



Corporate NO: R092

Report COUNCIL DATE: May 13, 2002

REGULAR COUNCIL

TO: Mayor & Council **DATE: May 8, 2002**

FROM: General Manager, Engineering **FILE: 3900-20 (8830)**
0340-20 (DC)

SUBJECT: Subdivision & Development By-law - Engineering Design Criteria Update

RECOMMENDATIONS

1. That the Subdivision & Development By-law, 1986, No. 8830, be amended to incorporate the updated design criteria and construction standards, as generally documented in Table 1 attached to this report; and
2. That the amended By-law be brought forward for the required readings.

INTENT

To seek Council's approval of the revised Design Criteria and Standard Construction Documents.

DISCUSSION

Subdivision & Development By-law, 1986, No. 8830, lays out the criteria and standards for the design and construction of municipal infrastructure in the City of Surrey for both Land Development projects and the City's capital work. The Design Criteria and Standard Construction Documents are schedules to the By-law and, consequently, need Council approval for amendments. Generally, an update is done every two years.

In June 2001, the City invited the internal and external users of these documents to submit proposed changes for review. As well, an ad-hoc sub-committee of the DAC met with staff to provide their input.

Of the feedback received, most were housekeeping changes to add clarity or to correct and update references. The most significant changes are highlighted in the attached table. As well, more cost-saving measures were introduced to lower the impact on the development industry and the City's capital program.

With the intensity of the review and the volume of feedback, the Design Criteria and Standard Construction Documents are now considered balanced documents that meet the needs of the City relative to infrastructure maintenance and operations while optimizing the capital cost of construction to the land development industry and the City's taxpayers and ratepayers.

Paul Ham, P. Eng.

General Manager, Engineering

PH/MD:brb

Attachment

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TABLE 1

Proposed Changes to Engineering Design Criteria and Supplementary Specifications (2002)

Proposed Change	Issue	Resolution
General		
Adoption of MMCD "Gold" Book	New Master Municipal Construction Documents have been issued and are in general use by the construction industry regionally.	Gold book to be adopted. Differences between Red book and Gold book are minor and generally positive by adding clarity.
Sewer		
Sanitary sewer seismic criteria	Certain areas of Surrey require special treatment due to seismic volatility.	New criteria to be adopted. Limited to areas such as Bridgeview, Crescent Beach and Cloverdale Town Center.
Low pressure sewer system guidelines	Criteria required for low pressure sewer systems	Guidelines drafted for designers. Offers more flexibility for sanitary sewer servicing below regional trunks.
Odour control at interface with regional trunk sewers	Odour is a problem when subdivisions or lots connect directly to the regional trunk	P-traps will be required at these connections
Drainage		
Condense drainage section to provide more criteria and less theory.	Existing drainage section is very comprehensive and requires significant effort to determine design criteria.	Some sections were re-written. Major re-write proposed for 2003/2004.
Allow infill areas to use old criteria	Applying new criteria in old areas can be challenging for designers	City has to balance level of service in existing areas against difficulty for

		redevelopment. The City does evaluate alternate solutions on a case-by-case basis.
Reduce MBE from 600mm to 300mm over 100 year storm	300mm is generally used in the region	Wording left as is but flexibility added.
Transportation		
Allow rollover curbs in SFD areas	Challenging to coordinate driveway locations at subdivision	This item has been dealt with exhaustively by the DAC and continues to be reviewed. Status quo to be maintained except that rollover curb will be permitted to RH(G) and larger lot residential zones.
Re-write traffic section	Many of the MMCD standards are satisfactory and there is no need have a different standard	New section written. Many drawings eliminated.

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