

VISION MANDATE:

To ensure the provision of sustainable infrastructure and utilities necessary for the health, safety and enhanced quality of life for the City Centre community.

- **“Build Community”:** By undertaking improvements that:
 - address the need for new water mains that will meet current and future water and fire flow demands, and address pipe age/ material replacement requirements;
 - replace existing sanitary sewers, pump stations and force mains to meet the demands of growth;
 - address undersized storm sewers, pump stations, ditches, open channels and outfalls to meet the City’s drainage design standards and the demands of growth.
- **“Build Green”:** By pursuing infrastructure and utility improvements in a manner which demonstrates engineering and environmental leadership, and allows for adaptability to climate change impacts (e.g., sea level rise, increased groundwater levels, increased rainfall intensities).
- **“Build Economic Vitality”:** By ensuring that as the City Centre continues to grow, infrastructure and utilities are replaced, upgraded, extended and improved in a sustainable, innovative and cost-effective manner.
- **“Build a Legacy”:** By continually updating the City’s water, sanitary sewer, storm drainage and other infrastructure and utility models and data to reflect new technologies and address new issues and priorities.

2.9 Infrastructure & Utilities

ISSUE:

Infrastructure and utilities are an integral part of the City Centre. They include water, sanitary sewer, storm drainage, street lighting, solid waste removal, recycling, hydro, natural gas, telephone, cable, etc.

Some of this infrastructure and utilities are provided and maintained by the City; some are under the jurisdiction of other public or private companies.

The infrastructure and utilities in the City Centre must be continually upgraded for the benefit of existing development and to service new development.

In doing so, the City must work in cooperation with both private interests and the public to ensure that these services keep pace with the demand.

Some of the issues facing the City and development in the City Centre include:

- ensuring the timely construction of infrastructure and utilities. This may require one or more developers to partner together to undertake large scale improvements;
- coordinating the construction of infrastructure and utilities. This may require multiple agreements to reimburse developers that front end works that service others;
- the public and private utility companies have their own capital plans which are to be coordinated with the City’s plans (e.g., hydro upgrades, natural gas improvements, telephone services, the provision of cable);
- the availability of Development Cost Charge (DCC) funds. The City Centre is only part of a larger DCC Program. Competing demands for DCC funds may challenge City resources;
- relocating the Metro Vancouver sanitary sewer main located on River Road between Sea Island Way and Hollybridge Way in order to facilitate the development of the waterfront.

OBJECTIVE:

To improve the infrastructure and utilities in the City Centre in a cost-effective, socially responsible and environmentally sound manner to service both the existing population, new development and projected population growth.

POLICIES	
2.9.1 City Services	
a)	Coordination of City Services & Other Utilities Coordinate the planning, development, construction, funding and operation of City infrastructure (e.g., watermain systems, sanitary sewer and stormwater drainage) and other public or private utilities in order to achieve community objectives for the City Centre such as a high quality urban character and to promote advancements and innovations in sustainable infrastructure and utility standards.
b)	Immediate Needs & Projected Growth Provide adequate capacity, and related management strategies and systems, to meet both the immediate needs and projected growth of the City Centre to its ultimate build out capacity (120,000 residents by year 2100).
c)	Sequence Services Sequence upgrades and implementation to coincide with and support development in the City Centre, (e.g., that changes in land use be cost effective, be co-ordinated with private development and meet the City's goals and objectives for the character of development).
d)	Minimize Impact Develop and operate City services and their associated facilities to minimize impacts, on local livability and to complement the urban character and City Centre identity.
e)	Cost Recovery Prescribe development and maintenance cost recovery standards, including requirements for private development, which are practical and affordable to both the City and the private sector.
f)	Underground Utilities Over time, public and private utilities, such as hydro, telephone, cable and gas, will be located underground in road or other rights-of-way in the City Centre.
g)	Metro Vancouver Sanitary Sewer Engineering and Public Works will work with Metro Vancouver and the development community, to relocate the sanitary sewer main on River Road between Sea Island Way and Hollybridge Way in order to facilitate the development of the waterfront, to raise the elevation of the land to dyke levels and to relocate River Road to the Canadian Pacific Railway corridor.
h)	Climate Change Adaptation Engineering, with the Sustainability Office, will conduct an integrated review periodically to incorporate new knowledge and implement strategies pertaining to sustainability and climate change impacts into infrastructure and utility planning.
i)	Advance Environmentally Responsible Servicing Engineering and Public Works work with the Sustainability Office, to explore demand-side management opportunities to reduce pressure on City infrastructure, utilities and natural resources, including setting performance targets and actions to reach targets. Also, explore opportunities to integrate infrastructure with natural systems to reduce costs and environmental impacts and seek opportunities to pilot innovative and environmentally sustainable infrastructure projects.