

DATE OF MEETING JULY 27, 2020

AUTHORED BY SHAWNA DRINNAN, ENGINEERING SERVICES TECHNOLOGIST

SUBJECT **“SUBDIVISION CONTROL BYLAW 1989 No. 3260” PROPOSED AMENDMENTS TO THE MANUAL OF ENGINEERING STANDARDS AND SPECIFICATIONS (MoESS)**

OVERVIEW

Purpose: To provide Council with notification that the Manual of Engineering Standards and Specifications Edition No. 13 will be brought forward to Council, for a Bylaw Amendment, at Council’s next meeting.

BACKGROUND

The Manual of Engineering Standards and Specifications forms part of the “Subdivision Control Bylaw 1989 No. 3260” as Schedule ‘A’. Council Policy requires that notice of major changes affecting development be provided by Information Report, in advance of Bylaw consideration.

For the last eighteen months, Engineering & Public Works has been developing changes to the Manual of Engineering Standards and Specifications (MoESS) as proposed Edition No.13. This involved collaboration, research and review, supported by internal and external resources, stakeholders and manual users. This includes Staff, engineering consultants, contractors and local developers.

This revision is the opportunity to provide changes that support many of the City’s governing plans and strategies, including the Transportation Master Plan, Cross Connection Control Bylaw, and Active Transportation.

Amendment project milestones included:

- Conducting reviews and edits of several sections/chapters.
- Development of the Draft Changes, incorporating all recommendations from stakeholders into the MoESS document.
- Publishing a Review Package on the City’s website, for interested groups and individuals to provide feedback.
- Engaging internal and external stakeholders to present changes and receive and incorporate feedback.
- Presenting to the Governance and Priorities Committee an overview introduction of what was included in this proposed edition of the manual.
- Third party expert review of the entirety of proposed revisions. |

DISCUSSION

Following the publication of the Review Package, on 2019-NOV-15, Staff reviewed feedback from internal and external input and made appropriate adjustments.

The Final Draft package, published on 2020-FEB-07 represented the complete bylaw update based on previous consultation and expert review, with additional updates in July 2020 as a result of extended engagement.

The amendments in this edition of the MoESS are intended to:

1. Align with Council's strategic direction.
2. Meet updated regulations.
3. Enhance long-term asset management results.
4. Align with best practices and community expectations.
5. Improve consistency and clarity.

ENGAGEMENT

From late 2018 to early 2020, Staff undertook extensive engagement with the public, user groups, developers, engineers and Staff. This consisted of providing notification, review packages, meetings and office visits to discuss proposed changes with several interested parties. In November 2019, prior to the presentation to the Governance and Priorities Committee, Staff published a draft and notified the engineering and development community.

Follow-up discussions and correspondence with those who provided comments continued into January 2020. In some cases, standards were modified to address concerns. In other cases, goals such as asset management and transportation meant that the standards were not adjusted. Late in the spring, a development group requested additional discussion. Staff met with the group of engineers and developers over several weeks and made further amendments to address specific concerns. The group provided a letter of support for the amendments, appended to this report as Attachment F.

In addition, the entire document was subject to a comprehensive review by a third party expert to ensure it was aligned with peer communities in our area.

A summary list of substantial changes can be found in Attachments A and G. Attachment B provides greater detail of engagement in a Question and Answer format. A listing of the over 40 points of stakeholder engagements forms Attachment C. |

FINANCIAL IMPLICATIONS

One point of feedback is that the changed standards could negatively impact cost of construction of City infrastructure, which, in the case of development, pass through to buyers. This is true for evolving building codes, increased expectation on the part of residents for improved amenities, and the long term requirements of asset management. Making infrastructure less costly to build often means shorter life span, costlier maintenance, or more frequent replacement.

The main concerns expressed around cost impacts include:

- Increased asphalt thickness. This change is driven due to an observed decline in asphalt life due to insufficient thickness. For roads with the thinner asphalt standards, there is an observed reduction on lifespan of about 50%. This has led to a repaving funding deficit of \$2M per year.
- Implementation of Complete Streets standards. Complete Streets standards are an example of meeting Council's Strategic Plan in a practical way. The updated standards reflect the expectation to provide for improved livability and active transportation.

The cost changes for road types most common in new subdivisions depend on the amount of on-street parking provided and can vary between about 14% less cost to 14% more than the previous standard. Further detail is found in Attachment B.

A significant number of new subdivision roads are already being constructed using similar Complete Streets standards, at the discretion of the developer, as a means of offering an enhanced neighbourhood. The Complete Streets standards will provide uniformity and consistency throughout the community.

CONCLUSION

A comprehensive revision and engagement process produced the Manual of Engineering Standards and Specifications, Edition No. 13.

The next steps for the proposed edition of the MoESS include:

- Staff Report at the next available Council meeting for first, second and third reading of the Amending Bylaw, followed by adoption.
- Publication and distribution to all Manual holders.

SUMMARY POINTS

- A comprehensive revision process produced MoESS Edition No. 13.
- Revisions will provide updated engineering standards that reflect Council priorities, best practices and community expectations.
- Extensive consultation with internal and external stakeholders took place over 2019 and early 2020.
- The bylaw amendment is planned for Council's consideration in the near future.

ATTACHMENTS

Attachment A – MoESS Edition No.13 Summary of Substantial Changes
Attachment B – Proposed Revision 13 – Question and Answer
Attachment C – Stakeholder Management Summary
Attachment D – Asphalt Thickness Comparison Review
Attachment E – Complete Street Community Input Summary
Attachment F – Letter of Support from Development Community |
Attachment G – Summary of Substantial Changes Presentation



Submitted by:

Shawna Drinnan
Engineering Services Technologist
Engineering |

Concurrence by:

Poul Rosen
Director
Engineering |