm water requirements, generally as presented in Appendix H of the Report;
 - (vi) amend CD-1 (225) By-law No. 6363 for 5092 McHardy Street and 3263-3277 and 3311-3327 Vanness Avenue, to eliminate storm water requirements, generally as presented in Appendix I of the Report; and
 - (vii) amend CD-1 (241) By-law No. 6528 for 5003-5399 Boundary Road, to eliminate storm water requirements, generally as presented in Appendix J of the Report.

- E. THAT subject to approval of Recommendation D, at the time of enactment of the amendments to the above by-laws, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval amendments to the Joyce Station Area CD-1 Guidelines (Vanness Avenue North, Rae Avenue & 5000-5300 Blocks Boundary Road) (By-law No. 6528) to eliminate storm water requirements, generally as presented in Appendix K of the Report.
- F. THAT subject to approval of Recommendation A, at the time of enactment of the amendments to the above by-laws, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval amendments to the Transit-Oriented Areas Rezoning Policy to eliminate site-specific rainwater management requirements, generally as presented in Appendix L of the Report.

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