
CITY OF KELOWNA

MEMORANDUM

Date: July 23, 2002
File No.: 3900-20 Subdivision Bylaw
To: City Manager
From: Director of Works and Utilities
Subject: Subdivision Bylaw Updates

RECOMMENDATION:

THAT the recommendations regarding rear lot sewer grades and asphalt requirements as outlined in the report from the Director of Works & Utilities dated July 10, 2002 be approved by Council;

AND THAT Bylaw No. 8847 – Amendment No. 8 to Subdivision, Development & Servicing Bylaw be advanced for reading consideration by Council.

AND FURTHER THAT Council approve amendments to Council Policy 266.

DISCUSSION:

At the April 22, 2002 Regular Meeting of Council, Council considered amendments to the Subdivision Bylaw 7900. Council reviewed and received information on 7 items that were still in dispute between City staff and the Urban Development Institute (UDI). Of the 7 items 2 were left outstanding awaiting more information. The purpose of this report is to provide more information on these two items and seeking Council approve to move forward with amendments to Bylaw 7900.

- 1) Rear Lot Sewer Grades – The dispute in regards to this matter relates to ability of maintenance staff to access the manholes for cleaning. City staff requested a maximum grade of 12% to allow for cleaning equipment to reach each manhole. UDI felt that this requirement is unnecessary. Following Council's consideration of this item City staff took two actions. Firstly staff drafted further changes to the Bylaw requirements to provide more flexibility to the developer in designing the sewer system. The recommended changes allow the developer the option to install sewage pumps for basement floors as long the main floor is served by gravity. This eliminates the need for rear lot sewers in some scenarios. City staff also conducted two field tests on existing rear lot sewers. In both cases problems were encountered. In the first case the sewer cleaner could not travel through the pipe successfully due to grades involved. In the other case, cleaning would have resulted in property damage to landscaping of the homeowner. Other locations were considered and similar constraints were found. As a result of these findings the City will undertake further review of policies for rear lot sewers this winter including the enforcement of right of way obligations. A follow-up report to Council will be submitted early in 2003 with findings and recommendations. Therefore Council is requested to support the changes to the bylaw as proposed at this time. Further changes may be brought forward following this review and additional UDI input.

- 2) 4 inches of asphalt requirement – The Subdivision Bylaw requires 4 inches of asphalt on new arterial and collector roadways as part of achieving a road standard capable of handling the traffic loads projected over the 20-year period. During the Council discussion there was general support for 4 inches of asphalt on the arterial roadways but concern that it was not justified on collectors. Transportation staff has done a further review including additional independent geotechnical engineering advice. The results of the review identified that on roads that are expected to be carrying truck and transit bus traffic the loading on the roadway is such that 4 inches of asphalt is required if a 20-year life expectancy is expected from the roadway. On this basis staff continue to recommend the 4 inches of asphalt requirement for both arterials and collectors since it is recognized that with the City's transit objectives most if not all collectors will carry transit traffic. Since there is a community benefit of roadways capable of handling transit buses and other heavy vehicles for a 20 year period without significant upgrade staff will be providing financial options to Council to deal with the cost of the 1 additional inch of asphalt as part of the 20-Year Servicing Plan and DCC updates. Staff continues to work on a financial plan for 20-Year Servicing Plan and will be presenting it when detailed analysis is completed.

Council is also requested to approve changes to Council Policy 266. This policy identifies the approved product list used by the City, Water Districts, developers, engineers, and contractors. The changes proposed are recommended by the Kelowna Joint Water Committee based on new products and field experience with existing products.

The many changes recommended to the Subdivision Bylaw improve the ability of all parties in dealing with new development in this community. It is the first major update since the complete overhaul of the Bylaw is 1998. Amendments to the Bylaw will continue to be brought forward as new information, technology, or community interests identify needs and opportunities.

John Vos, Director of Works and Utilities

Attachment

cc. Development Engineering Manager
Wastewater Manager
Transportation Manager