

To: Chief Administrative Officer **Date:** June 20, 2022
From: Jay Jackman, Manager of Development Engineering, Projects & Design
Subject: **Development and Subdivision Control Bylaw Proposed Amendments – Livable Street Design Standards**

Recommendation(s)

This report details proposed amendments to the City of Mission Development and Subdivision Control Bylaw 5650-2017. The proposed amendments include new livable street cross sections as well as housekeeping items and offer clarification on clauses that were previously adopted. Development and Subdivision Control Amending Bylaw 6108-2022-5650(4) has been listed for first, second and third readings under the “Bylaws for Consideration” section of the agenda.

Purpose

The purpose of this report is to present the Amending Bylaw 6108-2022-5650(4) for Development and Subdivision Control Bylaw 5650-2017 to Council for consideration for the first three readings. Given that the Amending Bylaw relates to a regulatory bylaw, no public hearing is required as part of Council’s consideration of the Bylaw.

Background

The Development and Subdivision Control Bylaw 5650-2017 details infrastructure and servicing standards for land development and capital works and plays a key role in ensuring the appropriate fit, form and function of the City’s public assets. Staff recognize that a bylaw of this complexity will require amendments from time to time as developers, contractors and consultants work with staff to develop, redevelop, and carry out the City’s Annual Capital Plan. Previous amendments pertaining to the Development and Subdivision Control Bylaw were adopted by Council on December 17, 2018 and April 15, 2019, and January 18, 2021 respectively.

Although commonly considered an engineering document, many of the requirements outlined in the Development and Subdivision Control Bylaw impact a broad range of departments within the City and, in turn, the Bylaw itself is affected by departmental business changes outside of the Engineering and Public Works Department. In an effort to keep the Bylaw current, staff maintain a list of possible amendments and revisions throughout the daily application of the Bylaw until such time an encompassing amending bylaw is warranted.

Discussion and Analysis

The primary goal of this Amending Bylaw of the Development and Subdivision Control Bylaw is to introduce and adopt the new Livable Street Design standards and road cross sections, resolve a number of housekeeping items, and to provide ongoing clarity and continuity. Staff have provided a summary of the proposed amendments complete with commentary on each revision in Attachment A. For additional reference, Attachment B includes a copy of the

Development and Subdivision Control Bylaw 5650-2017 with “Tracked Changes” on to illustrate the proposed changes to the text.

Staff are introducing new livable street standards which will be applied to all areas of the City of Mission and will replace many of the previously adopted road cross sections and design standards. These new standards and cross sections were developed using internal and external expertise and are considered best practice for the development of streets today. These new standards and cross sections align with the BC Active Transportation Design Guideline, are considered multi-modal, and support the OCP policies that encourage the use of public transit, bicycles, and walking.

Council Goals/Objectives

The Development and Subdivision Control Bylaw is far reaching and impacts a broad range of stakeholders from both the public and private sectors. Staff are receptive to input from industry professionals and the private sector while ensuring the Bylaw is in keeping with best practices and Council’s Guiding Values including:

- Future Focused,
- Sustainability,
- Communication and Engagement,
- Fair Processes, and,
- Organizational Excellence.

Financial Implications

There are no significant anticipated financial implications to the City or the development community with the proposed amendments.

While the proposed Livable Street Design standards may marginally impact development and construction costs, they also provide flexibility to developers and a more balanced, livable, and complete street for all users.

Communication

The proposed amendments have been reviewed by the Development Liaison Committee (DLC), local consultants, and the general public. Through Engage Mission there were 68 responses over a period of 3 weeks. All participants took the simple 4 question survey and 30 participants followed up with written comments (Attachment B). The written comments were rather random, but they had one reoccurring theme amongst the 30 comments which was parking concerns. This is not surprising, but parking requirements are set out in the Zoning Bylaw, not the Development and Subdivision Control Bylaw. However, the responses to the 4 simple questions were clear. The majority of participants support livable street standards (76.1%), wider sidewalk facilities (72.1%), the implementation of multi-use pathways (65.7%), and the inclusion of boulevard trees in street design (77.9%). As a result of this feedback, staff are confident that the proposed changes are supported by the majority of stakeholders.

Summary and Conclusion

The Amending Bylaw for Development and Subdivision Control Bylaw 5650-2017 includes Livable Street Design standards and road cross sections and proposed housekeeping amendments. The new Livable Street Design standards align with the BC Active Transportation Design Guidelines, are considered multi-modal, and support the OCP policies that encourage

the use of public transit, bicycles, and walking. The housekeeping amendments are to provide clarification and improve continuity and governance.

Staff have listed the Development and Subdivision Control Amending Bylaw 6108-2022-5650(4), under the “Bylaws for Consideration” section of the agenda.

Report Prepared by: Jay Jackman, Manager of Development Engineering, Projects & Design

Reviewed by: Tracy Kyle, Director of Engineering & Public Works

Approved for Inclusion: Barclay Pitkethly, Deputy Chief Administrative Officer

Attachment(s)

Attachment A: Summary of Amendments to the Development and Subdivision Control Bylaw 5650-2017

Attachment B: Survey Response Report

A draft of Development and Subdivision Control Bylaw 5650-2017 with “Tracked Changes” to illustrate the amendments proposed in Development and Subdivision Control Amending Bylaw 6108-2022-5650(4) is available upon request.