

# Draft Development Servicing Bylaw No. 8145

Council Workshop, May 23, 2017

Presented by Andy Bell, P.Eng.

11 slides



# Subdivision and Servicing Requirements

Land development relies on municipal infrastructure & services:

- Roads, potable water, sanitary sewers, storm sewers, lighting, sidewalks, bike lanes, boulevards and similar
- The Local Government Act enables local governments to establish standards for these works



# Existing Development Servicing Bylaw 7388

- Regulates and requires infrastructure
- Adopted Nov 2005
- Many standards out dated or redundant



# Draft Development Servicing Bylaw 8145

- Regulates and requires infrastructure
- Requirements and standards amended to:
  - meet industry best practices
  - meet District's evolving needs
  - Provide certainty for staff, applicants & consultants

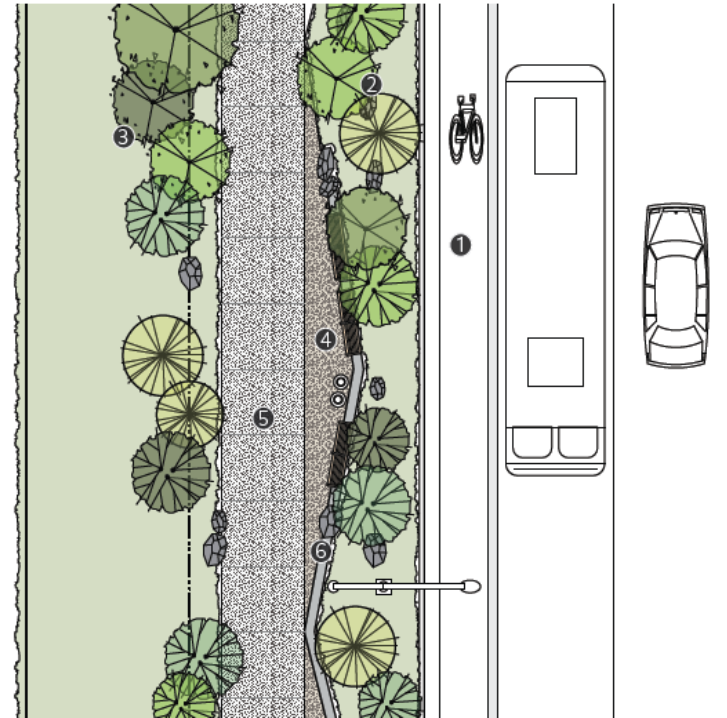
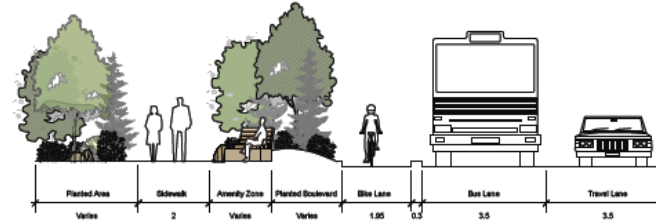
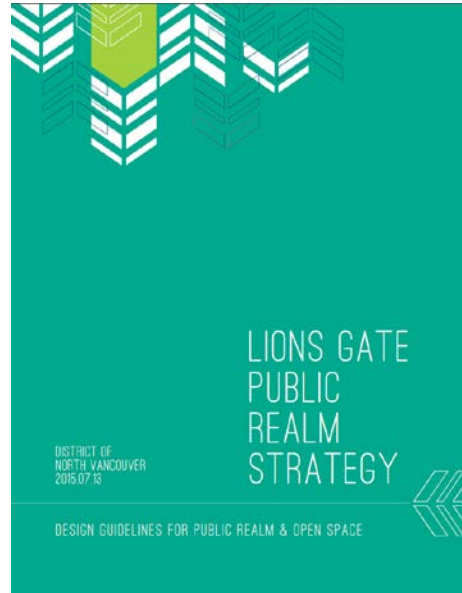




# Bylaw Supports Many Objectives



LOWER LYNN TOWN CENTRE  
IMPLEMENTATION PLAN



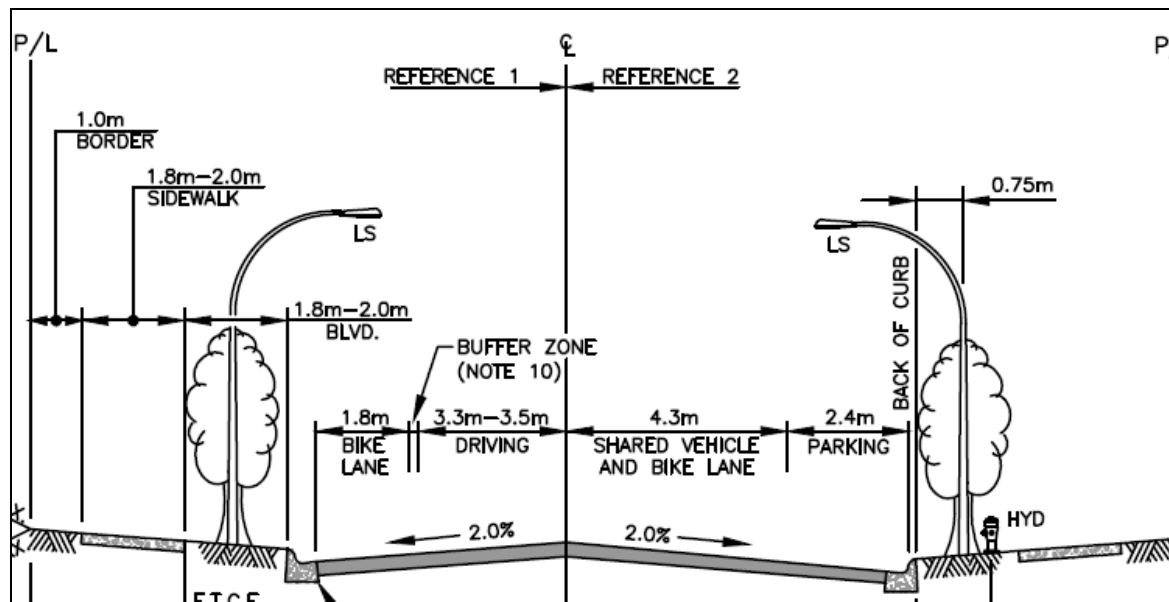
# Cycling, Walking & Green Infrastructure



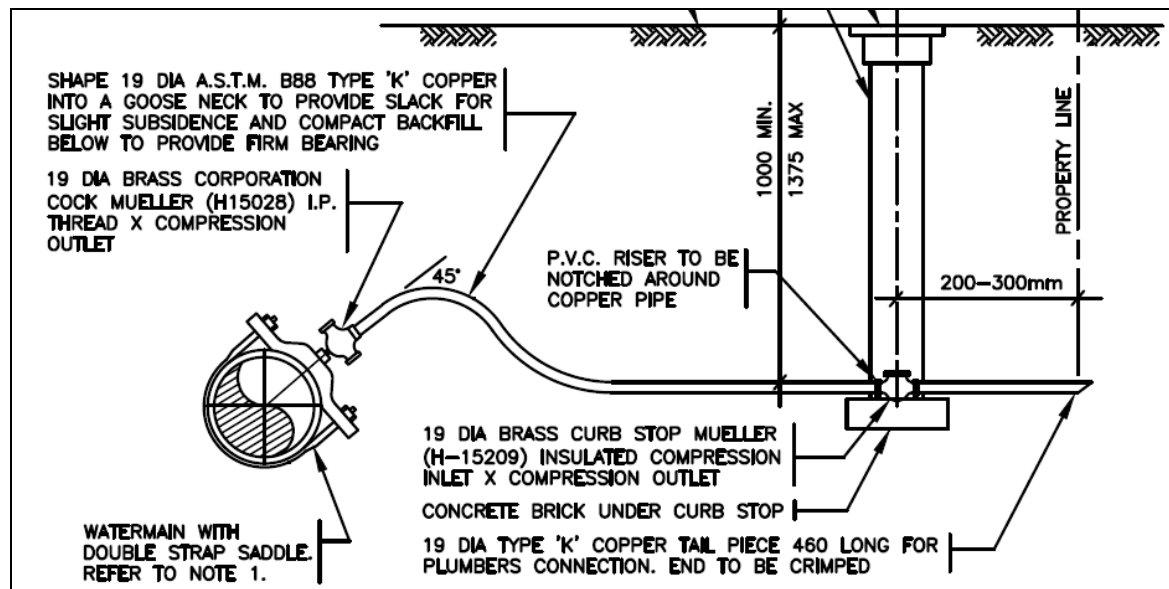


# Transit & Street Furniture





Typical Road Cross Section



Single Family Water Service





# Infrastructure Standards

- Master Municipal Construction Documents Association (MMCD) :
  - Design Guidelines 2014
  - Specifications and Standard Detail Drawings (included in Platinum Edition Volume II, 2009)
- Schedule A supplements these documents to make them relevant to the District
- MMCD documents are used throughout the Metro Vancouver Lower Mainland



# Public Input - General

- Staff user groups
- Stakeholder & industry consultation
- Items addressed
  - Flexibility (Alternative Service Standards)
  - Applications in Process
  - Requirements vs Guideline
  - Future Changes: Stormwater (ISMP)



# Conclusion

- Timely & needed update
- Industry wide best practice design & construction standards
- Standards support Town Center and District wide infrastructure goals
- Standards tailored to meet the District's varied topography and ground conditions

