Development Bylaw Update

Committee of the Whole

September 21, 2021

Engineering & Regional Utilities

Agenda

- Purpose
- Organizational Alignment
- Purpose of Development Bylaw
- Context
- Discussion
- Next Steps
- Recommendation

Purpose

To update Council on updates to the Development Bylaw to meet current standards and align with the City's Official Community Plan, Neighborhood Plans and Master Plan visions.

Organizational Alignment



COUNCIL
STRATEGIC PLAN

abbotsfwd

OFFICIAL
COMMUNITY
PLAN

plan FOR 200K

PLAN 200K
MASTER PLANS
& STUDIES



Development Bylaw

Purpose of the Development Bylaw

- Regulate the subdivision and development of land.
- Require developers to provide works and services to a prescribed standard.



Purpose of the Development Bylaw

Works and services that are required as part of the development of land (subdivision or building permit) includes, but is not limited to:

- Utilities (water, sanitary sewer, and storm sewer systems);
- Roadways, including curbs, sidewalks, and bicycle lanes;
- Traffic signals and street lighting; and
- Trails, landscaping and street trees.

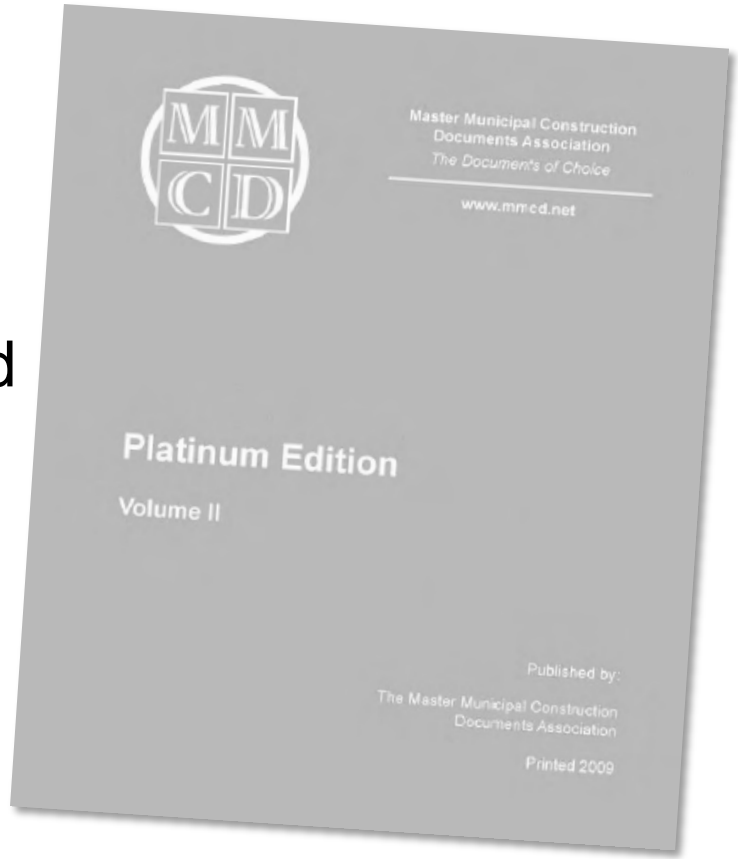


Context

- 10 years since the last bylaw update.
- Opportunity to capture and formalize the City's current practices.
- Update engineering design criteria to align with OCP and Master Plans.
- Updated Master Municipal Construction Documents (MMCD) to modern standards.

MMCD

- MMCD provides a common framework for contractors/developers in BC.
- Platinum edition brings Abbotsford into alignment with other local municipalities.
- Supplementary construction specifications and detail drawings are provided for local conditions and specific community needs.



Administrative

- Housekeeping updates to reflect procedural changes and process improvements.
- Formal framework for cash-in-lieu of construction.
- Drafting and drawing submission standards removed from bylaw for flexibility to adapted to new technology.
- Simplified and aligned land development regulations with Local Government Act.
- Updates to Prime Contractor WorkSafe BC regulations.

Administrative

- List of approved materials to be posted on City website (not within Bylaw).
- Internal process developed to review submissions for new and alternate materials.
- Moving fees and charges to Fees and Charges Bylaw.
- Updated construction specification drawings to meet current practices.
- Updated lot grading design guidelines for mountainous development projects.
- Electronic sealing of drawings.

Water

- Fire flows increased per Master Plan recommendations.
- Minimum service size update for single detached.
- Aligned design consumption values with Master Plan.
- New meter sizing guidelines.
- Updated right-of-way widths for future maintenance.
- Onsite water lines and hydrants will by privately owned and maintained.



Sanitary Sewers

- Minor changes to sewage pump station specifications.
- Updated right-of-way widths for future maintenance.
- Aligned consumption values with Master Plan.



Drainage

- Aligned with recommendations in Drainage Master Plan.
- Integrated Storm Water Source Control Bylaw technical design criteria into Development Bylaw for efficiency.
  - Expanded storm water treatment throughout Urban Development Boundary for surface and groundwater protection.
  - Added design flexibility.



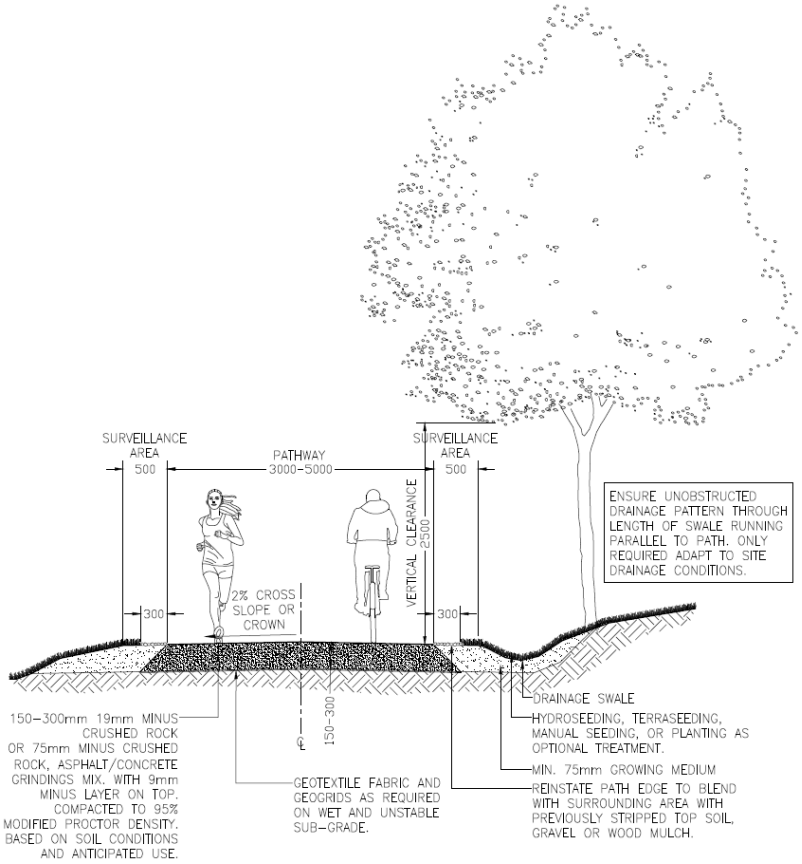
Drainage

- Updates to pipe sizing and detention criteria to reflect climate change.
- Requirements for infiltration of rainwater to manage runoff and promote recharge of aquifer.
- Updated right-of-way widths for future maintenance.
- Absorbent landscape soil specifications to reduce rainwater runoff.
- Agricultural building storm water management to manage runoff.



Trails, Landscaping and Street Trees

- New formal trail specifications and detail drawings.
- Updated boulevard and median landscaping specifications to align with industry standards.
- Enhanced tree planting standards and specifications.

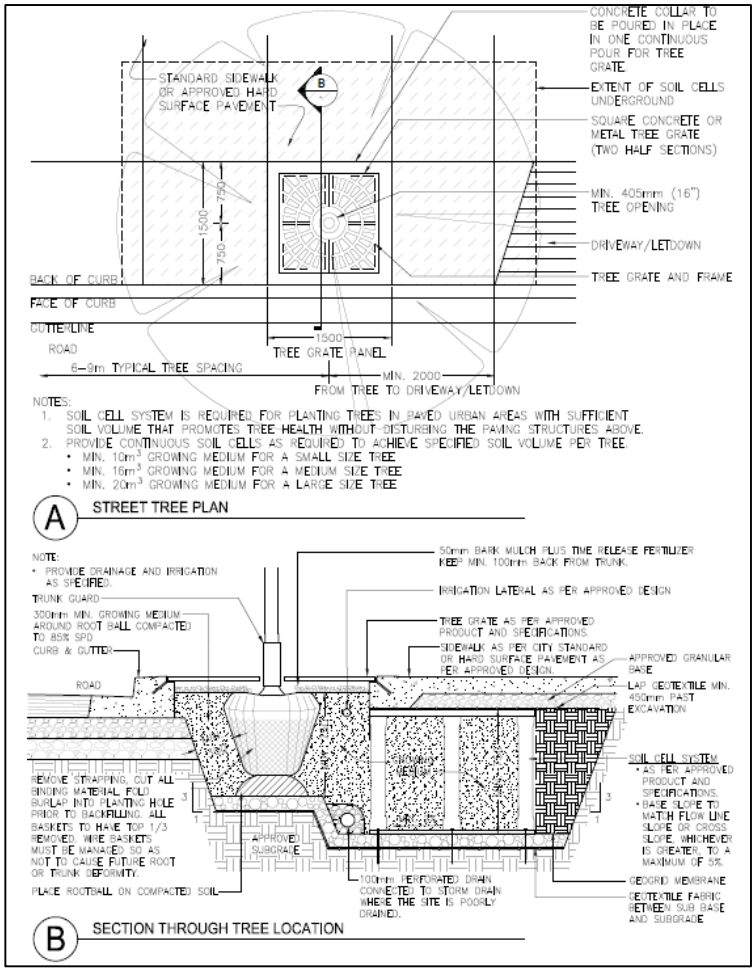


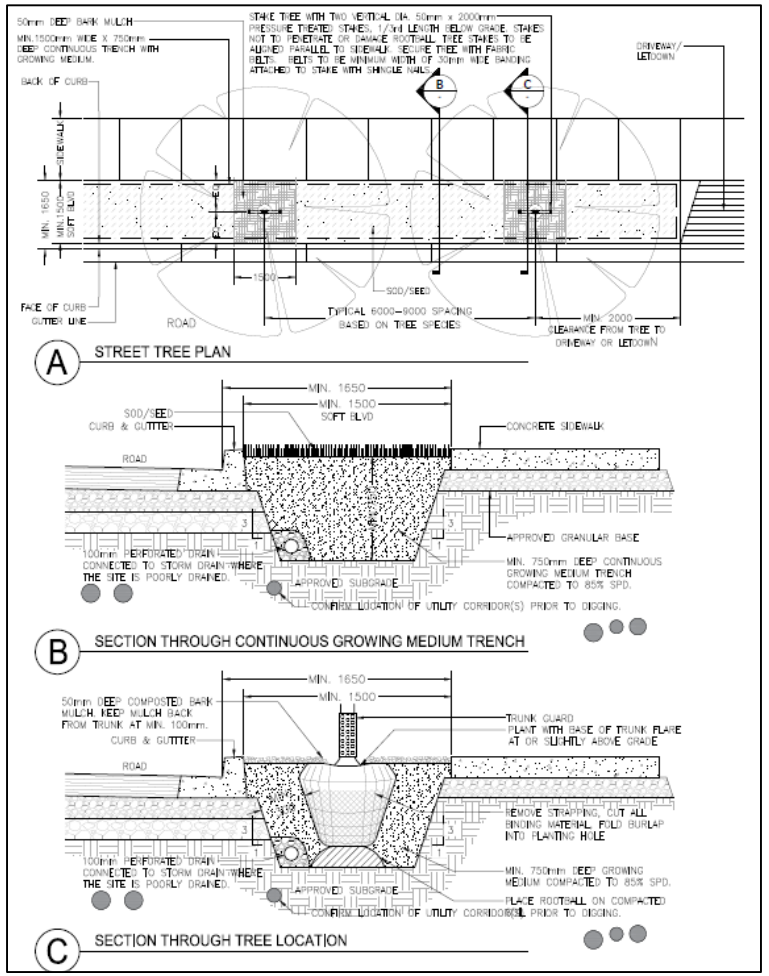
Trails, Landscaping and Street Trees

- Increased volume of growing medium to promote larger, healthier street trees.
- Introduced modular soil cells to promote additional growing medium in highly urban settings when boulevard is hardscaped.



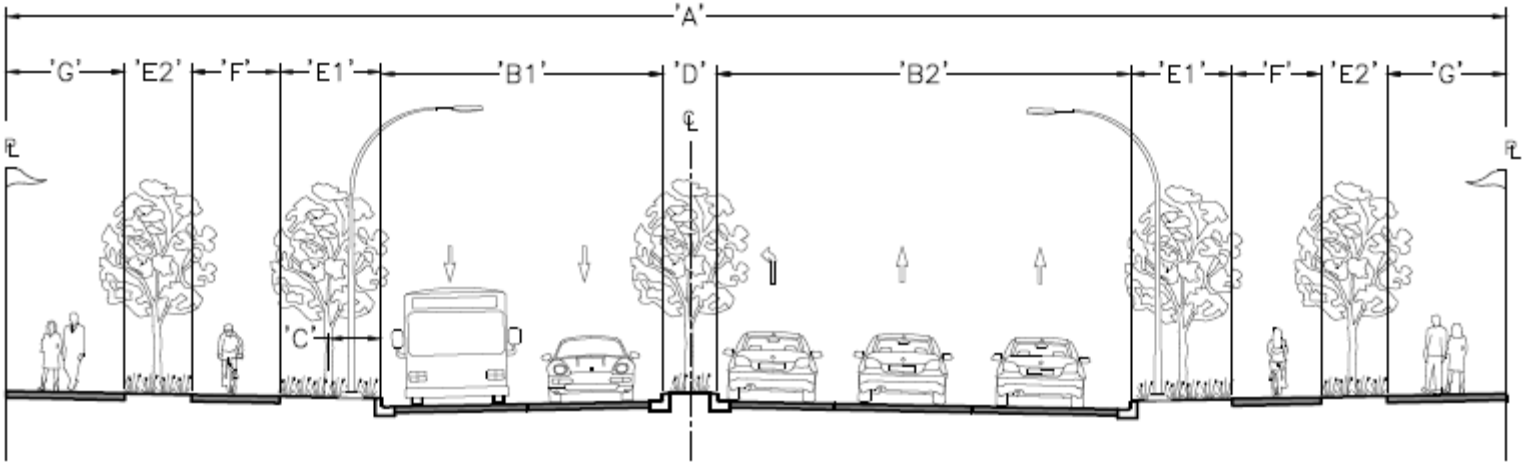
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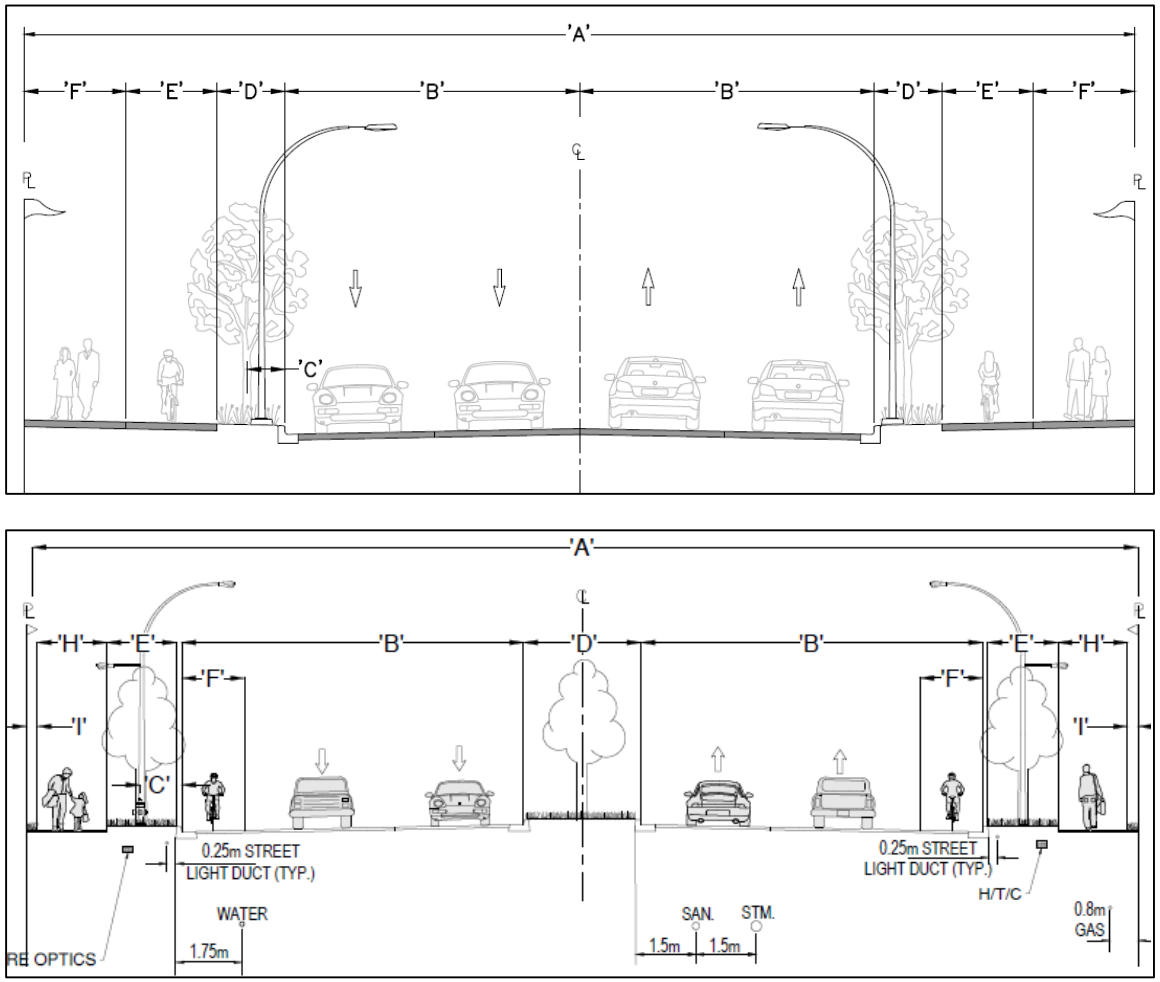


Transportation

- Updated road cross-sections to align with Transportation and Transit Master Plan and Neighbourhood Plan recommendations including:
  - Increased minimum sidewalk width to 1.8m;
  - Sidewalks on both sides of all urban roads; and
  - Provision of bicycle facilities on collector and arterial roads both on and off street.

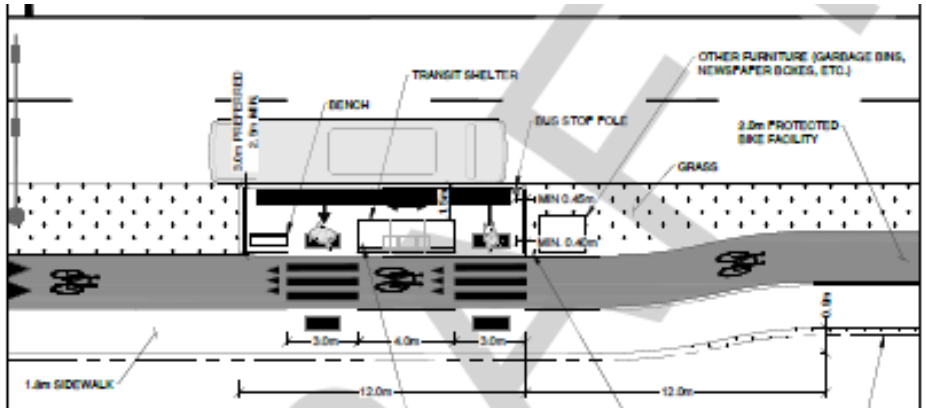


Transportation



Transportation

- Removed rollover curb and gutter from local roads.
- Updated transit stop details.
- Included design standards for street lights.
- New Terms of Reference for the preparation of traffic impact studies.



Other City Bylaw/Policy Updates

- Fire Services Bylaw, 2006
- Sewer Regulation Bylaw, 2017
- Fees & Charges Bylaw, 2006
- 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 Identified

- Franchise utility pole underground conversion policy and bylaw amendments.
- Drafting standards to be modernized and updated to reflect improvements to City's GIS.
- Update bylaw to reflect newest version of MMCD released in December 2020.
- Enhance cycling infrastructure details.
- Study how City can integrate sustainable rainwater street tree trenches and urban bioswales into typical roads.
- Development Bylaw needs to be continually updated on an annual or biannual basis.

Next Steps

- Stakeholder engagement
  - Council committees;
  - Let's Talk Abbotsford webpage;
  - Stakeholder meeting with development community and local engineering; and
  - Update bylaw with stakeholder feedback and report back to Council on engagement and feedback.
- Stakeholder engagement to be completed by mid-December.
- Bylaw to be introduced in first quarter of 2022.

Recommendation

- THAT the Development Bylaw Update, from the Director, Utilities Infrastructure, be received for information; and
- THAT staff proceed to stakeholder engagement before introducing the bylaw at a future Regular meeting of Council.