



Corporate Report

NO: R054

COUNCIL DATE: April 14, 2008

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **April 10, 2008**
FROM: **General Manager, Engineering** FILE: **5340-30**
SUBJECT: **Amendment - Sewerage Area Boundary**
Properties 3685 & 3695 - 152 Street and 17912 & 17918 Old Yale Road East

RECOMMENDATION

The Engineering Department recommends that Council endorse an application to the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board for the inclusion of the following properties into the Fraser Sewerage Area (FSA):

- 1. 3685 - 152 Street / PID 011-266-376**
Section 27, Township 1, Plan 8517, New Westminster District, Parcel A of Lot 1, Part NE $\frac{1}{4}$, Except Plan 43213 & B/L Plan 61031, Parcel A, Reference Plan 8517.
- 2. 3695 - 152 Street / PID 006-718-141**
Lot 7, Section 27, Township 1, Plan 43213, New Westminster District, Part NE $\frac{1}{4}$ Except Plan PCL E (By-law Plan 61032).
- 3. 17912 Old Yale Road East / PID 013-230-034**
Section 17, Township 8, Plan 3573, New Westminster District, Parcel D, Part N $\frac{1}{2}$ of NW $\frac{1}{4}$ Except Plan Part on BCP 14027.
- 4. 17918 Old Yale Road East / PID 013-229-991**
Section 17, Township 8, Plan 13997, New Westminster District Parcel H, Part N $\frac{1}{2}$ of NW $\frac{1}{4}$, Portion of PCL D (RP 3573).

INTENT

The purpose of this report is to seek Council's approval to forward an application to the GVS&DD for a minor expansion of the Fraser Sewerage Area (FSA) to rationalize the boundary and include four parcels of land that require sanitary sewer service to support new development.

BACKGROUND

The GVS&DD has established four Sewerage Areas in Metro Vancouver; being the North Shore, Vancouver, Lulu Island West and Fraser Sewerage areas, all in accordance with the GVS&DD Act. Surrey falls in the Fraser Sewerage Area that is serviced by the Annacis Island Treatment Plant.

The GVS&DD Board, in accordance with the GVS&DD Act, may amend sewerage and Drainage Area boundaries. The GVS&DD has an established policy that it only accepts applications for amendment to the boundaries from its member municipalities by Council resolution.

The GVS&DD has also developed a set of considerations that are to be evaluated before a decision regarding a boundary adjustment is made. The considerations are: technical and operational impact, land use compliance, service levels impact, local and community interests, and regional interests.

DISCUSSION

3685 and 3695 - 152 Street

The owners of the properties at 3685 and 3695 - 152 Street (see attached Appendix I) have requested the inclusion of these properties into the FSA. The properties are not in the Agricultural Land Reserve (ALR) or the GVRD Green Zone. A rezoning application is in process for the subject properties, which if approved would rezone the properties from the RA and A-1 zones to the CD and RF zones (File No. 7907-0154-00), and which would permit the development of an apartment complex in accordance with the Rosemary Heights West Neighbourhood Concept Plan (NCP). The rezoning by-law received third reading on March 31, 2008.

In accordance with City Policy H-48, Engineering staff has reviewed the application and the related considerations, and reports as follows:

Technical and Operational: The City's sanitary sewer system and the GVS&DD system have adequate capacity to support the proposed development.

Land Use Compliance: The subject properties are designated urban under the OCP and the proposed development is in accordance with the approved Rosemary Heights West NCP land use plan. The properties are not in the ALR or the LRSP Green Zone.

Service Levels: The proposed development is in accordance with the Rosemary Heights West NCP servicing study and can be accommodated by the existing City sewer system.

Local and Community Interests: This application is consistent with the policies in the City's OCP and the Rosemary Heights West NCP and represents planned and orderly development of the City and the South Surrey community.

17912 and 17918 Old Yale Road

The owners of the properties known as 17912 and 17918 Old Yale Road East (see attached Appendix II) have requested that these properties be included into the FSA.

The property at 17912 Old Yale Road East is the subject of an application for rezoning from A-1 zone to CD, RC, and RF-12 (File No. 7907-0090-00) to allow subdivision of the lot into approximately 98 single family lots in conformity with the North Cloverdale West NCP. The application received third reading on December 19, 2007. The property at 17918 Old Yale Road East is the subject of an application to rezone the site to a CD zone (File No. 7907-0159-00) to create residential lots and a future townhouse development in conformity with the North Cloverdale West NCP. The properties are not in the ALR or in the GVRD Green Zone.

In accordance with City Policy H-48, Engineering reviewed the application and the related considerations and report as follows:

Technical and Operational: The City and GVS&DD sanitary sewer system have adequate capacity to support the proposed development.

Land Use Compliance: The subject properties are consistent with the OCP and with the North Cloverdale West NCP land use plan and policies. The properties are not within the ALR.

Service Levels: The proposed developments are consistent with the assumptions of the North Cloverdale West NCP servicing study and can be accommodated within the existing City sewer system with no adverse effects.

Local and Community Interests: The applications are consistent with the policies in the City's OCP and the North Cloverdale West NCP and represent planned and orderly development of the City and the North Cloverdale community.

CONCLUSION

Based on the above discussion, it is recommended that Council endorse an application to the GVS&DD to include the subject properties in the FSA.

Paul Ham, P.Eng.
General Manager, Engineering

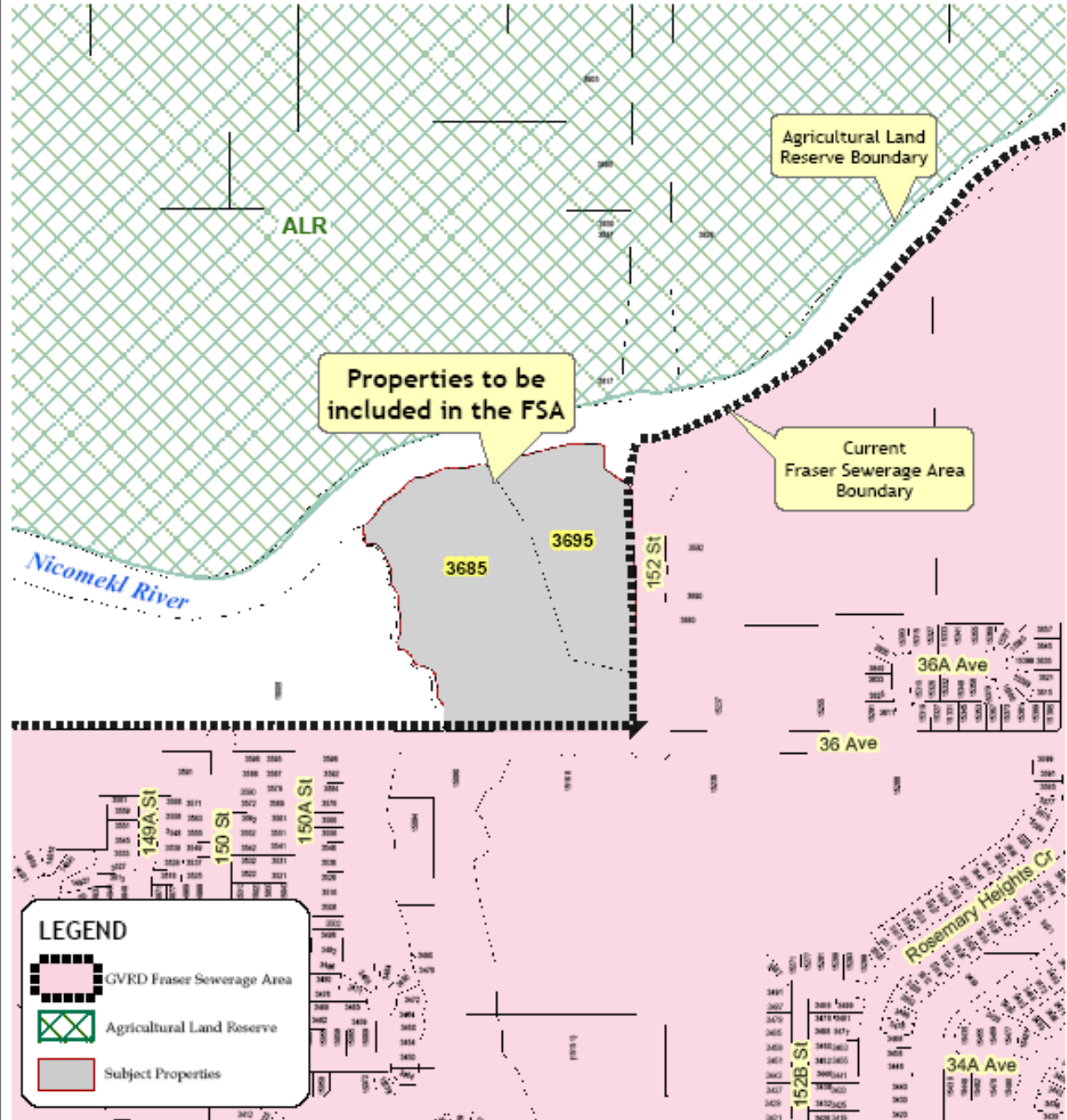
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Appendix I - Application for Inclusion to FSA: 3685 & 3695 – 152 Street

Appendix II - Application for Inclusion to FSA: 17912 & 17918 Old Yale Road

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APPENDIX I



PRODUCED BY ENGINEERING, GIS SECTION: April 8, 2008, JJR & CS



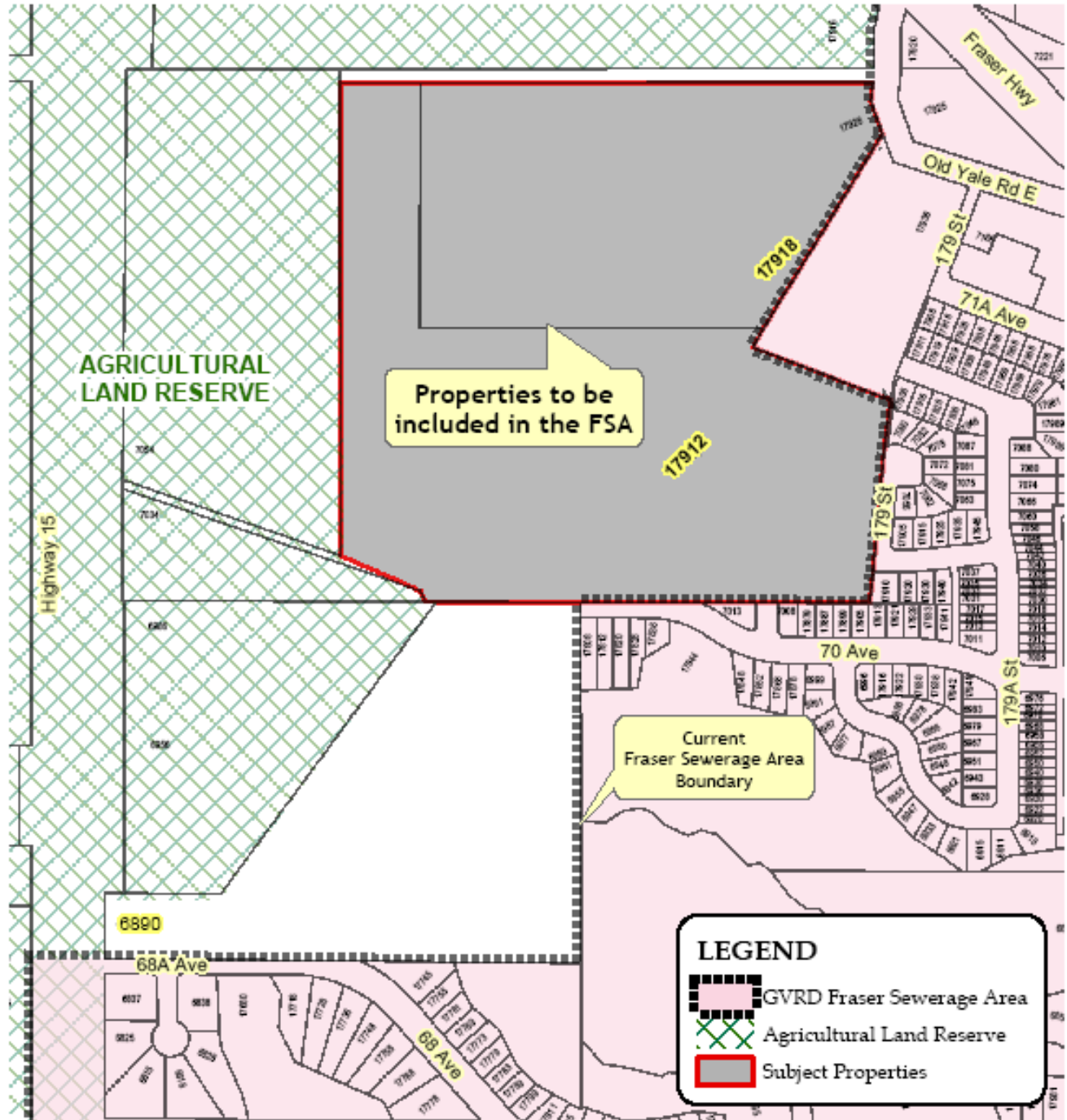
**APPLICATION FOR
INCLUSION TO FSA:
3685 & 3695 152 ST**

**ENGINEERING
DIVISION**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.
This information is provided for information and convenience purposes only.
Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

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APPENDIX II



PRODUCED BY ENGINEERING, GIS SECTION: April 8, 2008, JJR & CS



APPLICATION FOR INCLUSION TO FSA: 17912 & 17918 OLD YALE RD

ENGINEERING
DIVISION

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