

Report to Council



Date: March 07, 2012
File:
To: City Manager
From: Steve Muenz, Development Engineering Manager
Subject: Subdivision, Development and Servicing Bylaw 7900 Amendment

Recommendation:

THAT Council receives, for information, the report from the Development Engineering Manager dated February 29, 2012, with respect to amending the Subdivision, Development and Servicing Bylaw 7900 to improve facility designs, incorporate updated Hillside Street Standards and allow usage of the MMCD Platinum Edition Volume II, Printed 2009;

AND THAT Bylaw No. 10640 being Amendment No. 15 to the Subdivision, Development and Servicing Bylaw 7900 be advanced for reading consideration.

Purpose: To amend the Subdivision, Development and Servicing Bylaw 7900 Design Standards to improve facility designs, to incorporate updated Hillside Street Standards and allow usage of the MMCD Platinum Edition Volume II, Printed 2009.

Background: Amendments to the Subdivision, Development and Servicing Bylaw 7900 is an ongoing process. The changes and additions will enhance design standards for improved operations.

Major amendments in this report include:

- 1) Adoption of the latest edition of the Master Municipal Construction Documents (MMCD). This amendment directs staff and the Development Community to use the MMCD Platinum Edition Volume II, Printed 2009. The MMCD provides a standard contract document for municipal infrastructure projects. The MMCD Standard Specifications and Drawings have become widely accepted across British Columbia as the Tendering and Contract Administration tools for municipal infrastructure projects. The City of Kelowna was one of the participants that developed the original MMCD documents and the collective perspectives of Government, Consultants, Contractors, and Owners have been combined in the MMCD to create a fair, equitable solution for contract delivery.
- 2) The City's Subdivision, Development and Servicing Bylaw contains supplemental specifications to the Gold edition which need to be updated to align with the Platinum edition. The City formed a working group in early 2011 with representation from many departments (Purchasing, D&CS, Operations, Development Services). The working

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group reviewed the Platinum version and made the necessary changes to the Subdivision, Development and Servicing Bylaw so that the two documents were compatible and the contract documents were consistent with City standards.

- 3) Amendments to the Hillside Standards: The City of Kelowna commissioned UMA Engineering Ltd. (Now AECOM), in 2006, to review whether hillside development projects were meeting the City's objectives being: aesthetically pleasing, functionally appropriate and environmentally sensitive. A report was prepared in the fall of 2006, which considered the effectiveness and appropriateness of past practices and regulations, to determine if hillside projects were attaining the desired results. The Hillside Development Audit contains specific recommendations which were unanimously adopted by City Council in October 2006. AECOM was engaged to assist staff with preparing an implementation strategy. Since new Hillside Guidelines were adopted by the City in the fall of 2009, staff have been working to implement many of the other recommendations made in the Hillside Audit. The some of the following changes to the City's Subdivision and Development Servicing Bylaw No.7900 are related to the Hillside Audit Implementation process. It is also important to note that new Official Community Plan policy direction has been structured to complement Hillside Development Guidelines and related bylaw changes.

Proposed updates relating specifically to hillside development include:

- decreased minimum design speeds for some road types
 - street tree placement
 - hillside cul-de-sac, lane, utility access road design standard updates
 - Rear yard sewer servicing standards update
- 4) Minor revisions to the Subdivision, Development and Servicing Bylaw Design Standards are recommended.
- As to sanitary sewers, design considerations were made clearer, additional cover over the pipe is suggested so as to ensure that the absolute minimum is achieved and it is recommended that Brooks Boxes be placed over all sanitary sewer inspection chambers so as to limit damage and ease in the location of these chambers.
 - Kiosks/Laminate Wrapping requirements on above ground utility boxes.
 - Buried pipe location marking. Required to ensure that all City utilities - sanitary sewer, watermains and storm sewer - in off-road Statutory Right-of-Ways are marked with metallic marking tape.

All concerned City Departments, Utility Companies, Urban Development Institute, Canadian Homebuilders Association, and the Consulting Engineers of BC were involved in this proposed amendment.

Internal Circulation:

Design and Construction
Utility Services
Infrastructure Planning
Office of the City Clerk
Purchasing Branch
Subdivision Approval Branch
Building & Permitting Branch

Existing Policy:

To be amended

Financial/Budgetary Considerations:

No increase cost to the City

External Agency/Public Comments:

Utility Companies, Urban Development Institute, Canadian Homebuilders Association, and the Consulting Engineers of BC were involved in this proposed amendment.

Communications Comments:

Changes will be made to the applicable documents and posted on the Web site.

Legal/Statutory Authority:

Local Government Act
Land Title Act

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements:

Personnel Implications:

Alternate Recommendation:

Submitted by:


S. Muenz, Development Engineering Manager

Approved for inclusion:



(the department director initials here)