

Draft Development Servicing Bylaw No. 8145

Council Workshop, May 23, 2017

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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

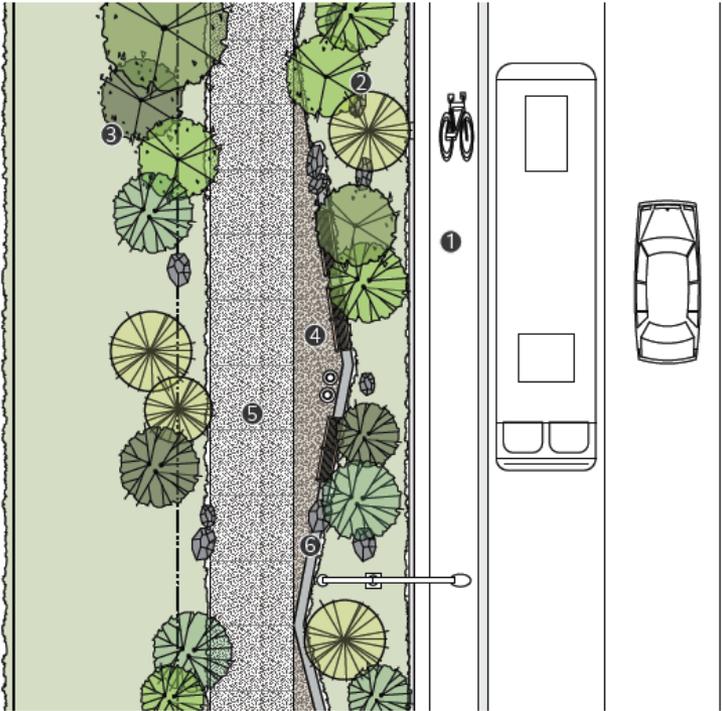
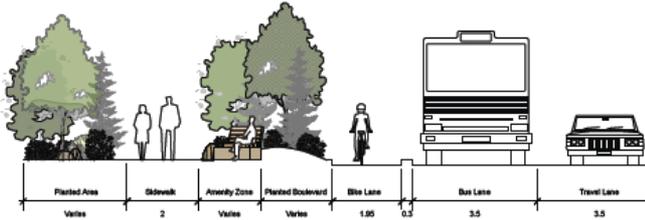
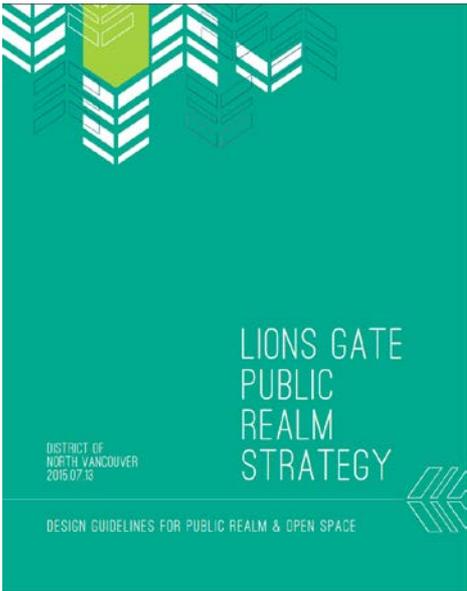
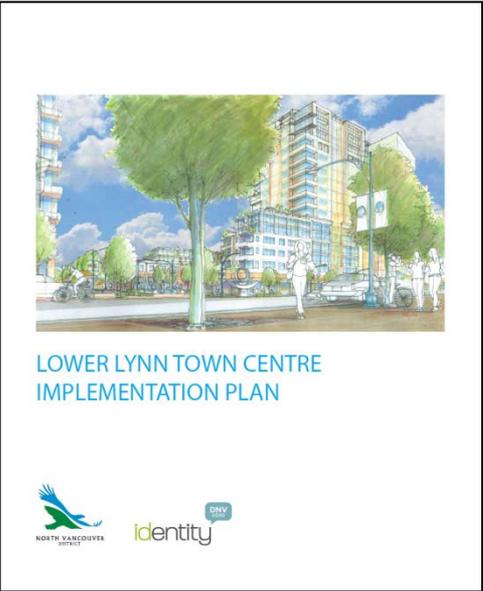


Draft Development Servicing Bylaw 8145

- 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

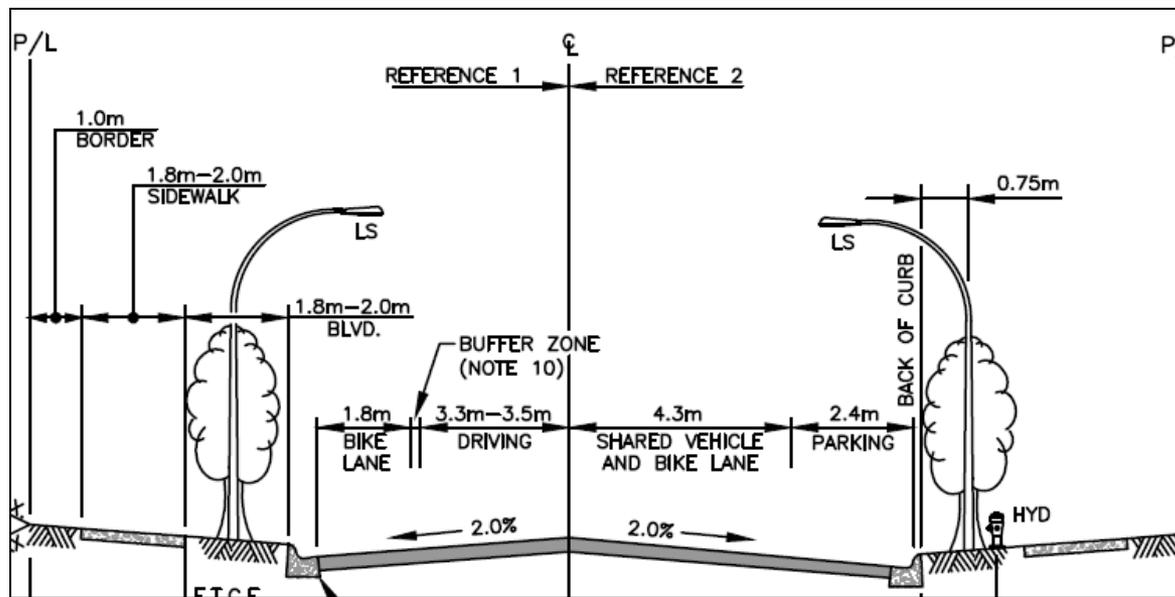


Cycling, Walking & Green Infrastructure

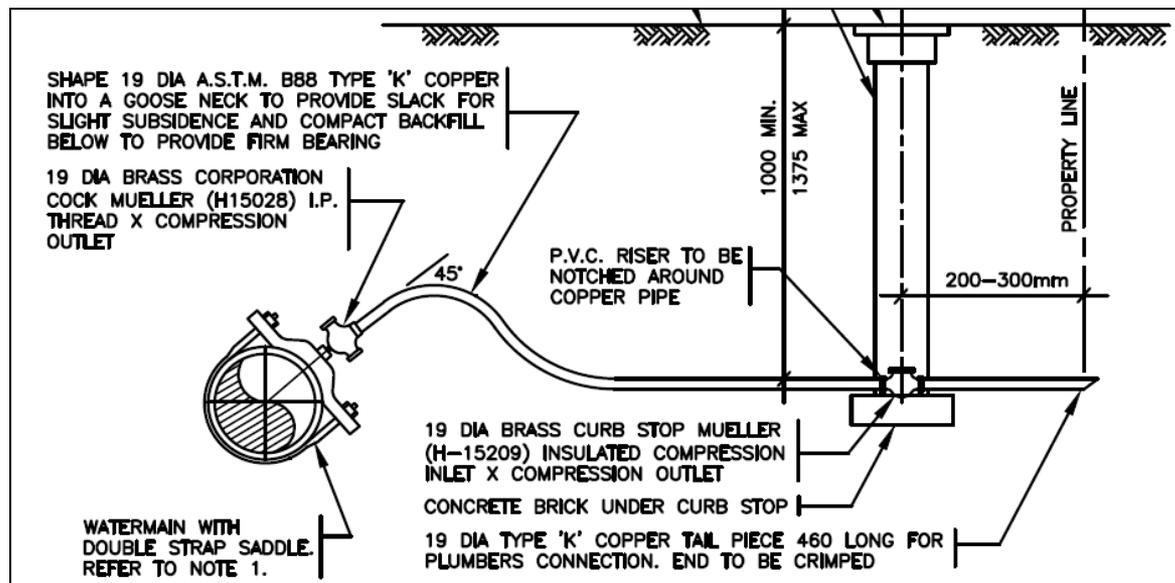


Transit & Street Furniture





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

