

NO: **R231**

COUNCIL DATE: **November 30, 2015**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **November 19, 2015**

FROM: **General Manager, Engineering**

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

SUBJECT: **Amendment to the Fraser Sewerage Area (FSA) Boundary to Add a Portion of the Property at 15005 - 36 Avenue**

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 a portion of the property at 15005 - 36 Avenue (known as Lot A Section 27 Township 1 New Westminster District Plan LMP46260) into the GVS&DD Fraser Sewerage Area (FSA). The property is shown in the attached Appendix I; and
2. Direct staff to forward the application to the GVS&DD Board for consideration.

INTENT

The purpose of this report is to seek approval to forward an application to the GVS&DD Board for an expansion of the FSA boundary to include a portion of the property at 15005 - 36 Avenue.

BACKGROUND

The GVS&DD Board 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 Board 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 owner of the property at 15005 - 36 Avenue has 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 process (File 7906-0213-00) for an OCP amendment on a portion of the property from “Urban” to “Conservation and Recreation”, a Neighbourhood Concept Plan (NCP) amendment to adjust the boundaries between the “Preservation Area / Open Space” and “Cluster Housing” designations, and rezoning of a portion of the property from A-1 to CD (based on RM-15) to permit the development of fifty-seven (57) townhouse units. The application received third reading on October 20, 2015.

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.

The applicant, as part of their application, is required to determine if there is adequate capacity in the City’s existing sanitary sewer system to support the proposed development. The applicant, as part of the servicing agreement for their development application, will be required to address any capacity constraints in the City’s existing sanitary sewer system that may be identified.

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

Land Use Compliance

As noted above, the project received third reading on October 20, 2015, including a Bylaw to amend the OCP re-designating a portion of the property from “Urban” to “Conservation and Recreation”, and a Bylaw rezoning a portion of the property from A-1 to CD (based on RM-15). In addition, an amendment of the West Rosemary Heights NCP to adjust the boundaries between the “Preservation Area / Open Space” and “Cluster Housing” designations on the property 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 and to establish a built environment that is balanced with the City's role as a good steward of the environment.

The property is encumbered by a 60 metre wide Regional Biodiversity Conservation Strategy (BCS) Corridor and Hub J in the Redwood management area. As part of the application, the developer will convey to the City, without compensation, 58,400 m² (14.4 acres) of sensitive, high quality habitat for conservation purposes.

CONCLUSION

Based on the above discussion, we recommend that Council:

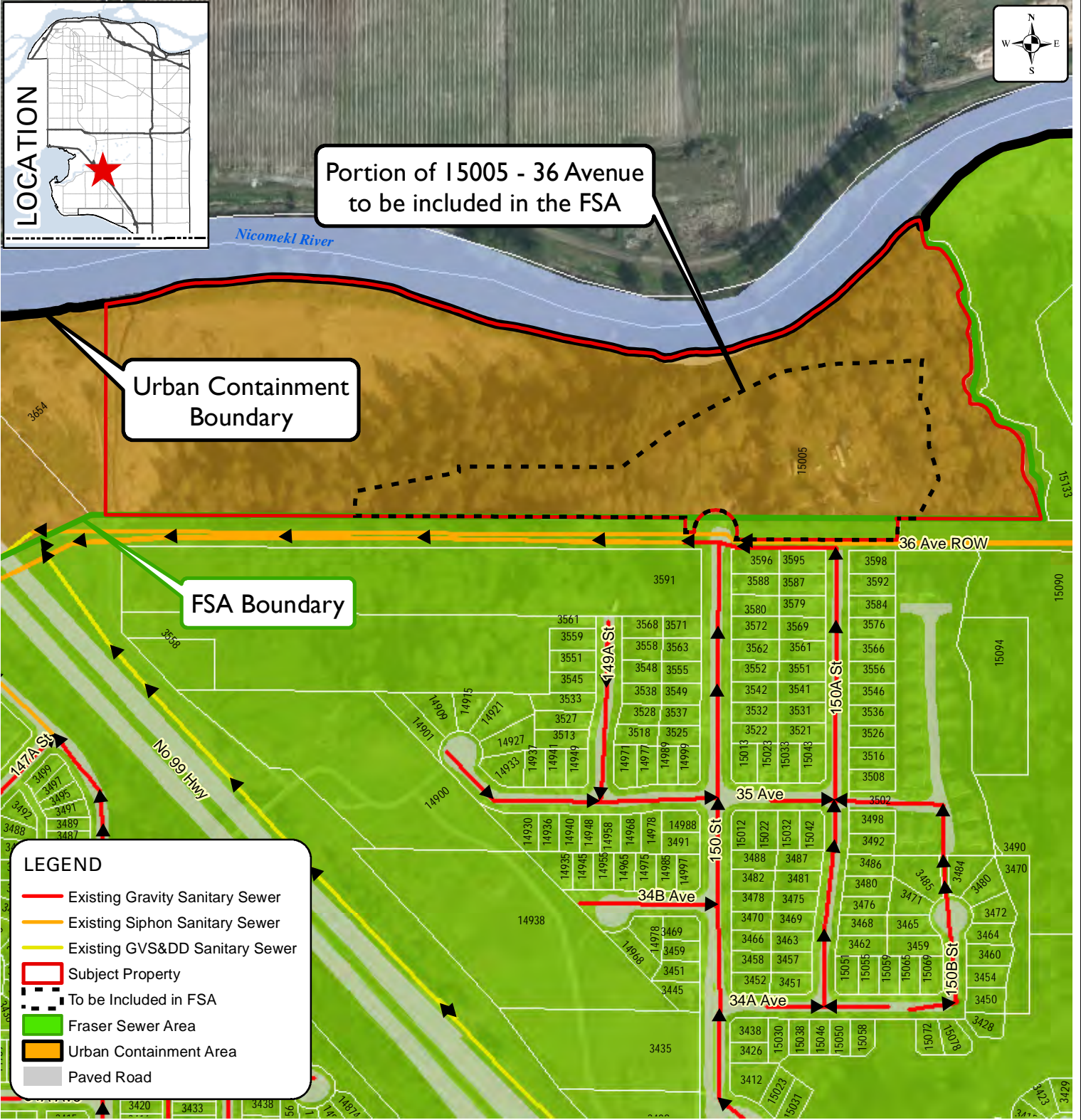
- Endorse an application to the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board for the inclusion of a portion of the property at 15005 - 36 Avenue (known as Lot A Section 27 Township 1 New Westminster District Plan LMP46260) into the GVS&DD Fraser Sewerage Area (FSA). The property is shown in the attached Appendix I; and
- Direct staff to forward the application to the GVS&DD Board for consideration.

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

JA/RL/SLW/clr

Appendix I - Aerial Photograph of Site

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 19-Nov-2015, EM9

Scale: 1:3,500



Application for Inclusion to the FSA: 15005 - 36 Avenue

ENGINEERING DEPARTMENT

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.