



Corporate Report

NO: R118

COUNCIL DATE: June 26, 2006

REGULAR COUNCIL

TO: Mayor & Council DATE: June 16, 2006
FROM: General Manager, Engineering FILE: 5340-30
SUBJECT: Amendment - Sewerage Area Boundary for Properties 14215 and 14241
Crescent Road, and 3651 Elgin Road

RECOMMENDATION

The Engineering Department recommends that Council approve and recommend to the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board the inclusion into the GVS&DD Fraser Sewerage Area the following properties, as shown in Exhibit One.

- (a) 14215 Crescent Road: District Lot 166, Section 28, Township 1, NWD Parcel B of TL 18, Plan Ref. 10364, PCL B of Timber Lot 18.
- (b) 14241 Crescent Road: Block TL 18, Section 28, Township 1, Plan 16759, NWD Parcel D, Part NE 1/4.
- (c) 3651 Elgin Road: District Lot 166, Section 28, Township 1, NWD Parcel F of TL 18, Plan Ref 16889, Part NE 1/4, PCL F of Timber Lot 18.

INTENT

To align the Fraser Sewerage Area (FSA) with the City's Official Community Plan (OCP).

BACKGROUND

GVS&DD has established four Sewerage Areas in GVRD: North Shore, Vancouver, Lulu Island West and Fraser Sewerage areas in accordance with the GVS&DD Act. Surrey falls inside the Fraser Sewerage Area (FSA) that is serviced by the Annacis Island Treatment Plant.

Sewerage and Drainage Area boundaries are occasionally amended by the GVS&DD Board in accordance with GVS&DD Act. GVS&DD has an established policy that the District only accepts requests from its member municipalities, by Council resolution, for amendment to the boundaries.

The GVS&DD has also developed a set of considerations to be examined before decisions are made. The considerations are: financial impact; technical and operational impact, land use compliance, service levels impact, local and community interests, and regional interests.

DISCUSSION

The owners of the properties 14215 and 14241 Crescent Road, and 3651 Elgin Road have requested that their lots be included in to the FSA. The properties are outside the ALR and the GVRD Green Zone. A rezoning from A-1 and RA zone to CD (72 Unit Single Family Detached Residential Complex – Bare land strata) is in its third reading. Currently, these lots are outside the FSA.

In accordance with the City Policy H-48, Engineering reviews the applications and the considerations are as follows:

Technical and Operational:	No capacity issue.
Land Use Compliance:	A rezoning from A-1 and RA to CD is in its third reading. Properties are outside the Agricultural Land Reserve and the GVRD Green Zone.\
Service Levels:	No impact to the City Sewer System.
Local and Community Interests:	In line with the City OCP; outside the ALR.

CONCLUSION

The owners of these properties are requesting inclusion in the FSA. A rezoning from A-1 and RA to CD is in process. These lots front City sewer main. As there is no significant impact due to the extension of the FSA boundaries, we support the requested extension of the FSA boundaries to include the subject properties.

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General Manager, Engineering

PH/RL/rdd/jp/brb
Attachment