

Bylaw 19512

Low Impact Development Update to the City of Edmonton Drainage Bylaw 18093

Recommendation

That Urban Planning Committee recommend to City Council:

That Bylaw 19512 be given the appropriate readings.

Purpose

To amend the City of Edmonton Drainage Bylaw 18093 to reflect the inclusion of Low Impact Development facilities.

Readings

Bylaw 19512 is ready for three readings.

Position of Administration

Administration supports this Bylaw.

Report Summary

In response to Edmonton's strategic plan, ConnectEdmonton's goal to be a climate resilient city, and further direction from the The City Plan and the Infill Roadmap Action 12 (Reduce barriers to the use of Low Impact Development), Administration is working to reduce barriers to Low Impact Development. This includes amending the City of Edmonton Drainage Bylaw 18093 to include Low Impact Development facilities.

Report

Background

Low Impact Development is an approach to managing stormwater runoff that has many benefits, including flood mitigation, water quality improvements, carbon sequestration and reduced urban heat island effect, as well as aesthetic and ecological benefits. The proposed amendment to Drainage Bylaw 18093 supports climate resilience and aligns the Drainage Bylaw with the goals and directions of the City Plan.

On August 27, 2019, City Council voted to declare a climate emergency in Edmonton. In addition to this declaration, Council has previously directed that Administration pursue a range of initiatives which reduce and mitigate the impacts of climate change, through ConnectEdmonton, The City Plan, the Infill Roadmap, and the Energy Transition Strategy. The flood mitigation measures described in EPCOR's Stormwater Integrated Resource Plan, which was received for information by Utility Committee on May 10, 2019, includes the use of Low Impact Development features.

Proposed Changes

The proposed amendments are a focused, minor update intended to eliminate barriers identified within Drainage Bylaw 18093 with respect to the approval of Low Impact Development components in small and medium scale infill development.

Attachment 1 is a draft bylaw that amends Drainage Bylaw 18903 to facilitate Low Impact Development by providing suitable definitions and authority for exceptions. These proposed amendments are one of several steps by the City to enable Low Impact Development within the regulatory environment, and additional changes, including further amendments to Bylaw 18903, may be required in the future.

For example, the proposed amendments include a definition of Low Impact Development Facilities, the inclusion of Low Impact Development facilities within the "Private Drainage System" definition, and the ability for the City Manager to approve exceptions based on site context. Attachment 2 contains a comprehensive track-change style markup and an accompanying rationale for each specific proposed amendment to the bylaw.

The proposed amendments will enable the City to better accommodate Low Impact Development on private lot development without compromising on effective and efficient service to builders and developers. In addition to clarifying the regulations, the proposed amendments will send a clear signal to the development industry that Low Impact Development is a viable and accepted stormwater management technique.

Alignment with EPCOR Drainage Services Bylaw 18100

Working groups that contributed to the development of the proposed bylaw amendments included subject matter experts from across Administration and EPCOR. The proposed amendments to Drainage Bylaw 18093 have been written to align with the ongoing work to update EPCOR Drainage Services Bylaw 18100.

Next Steps - Ongoing Support for Low Impact Development

These minor amendments to Drainage Bylaw 18093 are the first step towards completing Action 12 (*Reduce barriers to the use of Low Impact Development*) of the

Infill Roadmap. Next steps to further support and enable Low Impact Development include the following tasks:

- Integrating Low Impact Development approvals into the existing development approval process,
- Working with EPCOR to develop a variety of standardized designs for Low Impact Development,
- Coordinating and training on Low Impact Development approvals,
- Promoting awareness of Low Impact Development among industry, and
- Ongoing work with the Zoning Bylaw Renewal Initiative to minimize or prevent barriers to Low Impact Development and explore new opportunities to support its application.

Other actions the City is taking to remove barriers to Low Impact Development include work on the Infill Roadmap Action 17 - Investigate new processes and mechanisms to improve lot grading in infill situations.

Public Engagement

The Infill Roadmap was created through extensive public engagement, this includes Action 12, which identifies reducing barriers for Low Impact Development as an important concern for infill development.

Stakeholders

Administration has worked with stakeholders from industry and EPCOR to determine the barriers that prevent Low Impact Development in an infill context. Over 20 stakeholders were interviewed about the barriers to implementing Low Impact Development in infill including local experts and experts from across the country.

Interviewees included:

- Stormwater Engineers
- Landscape Architects
- Landscape Designers
- Developers
- Planners
- Representatives from Development Services and City Planning
- Representatives from EPCOR
- Low Impact Development Coordination Committee representatives

Participants were selected based on a combination of factors related to expertise, familiarity, and experience working with the City through the development process. In many instances, participants were able to refer Administration to additional experts in their field with helpful information to contribute.

Administration heard through the interviews many distinct recommendations on how to reduce barriers to Low Impact Development. Of the many recommendations, four essential themes emerged which provide high level guidance on how to reduce and minimize barriers to Low Impact Development:

1. Clear regulations
2. Improved process clarity
3. Ease of design
4. Increased awareness

These themes informed the work being undertaken by Administration for Action 12 and include the proposed amendments to Drainage Bylaw 18093 which help to address the need for clear regulations.

Budget/Financial

The proposed bylaw amendments are focused and specific, intended to help enable Low Impact Development with updated regulation, but do not have specific budget implications.

Corporate Outcomes and Performance Management

Corporate Outcome: Edmonton is an environmentally sustainable and resilient city			
Outcome	Measure	Result	Target
Reduced contamination to North Saskatchewan River Watershed	Watershed Contaminant Reduction Index	Goal achieved. 7.6 Reduction index.	6.9 Reduction index by December 2019

Attachments

1. Bylaw 19512 Drainage Bylaw Amendment No.2
2. Markup and Rationale

Others Reviewing this Report

- M. Persson, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- C. Owen, Deputy City Manager, Communications and Engagement
- G. Cebryk, Deputy City Manager, City Operations
- J. Meliefste, Acting Deputy City Manager, Integrated Infrastructure Services
- B. Andriachuk, City Solicitor