



City of  
**Kelowna**

# Subdivision, Development and Servicing Bylaw Update to Construction Stds.

August 26<sup>th</sup>, 2024



# Overview

- ▶ What is the SDS Bylaw 7900?
- ▶ Why modernize the bylaw?
- ▶ Proposed amendments
- ▶ Partner engagement

# Subdivision, Development and Servicing (Bylaw 7900)

- ▶ Sets out subdivision application procedures
- ▶ Provides Design and Construction Standards for works and services
- ▶ Applicable to developer and City led projects,



# Updates Completed and Planned

- ✓ Schedule 5 & 6 – Construction Stds (today's report)
- ✓ Sanitary Sewer Design
- ✓ Drainage Design
- ✓ Water Design
- ✓ Approved Products list
- ✓ Drawing Standards
- ✓ Electrical, Street Lighting & Signals Design
- ✓ Transportation Design
- ▶ Landscaping & Irrigation
- ▶ Hillside Development Standards



# Objectives of Current Update

- ▶ Schedule 5 - Supplementary Specifications and Supplementary Detail Drawings
- ▶ Schedule 6 – Adopt latest MMCD (2019)
- ▶ Living Document





# Background

- ▶ The City of Kelowna is a sponsoring member of the MMCD
- ▶ The MMCD Association is a non-profit society, founded in 1995 and supported by BC municipalities, consulting companies and contractors.
- ▶ Their mandate is to provide and maintain construction documents for municipal infrastructure in BC,
- ▶ Over 90 municipalities use the MMCD on a regular basis,
- ▶ The City utilizes the MMCD contract and specifications, along with Kelowna specific supplementals to reflect local preferences and practices.



# Highlights of this Update

- ▶ Construction standards to reflect and align with latest edition of MMCD.
- ▶ New sections for Traffic Control, Environmental Protection and Tree Preservation,
- ▶ New specifications for the increased use of recycled concrete and asphalt for road building,
- ▶ New specifications for quality control testing requirements for road building, asphalt and concrete.
- ▶ New Roadway Lighting and Traffic Signal sections and Standard Drawings,
- ▶ Major updates to the irrigation system requirements for City owned systems,
- ▶ General updates to some of the Standard Drawings to reflect current practices.

# Partner engagement

- ▶ Urban Development Institute – Okanagan
  - ▶ Representing developers and consultants
- ▶ Civil Contractors
  - ▶ EAC, Peters Bros., Lafarge, CGL, Copcan, R&L
- ▶ City Departments
  - ▶ Road, Parks and Utility Operations
  - ▶ Integrated Transportation, Utility Planning, Parks Planning
  - ▶ City Construction Staff







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# Questions