COUNCIL REPORT

Committee of the Whole

Report No. ENG 039-2021

Date: September 15, 2021
File No: 5215-01

To: Mayor and Council
From: Tyler Bowie, Director, Infrastructure Planning
Subject: Development Bylaw Update

RECOMMENDATION

1. THAT the Development Bylaw Update, from the Director, Utilities Infrastructure, be received for information; and

2. THAT staff proceed to stakeholder engagement before introducing the bylaw at a future Regular meeting of Council.

REPORT CONCURRENCE	
General Manager	**City Manager**
The General Manager concurs with the recommendation of this report.	The City Manager concurs with the recommendation of this report.

SUMMARY OF THE ISSUE

The Development Bylaw Update is a Council Strategic Priority. The Development Bylaw regulates the subdivision and development of land and sets out the standards for design and construction for development within the City of Abbotsford. Staff prepared the Draft Development Bylaw with the assistance of Urban Systems Ltd. (Attachment A). The draft Development Bylaw meets current standards and aligns with the City's Official Community Plan, Neighborhood Plans and Master Plan visions.

BACKGROUND

The Development Bylaw Update was identified in Council's 2019-2022 Strategic Plan as a priority project. The bylaw regulates the subdivision and development of land and sets out the works and services and the engineering and construction standards that the services must be built to. The bylaw is the guiding document used by developers to design, build and construct City infrastructure. The works and services included in the bylaw are:

- Utilities (water, sanitary sewer, storm sewer)
- Roadways (curbs, sidewalks, bike lanes)

- Traffic Signals and Street lighting
- Trails, Landscaping and Street Trees

The City retained Urban Systems Ltd. to assist in the Development Bylaw Update. The current bylaw was implemented in 2011, and the bylaw update formalizes current City practices, updates design criteria to align with the OCP and Master Plans, and adopts the Platinum Edition of the Master Municipal Construction Documents (MMCD).

DISCUSSION

The Development Bylaw Update process started in June 2019 and was a large undertaking involving multiple departments across the organization, including, Development Engineering; Planning Services; Parks, Recreation & Culture; Operations; and Engineering & Regional Utilities. Several workshops were held through 2019 and 2020 with staff to confirm requirements and review updates. Due to the length of time since the last Development Bylaw, this update was a large overhaul of the bylaw that took considerable time to complete. The new bylaw includes updates to the Administration, Water, Sanitary Sewer, Drainage, Trails, Landscaping and Street Trees, and Transportation sections.

Administration Section

Updates to the Administration section of the bylaw include, but are not limited to, the following:

- General housekeeping updates;
- Formal framework for cash-in-lieu;
- Drafting and drawing submission standards moved to outside the bylaw;
- Simplified and aligned with the Local Government Act;
- Updates Prime Contractor WorkSafe BC regulations;
- Approved materials removed from bylaw;
- Separate list of materials to be posted on the City's website with internal process developed to review submissions for new and alternate materials;
- Moved charges to the Fees and Charges bylaw;
- Updated construction specifications drawings;
- Updated lot grading design guidelines; and
- Electronic sealing of drawings.

Water Section

Updates to the water section of the bylaw include, but are not limited to, the following:

- Increased fire flow and aligned design consumption values with the Master Plan;
- Updated minimum service size for single detached homes;
- Developed water meter sizing guideline;
- Updated right-of-way widths;
- Onsite water lines and hydrants to be privately owned and maintained; and
- Updated Meter lid specification to polymer.

Sanitary Sewer Section

Updates to the sanitary sewer section of the bylaw include, but are not limited to, the following:

- Minor updates to the sewage pump station specifications;
- Updated right-of-way widths; and
- Aligned design consumption values with the Master Plan.

Drainage Section

Updates to the drainage section of the bylaw include, but are not limited to, the following:

- Aligned with recommendation in the Drainage Master Plan;
- Integrated Storm water source control bylaw design criteria into the Development Bylaw;
- Expanded storm water treatment throughout the Urban Development Boundary;
- Updated pipe sizing and detention sizing to reflect climate change;
- Added requirements for infiltration to manage runoff and promote recharge of aquifer;
- Updated right-of-way widths; and
- Added agricultural building storm water management to manage runoff.

Trails, Landscaping and Street Trees Section

Updates to the trees, landscaping and street trees section of the bylaw include, but are not limited to, the following:

- Created new trail specifications and detail drawings;
- Updated boulevard and median planting standards and drawings;
- Enhanced tree planting standards and specifications;
- Increased volume of growing medium for trees; and
- Introduced modular soil cells in urban areas to promote tree growth.

Transportation Section

Updates to the transportation section of the bylaw include, but are not limited to, the following:

- Updated road cross-section to align with the Master Plan and Neighborhood Plans;
    - Increased sidewalk width to 1.8m;
    - Includes sidewalks on both sides of all Urban roads; and
    - Provision of bicycle facilities on Collector and Arterial road on and off streets.
- Removed rollover curb and gutter from local roads;
- Updated transit stop details;
- Included design standards for street lights; and
- Developed a new terms of reference for traffic impact studies.

Additionally, the Development Bylaw affects several additional bylaws, procedures, policies and OCP/Neighborhood plans. These items will also need to be updated, or in some cases removed, to reflect the new standards in the bylaw. The following is a list of impacted City bylaws, procedures and policies:

- Building Bylaw, 2018
- Fire Service Bylaw, 2006
- Sewer Regulation Bylaw, 2017
- Procedure No. 001-13 Fire Hydrants/Water Lines – private property

- Policy No. C00-12 Fire Flows
- Policy No. C011-05 Overhead Utility Conversion
- Procedure No. P001-5 Latecomer Charges
- Policy No. C010-05 Latecomer Charges
- OCP / Neighborhood Plans

Future Updates

Going forward staff will be looking at updating the Development Bylaw more frequently on an annual or biannual basis. This will allow the bylaw to stay current and targeted updates will be quicker and easier to complete. Staff have identified several items that will need to reviewed and updated after this bylaw is approved. The follow items will be reviewed and updated over the next couple of years:

- Franchise utility pole underground conversion policy and bylaw amendments;
- Drafting standards to be modernized and updated to reflect improvements to the City's GIS;
- Update Bylaw to reflect the latest MMCD released in late 2020;
- Enhance Cycling infrastructure detail; and
- Study how to integrate sustainable rainwater street tree trenches and urban bioswales into typical roads.

Next Steps

Following the completion of this report, staff will begin stakeholder engagement on the Draft Development Bylaw. The draft bylaw, along with any other associated documents, will be posted on *Let's Talk Abbotsford* for feedback. Staff will take this presentation to Council committees and direct committee member to the *Let's Talk Abbotsford* webpage for comments. Additionally, staff will set up a virtual stakeholder meeting with the development and local engineering community to review and provide feedback.

It is anticipated that the stakeholder engagement process will be completed by early to mid-December 2021. Staff will then work through the comments and present the final bylaw for adoption in early 2022.

FINANCIAL PLAN IMPLICATION

The Development Bylaw update is budgeted in the 2021 work plan and is currently within the approved budget of $275,000.

Komal Basatia

Komal Basatia
General Manager, Finance and Procurement Services
Signed 9/10/2021 10:21 AM

IMPACTS ON COUNCIL POLICIES, STRATEGIC PLAN AND/OR COUNCIL DIRECTION

The Development Bylaw Update is a priority initiative in Council's 2019-2022 Strategic plan under the organizational alignment cornerstone.

SUBSTANTIATION OF RECOMMENDATION

The Development Bylaw Update is a Council Strategic Priority. The Development Bylaw regulates the subdivision and development of land and sets out the standards for design and construction for development within the City of Abbotsford. Staff will proceed to stakeholder engagement on the Development Bylaw and prepare the draft bylaw for adoption in early 2022.

Tyler Bowie

Tyler Bowie
Director, Infrastructure Planning
Signed 9/8/2021 3:09 PM

Nathan Koning

Nathan Koning
Director, Project Management Office
Signed 9/13/2021 11:32 AM

ATTACHMENTS:

Attachment A - Development Bylaw 2021, Draft
Attachment B - Development Bylaw Update PowerPoint Presentation