

# Welcome!

*Thank you for coming to learn more about proposed regulations for Retaining Walls, Rock Crushing & Dust Control*

## The purpose of this open house is to:

- ▶ Inform you about Colwood's proposed new regulations for Retaining Walls, Rock Crushing and Dust Control
- ▶ Give you the opportunity to provide input into proposed regulations.

## Format for the open house:

- ▶ Please review the discussion boards.

 Ask questions and discuss the information presented with City staff.

- ▶ Complete the feedback form provided, online or on paper.

# Why regulate retaining walls?

The City needs to adopt a basic set of standards for retaining walls, to:

- ▶ keep pace with the increasing development in Colwood
- ▶ prevent negative impacts to the natural landscape and surrounding areas
- ▶ provide clear direction for developers and builders



**What concerns do you have about retaining walls?**

# Retaining wall DESIGN CONSIDERATIONS

The City is proposing that retaining walls should:

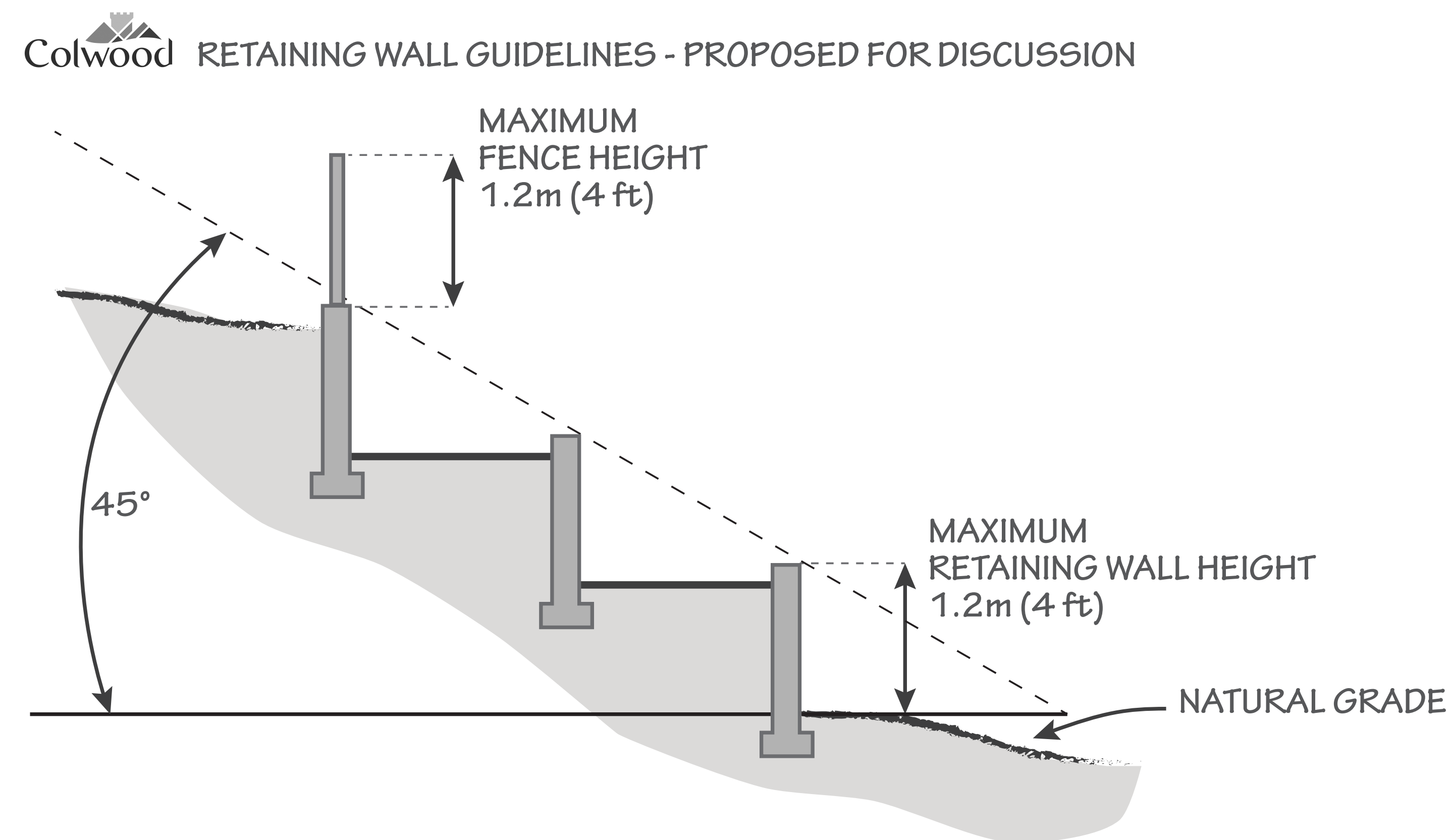
- ▶ maintain the integrity of the natural topography
- ▶ consider impacts to neighbouring properties
- ▶ respect established property line setbacks



**Are these considerations important to you? Why or why not?**

# Proposed Retaining Wall HEIGHT & FENCING

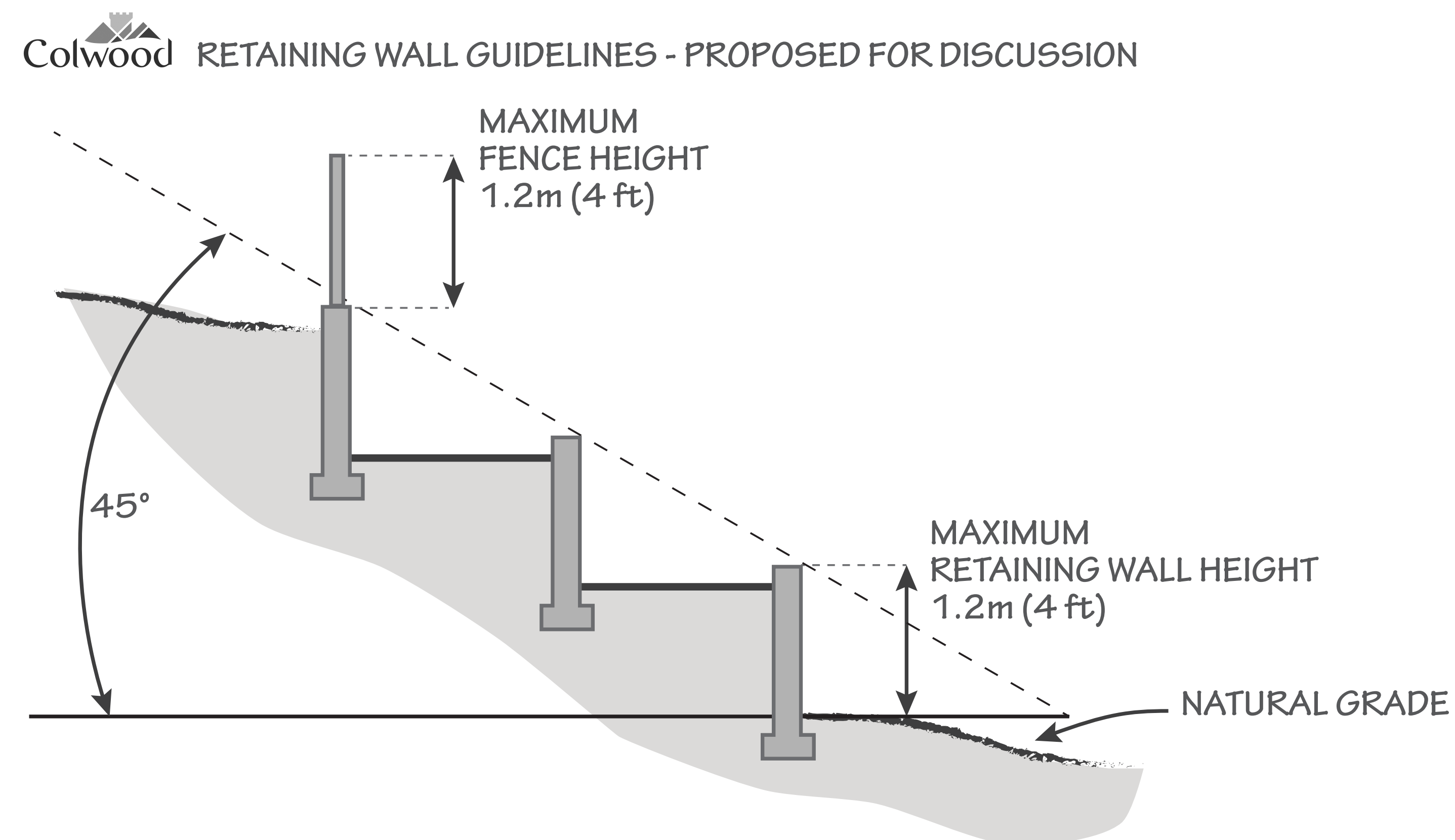
- ▶ No portion of a retaining wall or fence on a retaining wall may exceed 1.2 metres (4 feet)



 **Do you feel that the height of retaining walls should be regulated? If so, to what height?**

# Proposed Retaining Wall TERRACING

- ▶ If retaining walls are higher than 1.2 metres (4 feet) they must be terraced in 4 foot sections. The upward angle cannot be steeper than 45°.



**Do you feel that the terracing and angle of retaining walls should be regulated? What challenges or advantages do you see?**

# Proposed BUILDING REGULATIONS for walls OVER 1.2m

- ▶ **A registered professional** must design and conduct field reviews of wall construction and/or structural repairs.
- ▶ **Excavated slopes** steeper than a ratio of 2:1 and total height of 1.2 metres are prohibited unless restrained by a retaining wall.
- ▶ **Fill material** must not have a surface slope exceeding a ratio of 2:1, unless restrained by a retaining wall.
- ▶ **Stacked rock walls and rock armoured slopes** are prohibited on land zoned for residential use.



**How will these regulations improve retaining walls in our City? What challenges do you see?**

# Proposed Retaining Wall MATERIALS & MAINTENANCE

- ▶ Maintenance or alteration to existing retaining walls above 1.2m will require a Retaining Wall Permit.
- ▶ Wall materials may include things like lock block, brick, stone, rock boulders, smooth concrete, etc.
- ▶ Stacked rock walls are prohibited for structural use.



**Do you feel that the materials and maintenance of retaining walls should be regulated?  
If so, what materials do you feel are acceptable?**

# Proposed Retaining Wall VEGETATION & LANDSCAPING

- Terraced walls should include plants that are native and deer resistant.
- Landscaping should discourage noxious weed growth and invasive species.
- Wall design must consider control of drainage and water runoff.



**Do you feel the City should regulate the vegetation and landscaping of retaining walls?  
What do you feel are the most important landscaping considerations?**



# Proposed Retaining Wall APPROVAL PROCESS

## No permit required:

Retaining walls conform to the proposed retaining wall regulations of 1.2m height and terraced at a 45° angle.

## Retaining Wall permit required:

Wall heights exceed 1.2m, terracing does not conform to the 45° angle, or maintenance is conducted on existing walls.

## Development Variance Permit required:

To approve walls greater than 1.2m in height, or to vary approved retaining wall terracing or materials. (DVP subject to public input and Council approval.)

 **Do you feel retaining walls should require a permit? What level of approval should be required for a variance? Should Council approve? Should the public have input?**