

NO: **R031**

COUNCIL DATE: **FEBRUARY 23, 2015**

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## **REGULAR COUNCIL**

TO: **Mayor & Council**

DATE: **January 30, 2015**

FROM: **General Manager, Engineering**

FILE: **5340-30 (FSA)**

SUBJECT: **Amendment to the Fraser Sewerage Area (FSA) Boundary to Add  
the Properties at 3616 Elgin Road and 14389 Crescent Road**

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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 3616 Elgin Road (known as Lot 1, Section 28, Township 1, New Westminster District Plan 47318) and the property at 14389 Crescent Road (known as Timber Lot 16, Section 28, Township 1, Except: Part Subdivided by Plan 51854, New Westminster District) into the GVS&DD Fraser Sewerage Area (FSA). The two (2) properties are shown in Appendix I; 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 properties at 3616 Elgin Road and 14389 Crescent Road.

## **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 at 3616 Elgin Road ("Property A") have requested to be included into the FSA. Property A is outside the Agricultural Land Reserve (ALR), outside the GVRD Green Zone and within the Urban Containment Boundary. An application is in process (File 7808-0147-00) for a Partial Land Use Contract discharge, rezoning from RA to RF-12, and a Heritage Alteration Permit to allow subdivision into six (6) single family residential lots and one (1) remainder lot. The application received third reading on June 23, 2014.

The property at 14389 Crescent Road ("Property B") is City-owned property and is held in the Parks, Recreation and Culture Department's land inventory.

In order to facilitate the proposed development plan on Property A and the future single family development of Property B, staff are negotiating with the owners of Property A for the purchase of a portion Property A and the sale of a portion of Property B. The proposed purchase and sale of land as discussed above will be brought forward for consideration by Council at a future meeting.

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 existing sanitary sewer system has adequate capacity to support the proposed developments.

### **Land Use Compliance**

As noted above, the project received third reading on June 23, 2014. A resolution to amend the King George Highway Corridor Land Use Development Plan to re-designate the northwest portion of Property A from "Commercial Residential" to "Clustering at Single Family Density (8 u.p.a.)" will form part of the project approval when it is considered for final adoption.

### **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 routes and potential Rapid Transit.

## CONCLUSION

Based on the above discussion, we recommend that Council:

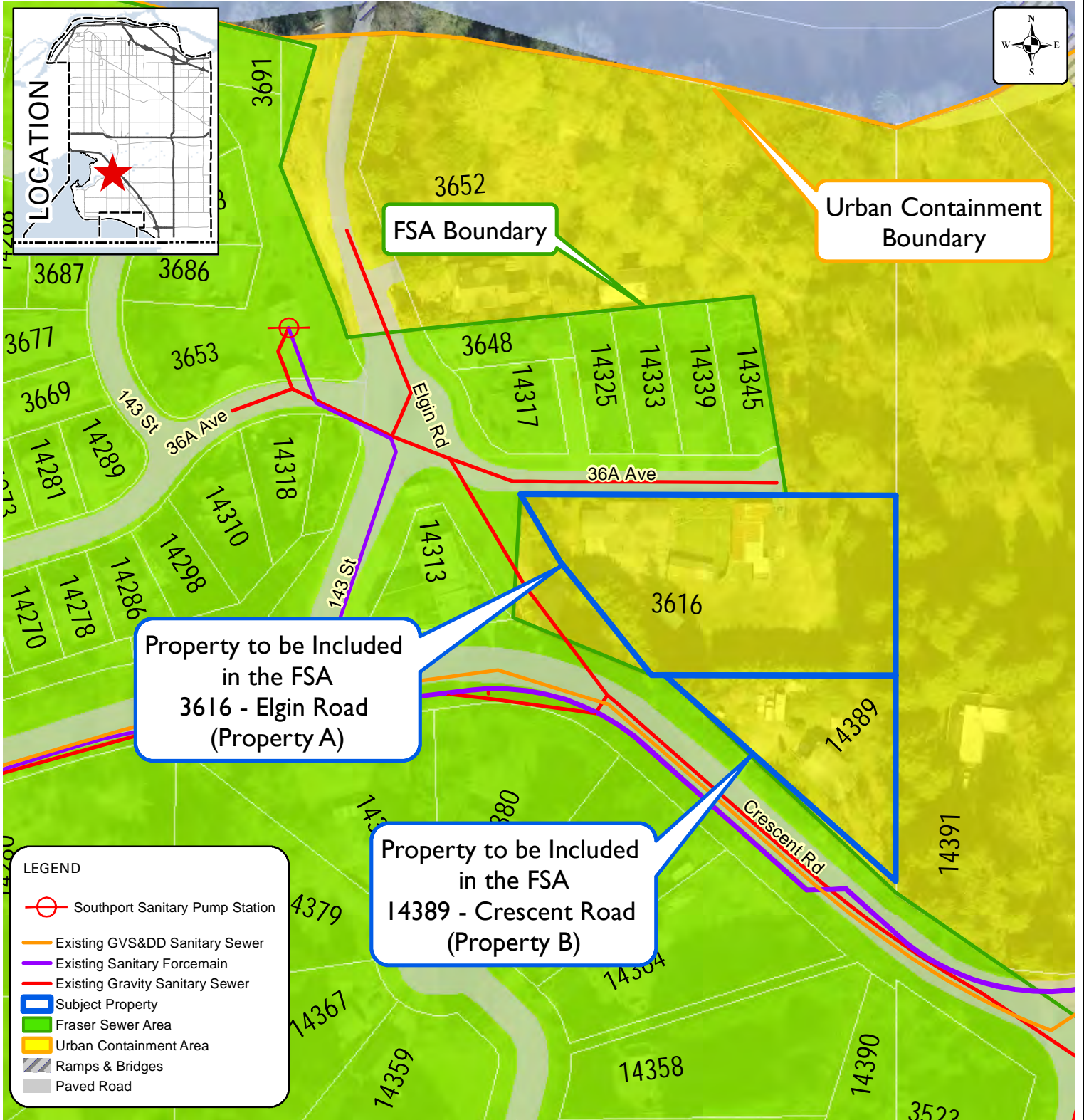
- Endorse an application to the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board for the inclusion of the property at 3616 Elgin Road (known as Lot 1, Section 28, Township 1, New Westminster District Plan 47318) and the property at 14389 Crescent Road (known as Timber Lot 16, Section 28, Township 1, Except: Part Subdivided by Plan 51854, New Westminster District) into the GVS&DD Fraser Sewerage Area (FSA). The two (2) properties are shown in Appendix I; and
- Direct staff to forward the application to the GVS&DD for consideration.

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

JA/RL/clr

Appendix I - Aerial Photograph of Site

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 11-Feb-2015, EM9



Application for Inclusion to the FSA:  
3616 Elgin Road and  
14389 Crescent Road

ENGINEERING  
DEPARTMENT