

NO: **R174**

COUNCIL DATE: **OCTOBER 20, 2014**

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## **REGULAR COUNCIL**

TO: **Mayor & Council** DATE: **October 9, 2014**

FROM: **General Manager, Engineering** FILE: **5340-30 (FSA)**

SUBJECT: **Amendment to the Fraser Sewerage Area (FSA) Boundary to add the Property at 14605 Winter Crescent**

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## **RECOMMENDATION**

The Engineering Department recommends that Council:

1. Endorse an application to the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board for the inclusion of the property at 14605 Winter Crescent known as Plan 86721, Lot a, District Lot 165, New Westminster District Group 2 as shown in Appendix I, into the GVS&DD Fraser Sewerage Area (FSA); and
2. Direct staff to forward the application to the GVS&DD for consideration.

## **INTENT**

The purpose of this report is to seek approval to forward an application to the GVS&DD for an expansion of the FSA boundary to include the property at 14605 Winter Crescent.

## **BACKGROUND**

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

The GVS&DD Board, in accordance with the GVS&DD Act, may amend Sewerage and Drainage Area boundaries. By policy, the Board only accepts an application for an amendment to the boundary of a Sewerage Area from a member municipality if the application is supported by a resolution from the Council of the municipality within which the amendment is proposed.

The GVS&DD has also developed a set of considerations that are used to evaluate any such application before a decision is made. The considerations are:

- Technical and operational impact;
- Land use compliance;
- Service level impact;
- Local and community interests; and
- Regional interests.

## **DISCUSSION**

The owners of the property 14605 Winter Crescent (the “property”) as illustrated in the map attached as Appendix I, have requested to be included into the FSA. The property is outside the Agricultural Land Reserve (ALR), outside the GVRD Green Zone and within the Urban Containment Boundary. An application is in the process for rezoning from A-1 to CD based on RM-30 and RM-45 (File 7811-0165-00), to permit the development of 66 townhouse units and a 73 unit, four (4) story apartment building. The application received third reading on July 21, 2014.

The Engineering Department has reviewed the application in relation to City and GVS&DD considerations. The results are documented in the following sections:

### **Technical and Operational**

There are no anticipated negative technical or operational issues to the City’s sewer system or the GVS&DD’s sewer system.

The City’s sanitary sewer system has adequate capacity to support the proposed development.

### **Land Use Compliance**

An application is in process to amend zoning of the property in the City’s Official Community Plan from Suburban and Urban to Multiple Residential and to amend King George Highway Corridor Local Area Plan, 1995, to re-designate the land from Recreational Residential and Clustering at 8 units per acre to Townhouses and Apartments. The applications received the third readings at July 21, 2014. The property is outside the ALR.

### **Service Levels**

There are no anticipated negative impacts to the City’s sewer system or the GVS&DD’s sewer system.

### **Local and Community Interests**

The application is in line with City’s sustainability objectives to increase density and housing choice in close proximity to existing Frequent Transit Network.

## CONCLUSION

Based on the above discussion, we recommend that Council:

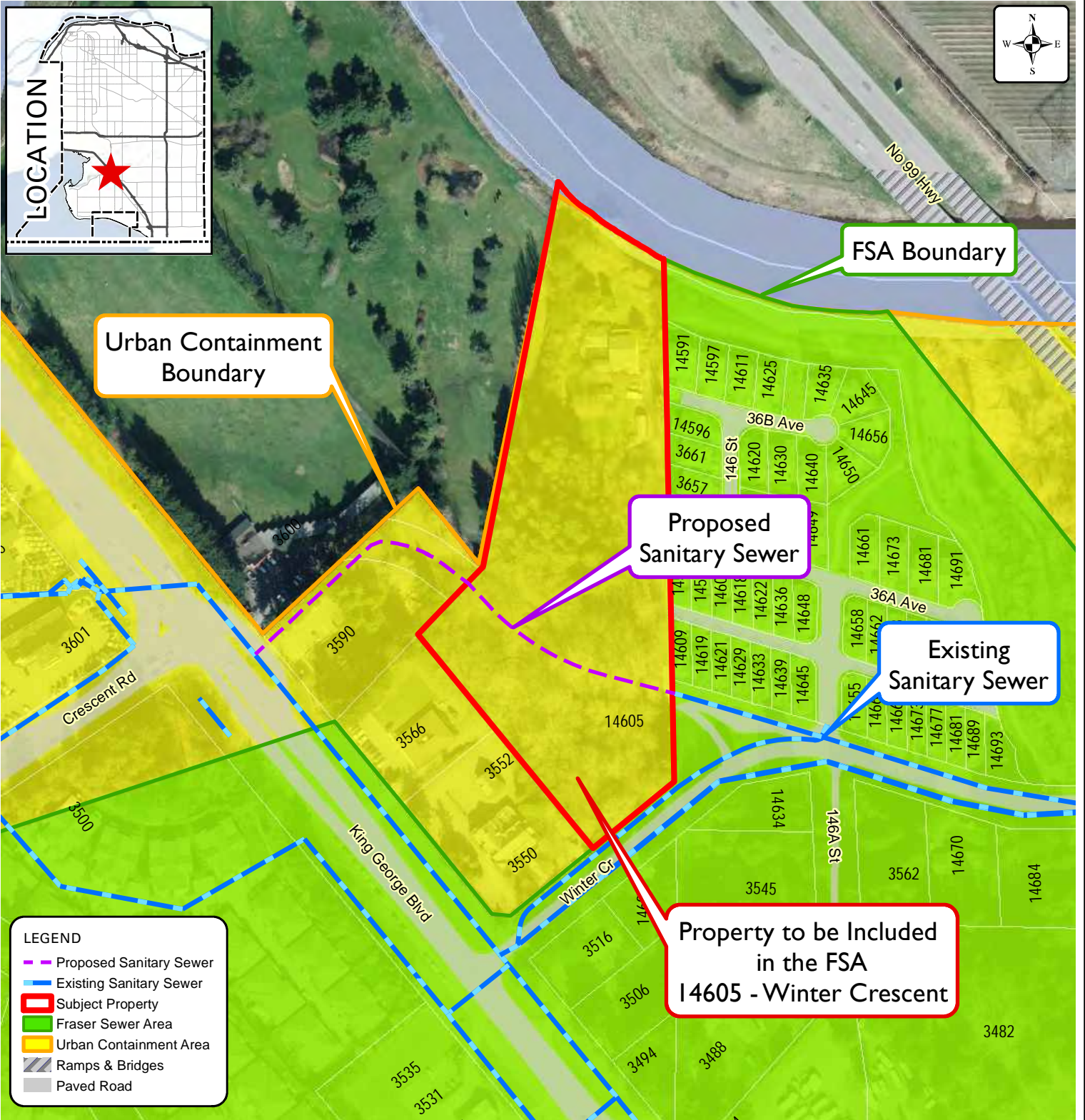
- Endorse an application to the Greater Vancouver Sewerage and Drainage District Board for the inclusion of the property at 14605 Winter Crescent known as Plan 86721, Lot a, District Lot 165, New Westminster District Group 2 as shown in Appendix I, into the GVS&DD Fraser Sewerage Area (FSA); and
- Direct staff to forward the application to the GVS&DD for consideration.

Fraser Smith, P.Eng., MBA  
General Manager, Engineering

JA/SM/ras

Appendix I - Aerial Photograph of Site

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 03-Oct-2014, EM9



Application for Inclusion to the FSA:  
14605 Winter Crescent

ENGINEERING  
DEPARTMENT