



**GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT (GVS&DD)
BOARD OF DIRECTORS**

BOARD MEETING

Friday, February 23, 2024

9:00 am

28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia

Webstream available at <https://metrovancover.org>

[Membership and Votes](#)

A G E N D A¹

A. ADOPTION OF THE AGENDA

1. February 23, 2024 Meeting Agenda

That the GVS&DD Board adopt the agenda for its meeting scheduled for February 23, 2024 as circulated.

B. ADOPTION OF THE MINUTES

1. January 26, 2024 Meeting Minutes

That the GVS&DD Board adopt the minutes for its meeting held January 26, 2024 as circulated.

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C. DELEGATIONS

D. INVITED PRESENTATIONS

E. CONSENT AGENDA

Note: Directors may adopt in one motion all recommendations appearing on the Consent Agenda or, prior to the vote, request an item be removed from the Consent Agenda for debate or discussion, voting in opposition to a recommendation, or declaring a conflict of interest with an item.

¹ Note: Recommendation is shown under each item, where applicable. All Directors vote unless otherwise noted.

1. LIQUID WASTE COMMITTEE REPORTS

1.1 Award of a Contract Resulting from ITT No. 23-378: Construction Services - Royal Avenue Pump Station Rehabilitation

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That the GVS&DD Board:

- a) approve award of ITT No. 23-378 for Construction Services – Royal Avenue Pump Station Rehabilitation in the amount of up to \$6,845,655 (exclusive of taxes) to Kenaidan Contracting Ltd., subject to final review by the Commissioner; and
- b) authorize the General Manager, Procurement and Real Estate to execute the required documentation once the General Manager, Procurement and Real Estate is satisfied that the award should proceed.

F. ITEMS REMOVED FROM THE CONSENT AGENDA

G. REPORTS NOT INCLUDED IN CONSENT AGENDA

1. LIQUID WASTE COMMITTEE REPORTS

1.1 Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 375, 2024 – Fraser Sewerage Area – Surrey (South Campbell Heights)

pg. 13

That the GVS&DD Board:

- a) give first, second and third reading to the *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 375, 2024*; and,
- b) pass, and finally adopt the *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 375, 2024*.

H. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

I. OTHER BUSINESS

1. GVS&DD Board Committee Information Items and Delegation Summaries

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J. RESOLUTION TO CLOSE MEETING

Note: The Board must state by resolution the basis under section 90 of the Community Charter on which the meeting is being closed. If a member wishes to add an item, the basis must be included below.

That the GVS&DD Board close its meeting scheduled for February 23, 2024 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

- 90 (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

K. ADJOURNMENT

That the GVS&DD Board adjourn its meeting of February 23, 2024.

**GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT
BOARD OF DIRECTORS**

Minutes of the Regular Meeting of the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board of Directors held at 10:48 am on Friday, January 26, 2024, in the 28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia.

MEMBERS PRESENT:

Anmore, Vice Chair, Director John McEwen
Burnaby, Director Pietro Calendino
Burnaby, Director Sav Dhaliwal
Burnaby, Director Mike Hurley
Coquitlam, Director Craig Hodge
Coquitlam, Director Teri Towner
Delta, Director Dylan Kruger
Electoral Area A, Director Jen McCutcheon
Langley City, Director Paul Albrecht
Langley Township, Director Steve Ferguson
Langley Township, Director Eric Woodward
Maple Ridge, Director Dan Ruimy
New Westminster, Director Patrick Johnstone
North Vancouver District, Director Lisa Muri
Pitt Meadows, Director Nicole MacDonald
Port Coquitlam, Director Brad West*
Port Moody, Director Meghan Lahti*
Richmond, Director Chak Au
Richmond, Director Malcolm Brodie

Richmond, Director Bill McNulty
Surrey, Director Harry Bains*
Surrey, Director Mike Bose
Surrey, Alternate Director Doug Elford for
Pardeep Kooner
Surrey, Director Gordon Hepner
Surrey, Director Brenda Locke
Surrey, Director Rob Stutt
Vancouver, Director Rebecca Bligh
Vancouver, Director Adriane Carr
Vancouver, Director Lisa Dominato (arrived at
10:49 am)
Vancouver, Director Sarah Kirby-Yung
Vancouver, Director Mike Klassen
Vancouver, Director Ken Sim
Vancouver, Director Lenny Zhou
West Vancouver, Director Mark Sager
White Rock, Director Megan Knight
Commissioner Jerry W. Dobrovolsky
(Non-voting member)

MEMBERS ABSENT:

Delta, Chair, Director George V. Harvie

North Vancouver City, Director Linda Buchanan

STAFF PRESENT:

Dorothy Shermer, Corporate Officer
Sabrina Mann, Legislative Services Coordinator, Board and Information Services

* denotes electronic meeting participation as authorized by the *Procedure Bylaw*

ADOPTION OF THE AGENDA

1. January 26, 2024 Meeting Agenda

It was MOVED and SECONDED

That the GVS&DD Board adopt the agenda for its meeting scheduled for January 26, 2024 as circulated.

CARRIED

B. ADOPTION OF THE MINUTES

1. November 24, 2023 Meeting Minutes

It was MOVED and SECONDED

That the GVS&DD Board adopt the minutes for its meeting held November 24, 2023 as circulated.

CARRIED

C. DELEGATIONS

No items presented.

D. INVITED PRESENTATIONS

No items presented.

E. CONSENT AGENDA

It was MOVED and SECONDED

That the GVS&DD Board adopt the recommendations presented in the following items as presented in the January 26, 2024 GVS&DD Board Consent Agenda:

- 1.1 2024 Liquid Waste Capital Projects
- 1.2 Award of Contract Resulting from Standing Request for Expressions of Interest
No. 23-011: Biosolids Management – Multi-Site Forage Crop Fertilization
- 1.3 Award of Contract Resulting from Standing Request for Expression of Interest
No. 23-011: Biosolids Management-Ingerbelle Composting Facility
- 1.4 Award of Contract Resulting from Request for Proposal No. 23-184: Iona
Wastewater Treatment Plant Long-Term Lagoon Cleaning

CARRIED

The items and recommendations referred to above are as follows:

1.1 2024 Liquid Waste Capital Projects

Report dated December 13, 2024, from Colin Meldrum, Director, Engineering, Design & Construction, Liquid Waste Services, and Victor Castellanos, Senior Engineer, Engineering, Design & Construction, Liquid Waste Services, informing the GVS&DD Board of the liquid waste capital projects under its purview for 2024, as approved by the Board on October 27, 2023.

Recommendation:

That the GVS&DD Board receive for information the report dated December 13, 2023 titled “2024 Liquid Waste Capital Projects”.

Adopted on Consent

1.2 Award of Contract Resulting from Standing Request for Expression of Interest No. 23-011: Biosolids Management – Multi-Site Forage Crop Fertilization

Report dated December 13, 2023, from George Kavouras, Director, Procurement, Procurement and Real Estate Services, and Janelle Hunt, Program Manager, Utility Residuals Management, Liquid Waste Services, seeking GVS&DD Board approval to award a contract, in the amount of 5,607,000 (exclusive of taxes), to SYLVIS Environmental Services Inc., for a five-year term.

Recommendation:

That the GVS&DD Board:

- a) approve award of a contract resulting from Standing Request for Expression of Interest No. 23-011 for Biosolids Management, in the amount of up to \$5,607,000 (exclusive of taxes) to SYLVIS Environmental Services Inc., for a term of five years with an option to extend for one (1) additional five (5) year term subject to final review by the Commissioner; and
- b) authorize the Commissioner and the Corporate Officer to execute the required documentation once the Commissioner is satisfied that the award should proceed.

Adopted on Consent

1.3 Award of Contract Resulting from Standing Request for Expression of Interest No. 23-011: Biosolids Management – Ingerbelle Composting Facility

Report dated December 13, 2023, from George Kavouras, Director, Procurement, Procurement and Real Estate Services, and Janelle Hunt, Program Manager, Utility Residuals Management, Liquid Waste Services, seeking GVS&DD Board approval to award a contract, in the amount of \$29,768, 000 (exclusive of taxes) to Arrow Transportation Systems Inc., for a five-year term.

Recommendation:

That the GVS&DD Board:

- a) approve award of a contract resulting from Standing Request for Expression of Interest No. 23-011 for Biosolids Management, in the amount of up to \$29,768,000 (exclusive of taxes) to Arrow Transportation Systems Inc., for a term of five years with an option to extend for one (1) additional two (2) year term subject to final review by the Commissioner; and
- b) authorize the Commissioner and the Corporate Officer to execute the required documentation once the Commissioner is satisfied that the award should proceed.

Adopted on Consent

1.4 Award of Contract Resulting from Request for Proposal No. 23-184: Iona Wastewater Treatment Plant Long-term Lagoon Cleaning

Report dated January 9, 2024, from George Kavouras, Director, Procurement, Procurement and Real Estate Services, and Janelle Hunt, Program Manager, Utility Residuals Management, Liquid Waste Services, seeking GVS&DD Board approval to award a contract, in the amount of \$29,913,644 (exclusive of taxes), to American Process Group (Canada) Ltd, for a four-year term.

Recommendation:

That the GVS&DD Board:

- a) approve the award of RFP No. 23-184 for Iona Wastewater Treatment Plant long-term lagoon cleaning in the amount of up to \$29,913,644 (exclusive of taxes) to American Process Group (Canada) Ltd., for a term of 4 years with an option to extend for 2 years, subject to final review by the Commissioner; and
- b) authorize the Commissioner and the Corporate Officer to execute the required documentation once the Commissioner is satisfied that the award should proceed.

Adopted on Consent

F. ITEMS REMOVED FROM THE CONSENT AGENDA

No items presented.

G. REPORTS NOT INCLUDED IN CONSENT AGENDA

1.1 Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 374, 2024 – Fraser Sewerage Area – Maple Ridge (14500 Silver Valley Road)

Report dated December 14, 2023, from Maria Edwards, Project Engineer, Policy Planning and Analysis, Liquid Waste Services, seeking GVS&DD Board approval to amend the *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Bylaw No. 310, 2018* by adding four building footprints at 14500 Silver Valley Road in the City of Maple Ridge to the Fraser Sewerage Area.

It was MOVED and SECONDED

That the GVS&DD Board:

- a) give first, second and third reading to the *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 374, 2024*.

CARRIED

It was MOVED and SECONDED

That the GVS&DD Board:

- b) pass, and finally adopt the *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 374, 2024*.

CARRIED

H. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

No items presented.

I. OTHER BUSINESS

1. GVS&DD Board Committee Information Items and Delegation Summaries

J. RESOLUTION TO CLOSE MEETING

It was MOVED and SECONDED

That the GVS&DD Board close its meeting scheduled for January 26, 2024 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

- 90 (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

CARRIED

K. ADJOURNMENT

It was MOVED and SECONDED

That the GVS&DD Board adjourn its meeting of January 26, 2024.

CARRIED

(Time: 10:49 am)

CERTIFIED CORRECT

Dorothy Shermer, Corporate Officer

George V. Harvie, Chair

65619553 FINAL

To: Liquid Waste Committee

From: George Kavouras, Director, Procurement, Procurement and Real Estate Services
Joan Liu, Division Manager, Collection Systems, Engineering Design and Construction,
Liquid Waste Services

Date: January 26, 2024 Meeting Date: February 14, 2024

Subject: **Award of a Contract Resulting from ITT No. 23-378: Construction Services - Royal Avenue Pump Station Rehabilitation**

RECOMMENDATION

That the GVS&DD Board:

- a) approve award of ITT No. 23-378 for Construction Services – Royal Avenue Pump Station Rehabilitation in the amount of up to \$6,845,655 (exclusive of taxes) to Kenaidan Contracting Ltd., subject to final review by the Commissioner; and
 - b) authorize the General Manager, Procurement and Real Estate to execute the required documentation once the General Manager, Procurement and Real Estate is satisfied that the award should proceed.
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EXECUTIVE SUMMARY

Kenaidan Contracting Ltd.'s tender was identified as the lowest cost compliant bid, and on that basis it is recommended that GVS&DD Board award ITT No. 23-378 to Kenaidan Contracting Ltd. Kenaidan Contracting Ltd. has a successful track record for completing projects for GVS&DD.

The existing Royal Avenue Pump Station, located in the City of New Westminster, is required to be rehabilitated. The scope of work consists of replacing the station electrical equipment, building an expansion to the Odour Control Building for installation of the new electrical equipment above ground, replacing a short forcemain connecting the pump station discharge header to the Royal Avenue Control Chamber, and replacing the three sewage pumps with three new 50 HP pumps.

ITT No. 23-378 was issued on November 8, 2023. ITT No. 23-378 was issued to the four (4) pre-qualified Tenderers and the procurement was executed in accordance with the terms and condition of Metro Vancouver's *Procurement Policy*. ITT No. 23-378 evaluation team have considered the tenders received, and on that basis recommend that the GVS&DD award ITT No. 23-378 to Kenaidan Contracting Ltd.

PURPOSE

Pursuant to the *GVS&DD Officers and Delegation Bylaw No. 284, 2014 (Bylaw)* and *Board Policy No. FN-006*, procurement contracts which exceed a value of \$5 million require the approval of the GVS&DD Board.

BACKGROUND

The existing Royal Avenue Pump Station, located in the City of New Westminster, is required to be rehabilitated. The scope of work largely consists of replacing the station's electrical equipment, building an expansion to the Odour Control Building for installation of the new electrical equipment above ground, replacing a short forcemain connecting the pump station discharge header to the Royal Avenue Control Chamber, and replacing the three sewage pumps with three new 50 HP pumps. This work will increase the pump station capacity, update aging infrastructure to meet current safety and environmental standards and improve the reliability of the pump station.

PROCUREMENT SUMMARY

RFQ No. 23-002 was issued on June 29, 2023 to prequalify proponents to participate in ITT No. 23-378. Eight proponents responded to RFQ No. 23-002, of those, four were shortlisted and invited to respond to the ITT No. 23-378.

ITT No. 23-378 Submissions

Tenderers	Bid Price (exclusive of taxes)
Graham Infrastructure LP	\$8,885,810
North America Construction Ltd.	\$7,172,082
Kenaidan Contracting Ltd.	\$6,845,655

Metro Vancouver received three tenders. The Tenders were evaluated against each other based on the total tender prices submitted. The lowest tender was submitted by Kenaidan Contracting Ltd. Procurement reviewed the tender submitted by Kenaidan Contracting Ltd. and it was compliant. One of the prequalified proponents, Trittech Group Ltd., declined to tender.

ALTERNATIVES

1. That the GVS&DD Board:
 - a) approve award of ITT No. 23-378 for Construction Services – Royal Avenue Pump Station Rehabilitation in the amount of up to \$6,845,655 (exclusive of taxes) to Kenaidan Contracting Ltd., subject to final review by the Commissioner; and
 - b) authorize the General Manager, Procurement and Real Estate to execute the required documentation once the General Manager, Procurement and Real Estate, is satisfied that the award should proceed.
2. That the GVS&DD Board receive the report dated January 26, 2024, titled, "Award of a Contract Resulting from ITT No. 23-378: Construction Services - Royal Avenue Pump Station Rehabilitation" for information and direct staff to report back with options for an alternative course of action.

FINANCIAL IMPLICATIONS

Finance has reviewed and confirmed that funding is available from the approved GVS&DD 2024 Annual Budget and 2024 - 2028 Financial Plan.

If the GVS&DD Board approves Alternative 1, a contract will be awarded to Kenaidan Contracting Ltd. in the amount of \$6,845,655 (exclusive of taxes) to complete construction upgrades to the Royal Avenue Pump Station. This amount is within the budget allocated for this project.

Alternative 2 will result in a delay to construction. This delay may increase the risk that the existing pump stations become unreliable because the existing equipment is nearing the end of its service life.

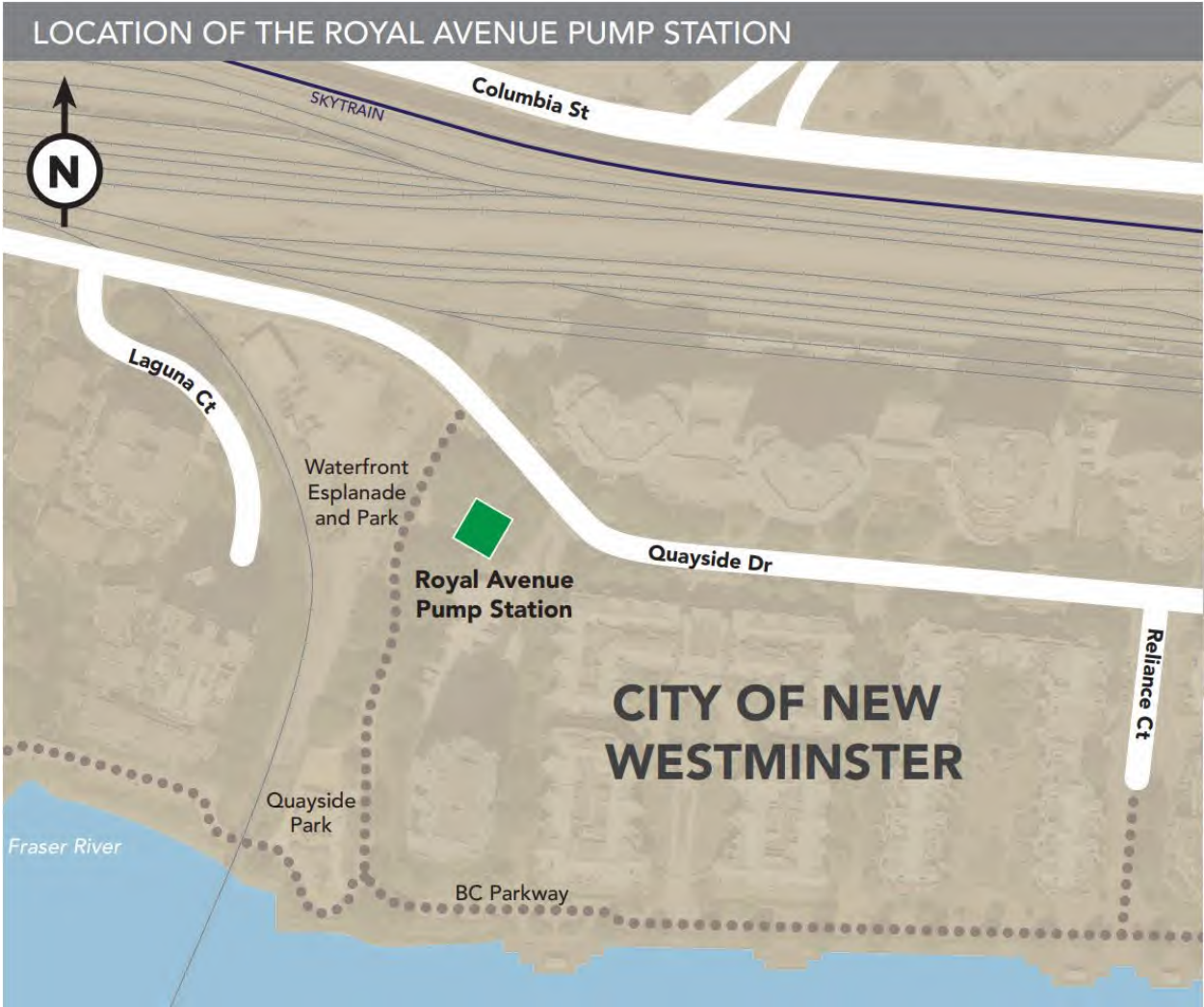
CONCLUSION

It is recommended that GVS&DD Board authorize the Commissioner and the Corporate Officer to approve the award of ITT No. 23-378 for Construction Services – Royal Avenue Pump Station Rehabilitation, in the amount of up to \$6,845,655 (exclusive of taxes) to Kenaidan Contracting Ltd.

ATTACHMENT

1. Location of Royal Avenue Pump Station

65025263



To: Liquid Waste Committee

From: Mark Wellman, Senior Engineer, Policy Planning and Analysis, Liquid Waste Services

Date: January 31, 2024 Meeting Date: February 14, 2024

Subject: **Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 375, 2024 – Fraser Sewerage Area – Surrey (South Campbell Heights)**

RECOMMENDATION

That the GVS&DD Board:

- a) give first, second and third reading to the *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 375, 2024*; and,
 - b) pass, and finally adopt the *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 375, 2024*.
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EXECUTIVE SUMMARY

On February 25, 2022, the MVRD Board adopted *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 2021*, which extended the Urban Containment Boundary in Surrey by 223.7 hectares. The bylaw re-designated lands with a Rural regional land use designation to: Mixed Employment; Conservation and Recreation; and Agricultural. It also re-designated 13.4 hectares of existing Mixed Employment lands to Conservation and Recreation.

Surrey requested that the GVS&DD Board consider amending the Fraser Sewerage Area (FSA) by 244.1 ha. The review determined that only 160.6 ha were eligible for sewer services. This request is consistent with the provisions of *Metro 2050: The Regional Growth Strategy (Metro 2050)*, and a Liquid Waste Services technical review indicated a negligible service impact with no material financial impact on the regional sewerage system.

Staff recommend that the Board approve Surrey's request to amend the FSA to include the subject properties shown on Map 1 and in Schedule A of the attached bylaw.

PURPOSE

To seek GVS&DD Board approval to amend the *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Bylaw No. 310, 2018*, by adding the Mixed Employment properties, in whole or in part, to the FSA as shown on Schedule A of the attached bylaw, and by removing the Conservation Recreation properties, in whole or in part, from the FSA also shown on Schedule A of the attached bylaw.

BACKGROUND

Sewerage area boundaries are fixed by the *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Bylaw, No. 310, 2018*. These boundaries are occasionally amended through an amendment bylaw and in accordance with Sections 31 and 32 of

the *GVS&DD Act*, typically at the request of a GVS&DD member.

The process for amending sewerage areas begins with the MVRD Board's evaluation of the application for consistency with the sewer-use provisions outlined in *Metro 2050*. Should the application satisfy those criteria, the application advances to the GVS&DD Board for an in-depth technical assessment. Ultimately, the authority to enact any amendments to the Sewerage Area rests with the GVS&DD Board.

On February 25, 2022, the MVRD Board adopted *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 2021*, which extended the Urban Containment Boundary within the South Campbell Heights area of the City of Surrey by 223.7 hectares. It re-designated lands with a 'Rural' regional land use designation within a Special Study Area to: 'Mixed Employment' (160.8 ha); 'Conservation and Recreation' (55.5 ha); and 'Agricultural' (12.1 ha). It also re-designated 13.4 hectares of existing 'Mixed Employment' designated lands to 'Conservation and Recreation'. Subsequent to the amendment of the regional growth strategy, the City of Surrey submitted a sewerage area amendment application to the GVS&DD requesting the GVS&DD Board consider amending the FSA to include the Mixed Employment properties, in whole or in part, as shown on Schedule A of the attached bylaw.

METRO 2050 REVIEW

The *Metro 2050* review process, as outlined in the reports from the October 29, 2021, January 28, 2022, and February 25, 2022 MVRD Board meetings, involved extensive deliberations and consultations regarding proposed amendments to the regional growth strategy for the South Campbell Heights area in the City of Surrey.

October 29, 2021 MVRD Board Meeting (Reference 1):

- The Regional Planning Committee recommended initiating the amendment process, including extending the Urban Containment Boundary and changing land use designations.
- Committee members supported increasing employment lands due to regional shortages and the location's connectivity to transportation networks.
- Concerns included the lack of environmental studies, insufficient engagement with local First Nations (notably Semiahmoo First Nation), the broad nature of the 'Mixed Employment' designation potentially leading to job sprawl, and the boundary extension beyond 16 Avenue.

January 28, 2022 MVRD Board Meeting (Reference 2):

- The Board considered comments from local governments and agencies, showing mixed reactions—support, concern, and opposition. Key concerns included environmental impacts, the extension of the Urban Containment Boundary, lack of clarity on the 'Mixed Employment' designation, and inadequate First Nations consultation.
- Semiahmoo First Nation opposed the amendment due to insufficient consultation and potential environmental and cultural impacts.
- Public comments opposed the amendment, citing environmental concerns, loss of rural land, and transportation issues.

February 25, 2022 MVRD Board Meeting (Reference 3):

- Following the referral back to staff, the City of Surrey addressed concerns raised by the MVRD Board, including environmental and aquifer protection, further engagement with Semiahmoo First Nation, and clarification on infrastructure needs and land use designations.
- Surrey's additional information aimed to reassure the Board regarding environmental sustainability, infrastructure capacity, and engagement with stakeholders.

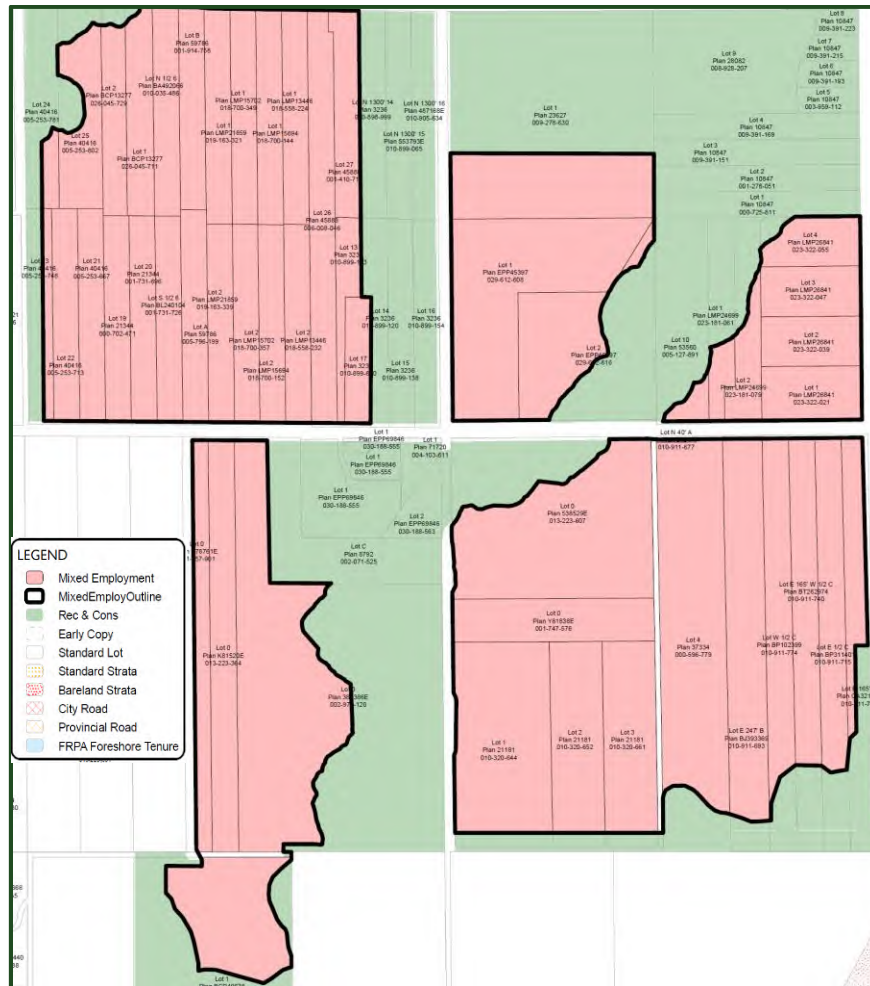
At the February 25, 2022 MVRD Regular Board meeting, the MVRD Board passed the following resolution:

That the MVRD Board:

- a) receive for information the report dated February 16, 2022, titled "Regional Growth Strategy Amendment Bylaw No. 1328 – South Campbell Heights, City of Surrey – Additional Information"; and*
- b) receive for information the comments from affected local governments and agencies as presented in the report dated January 17, 2022, titled "Regional Growth Strategy Amendment*
- c) pass and finally adopt Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 2021.*

In summary, the review process involved a thorough examination of the proposed land use changes, with the MVRD Board weighing various factors such as regional employment needs, environmental protection, First Nations consultation, and the impact on regional infrastructure. The process reflected a careful balance between development goals and the preservation of environmental and cultural values. As a result of the MVRD Board resolution, the properties re-designated as Mixed Employment became eligible for regional sewer services under the provisions of *Metro Vancouver 2040: Shaping our Future* subject to GVS&DD Board consideration – the same sewer service provisions carried forward into *Metro 2050*, adopted by the MVRD Board on February 24, 2023.

Map 1: Areas to be added to Fraser Sewerage Area



GVS&DD TECHNICAL REVIEW

The Liquid Waste Services technical review assessed the financial, technical, operational, and service level impacts on the regional sewer system of Surrey's proposal to expand the FSA boundary by 244.1 ha. The review determined that only 160.6 ha were eligible for sewer services. This includes the removal of 13.4 hectares of previously designated Mixed Employment lands, which were re-designated as Conservation and Recreation lands. As such, Liquid Waste staff recommend removing these properties from the FSA as they are no longer eligible for sewer services. Surrey amended their application to include only the lands designated as Mixed Employment. The review concluded that while the expansion would have a negligible impact in dry weather, it would add to the existing sanitary overflow issues in the FSA during wet weather.

Surrey staff plans to incorporate appropriate wet weather management practices into this development and other areas of Surrey. These practices include reducing wet weather inflow and infiltration (I&I) to reduce sewer overflows as follows:

- use sealed maintenance holes for the gravity sewer system;

- inclusion of flow meters into the low pressure sewer system;
- monitoring of flow at the pump station; and
- possible inclusion of flow meters in the inverted siphon section of the conveyance works.

Surrey will monitor discharge from the area and undertake supplementary investigations initially through smoke testing, then through other means for any indications of I&I. Property owners will be required to correct I&I once identified.

Surrey is also developing an Integrated Stormwater Management Plan (ISMP) for the Little Campbell River and Brookwood Aquifer, focusing on sustainable drainage strategies and aquifer recharge to ensure sustainable groundwater and creek baseflows in alignment with Langley's Brookwood-Fernridge Community Plan. This involves specialized onsite and offsite stormwater management practices to protect the South Campbell Heights area.

The *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 375, 2024* (Attachment 1) is attached for GVS&DD Board consideration.

ALTERNATIVES

1. That the GVS&DD Board:
 - a) give first, second and third reading to the *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 375, 2024*; and
 - b) pass, and finally adopt the *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 375, 2024*.
2. That the Liquid Waste Committee receive for information the report dated January 31, 2024, titled "*Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 375, 2024 – Fraser Sewerage Area – Surrey (South Campbell Heights)*", and provide alternate direction to staff.

As the application is consistent with the provisions for sewer services under *Metro 2050*, and the City of Surrey has indicated that their wet weather I&I management efforts will mitigate the proposed increased sewer flows, and that no financial concerns exist, staff recommend Alternative 1.

FINANCIAL IMPLICATIONS

The property owners will bear the costs of connecting to the regional sewer system.

CONCLUSION

On February 25, 2022, the MVRD Board, through an amendment bylaw, extended the Urban Containment Boundary by 223.7 hectares and re-designated lands with a Rural regional land use designation within South Campbell Heights. The amendment bylaw changed the regional land use designation of the subject properties, allowing the properties to be considered for sewer service through a sewer area amendment application. The City of Surrey has now requested that the GVS&DD Board consider amending the Fraser Sewerage Area (FSA) to include the new Mixed

Employment lands, allowing regional sewer services for industrial and commercial development on those lands. This request is consistent with the provisions of *Metro 2050*. A Liquid Waste Services staff review concluded that no significant impact on the regional sewer system is expected during dry weather. The City of Surrey has indicated that their I&I reduction measures throughout the city should mitigate the additional sewer flows from these properties.

As the application is consistent with the provisions for sewer services under *Metro 2050*, and there are no significant regional, technical, or financial concerns, staff recommend Alternative 1.

ATTACHMENTS

1. *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 375, 2024*
2. *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 375, 2024 – South Campbell Heights Presentation*

REFERENCES

1. "[Metro Vancouver 2040: Shaping Our Future Land Use Designation Amendment Request from the City of Surrey – South Campbell Heights](#)", report dated October 8, 2021
2. "[Regional Growth Strategy Amendment Bylaw No. 1328 – South Campbell Heights, City of Surrey](#)", report dated January 17, 2022
3. "[Regional Growth Strategy Amendment Bylaw No. 1328 – South Campbell Heights, City of Surrey – Additional Information](#)", report dated February 16, 2022

63625947

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

BYLAW NO. 375, 2024

A bylaw to amend the "Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Bylaw No. 310, 2018"

WHEREAS:

- A. the Board of Directors of the Greater Vancouver Sewerage and Drainage (the GVS&DD) Board (the "Board") adopted "Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Bylaw No. 310, 2018", to fix the boundaries of GVS&DD Sewerage and Drainage Areas; and
- B. the Board of the Greater Vancouver Sewerage and Drainage District wishes to amend "Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Bylaw No. 310, 2018".

NOW THEREFORE the Board of the Greater Vancouver Sewerage and Drainage District enacts as follows:

Citation

1. The official citation of this bylaw is "Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 375, 2024".

Schedule

2. The following Schedules are attached to and form part of the bylaw:
- Schedule "A", Location Plan

Amendment of Bylaw

3. "Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Bylaw No. 310, 2018" is amended by adding to the Fraser Sewerage Area in Schedule "A" and "B", the following full or partial properties, as shown in Schedule "A" – Location Plan, attached to and forming part of this Bylaw:

PID	Legal Description	Address
005-253-781	LOT 24, PLAN NWP40416, PART SE1/4, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	18824 20 AVE SURREY V3Z 9V2
005-253-802	LOT 25, PLAN NWP40416, PART SE1/4, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	18862 20 AVE SURREY V3Z 9V2
026-045-729	LOT 2, PLAN BCP13277, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	18886 20 AVE SURREY V3Z 9V2
026-045-711	LOT 1, PLAN BCP13277, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	18910 20 AVE SURREY V3Z 9V2
010-035-486	LOT N1/2 LOT 6, PLAN NWP3236, PART SE1/4, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	18942 20 AVE SURREY V3Z 9V2

PID	Legal Description	Address
001-914-758	LOT B, PLAN NWP59786, PART SE1/4, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, BCP2289 EASEMENT (0.121 HA)	18962 20 AVE SURREY V3Z 9V2
019-163-321	LOT 1, PLAN LMP21859, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	18998 20 AVE SURREY V3Z 9V2
018-700-349	LOT 1, PLAN LMP15702, PART SE1/4, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	19010 20 AVE SURREY V3Z 9V2
018-700-144	LOT 1, PLAN LMP15694, PART SE1/4, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	19030 20 AVE SURREY V3Z 9V2
018-558-224	LOT 00026, PLAN LMP13446, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	19066 20 AVE SURREY V3Z 9V2
006-008-046	LOT 26, PLAN NWP45888, SECTION SE16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	19085 16 AVE SURREY V4A 8T8
001-410-717	LOT 27, PLAN NWP45888, PART SE1/4, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	19110 20 AVE SURREY V3Z 9V2
005-253-748	LOT 23, PLAN NWP40416, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	18825 16 AVE SURREY V3Z 9V2
005-253-713	LOT 22, PLAN NWP40416, PART SE1/4, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	18843 16 AVE SURREY V3Z 9V2
005-253-667	LOT 21, PLAN NWP40416, PART SE1/4, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	18861 16 AVE SURREY V3Z 9V2
000-702-471	LOT 19, PLAN NWP21344, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	18885 16 AVE SURREY V3Z 9V2
001-731-696	LOT 20, PLAN NWP21344, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	18919 16 AVE SURREY V3Z 9V3
001-731-726	LOT S1/2 6, PLAN NWP3236, PART SE1/4, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN S 7'	18937 16 AVE SURREY V3Z 9V2
005-796-199	LOT A, PLAN NWP59786, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	18973 16 AVE SURREY V3Z 9V3
019-163-339	LOT 2, PLAN LMP21859, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	18999 16 AVE SURREY V3Z 9V3
018-700-357	LOT 2, PLAN LMP15702, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	19019 16 AVE SURREY V3Z 9V3
018-700-152	LOT 2, PLAN LMP15694, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	19037 16 AVE SURREY V3Z 9V3
018-558-232	LOT 2, PLAN LMP13446, PART SE1/4, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	19055 16 AVE SURREY V3Z 9V3
010-899-103	LOT 13, PLAN NWP3236, PART SE1/4, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN N 1300', (GRAVEL)	19101 16 AVE SURREY V4A 8T8

PID	Legal Description	Address
010-899-600	LOT 17, PLAN NWP3236, PART SE1/4, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, (GRAVEL).	19117 16 AVE SURREY V4A 8T8
029-612-608	LOT 1, PLAN EPP45397, SECTION 15, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	1760 192 ST SURREY
029-612-616	LOT 2, PLAN EPP45397, SECTION 15, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	1620 192 ST SURREY V3Z 9V2
005-127-891	LOT 10, PLAN NWP53560, PART SW1/4, SECTION 15, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	19451 16 AVE SURREY V3Z 9V2
023-181-061	LOT 1, PLAN LMP24699, GROUP 2, SECTION 15, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	19465 16 AVE SURREY V3Z 9V2
023-181-079	LOT 2, PLAN LMP24699, GROUP 2, SECTION 15 TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	19475 16 AVE SURREY V3Z 9V2
023-322-055	LOT 4, PLAN LMP26841, SECTION 15, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	1771 196 ST SURREY V3Z 9V2
023-322-047	LOT 3, PLAN LMP26841, SECTION 15, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	1725 196 ST SURREY V3Z 9V2
023-322-039	LOT 2, PLAN LMP26841, SECTION 15, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	1681 196 ST SURREY V3Z 9V2
023-322-021	LOT 1, PLAN LMP26841, SECTION 15, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	19571 16 AVE SURREY V3Z 9V2
001-057-901	PART W1/2 OF E1/2 OF E1/2 OF NE1/4, SECTION 9, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	18962 16 AVE SURREY V3Z 9V2
013-223-364	SECTION 9, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, E1/4 OF E1/2 OF W1/2 OF NE1/4	18992 16 AVE SURREY V3Z 9V2
002-973-120	PART E1/2 OF NE1/4, SECTION 9, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXC PCL D REF PL 1774, PCL A REF PL 3666, PCL C REF PL 8792 & EPP69845	19022 16 AVE SURREY V3Z 9V2
028-725-794	LOT 1, PLAN BCP49638, SECTION 9, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	18923 8 AVE SURREY V3Z 9R9
013-223-607	PART N1/2 OF W1/2 OF NW1/4, SECTION 10, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN THE SOUTH 268 FT, & EXC THE E 33 FT	19356 16 AVE SURREY
001-747-576	PART N1/2 OF W1/2 OF NW1/4, SECTION 10, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN E 33', S 268.5'	1417 194 ST SURREY V3Z 9R9
010-320-644	LOT 1, PLAN NWP21181, PART S1/2 OF W1/2 OF NW1/4, SECTION 10, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	1397 194 ST SURREY V3Z 9R9
010-320-652	LOT 2, PLAN NWP21181, SECTION 10, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	1399 194 ST SURREY V3Z 9R9

PID	Legal Description	Address
010-320-661	LOT 3, PLAN NWP21181, PART S1/2 OF W1/2 OF NW1/4, SECTION 10, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	1395 194 ST SURREY V3Z 9R9
010-911-677	LOT A, PLAN NWP3461, SECTION 10, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, N 40'	19414 16 AVE SURREY V3Z 9V2
000-596-779	LOT 4, PLAN NWP37334, SECTION 10, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	19438 16 AVE SURREY
010-911-693	LOT B, PLAN NWP3461, SECTION 10, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, E 247'	19474 16 AVE SURREY V3Z 9V2
010-911-774	PARCEL 1 OF LOT C, PLAN NWP3461, PART NW1/4, SECTION 10, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, PCL 1(284946E) EXC E 165'	19516 16 AVE SURREY V3Z 9V2
010-911-740	LOT C, PLAN NWP3461, PART E1/2 OF NW1/4, SECTION 10, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, PORTION E 165' W 1/2	19534 16 AVE SURREY V3Z 9V2
010-911-715	LOT E1/2 LOT C, PLAN NWP3461, PART E1/2 OF NW1/4, SECTION 10, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXC E 165', MANUFACTURED HOME REG.# 23517	19564 16 AVE SURREY V3Z 9V2
010-911-707	LOT C, PLAN NWP3461, SECTION 10, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, E 165'	19586 16 AVE SURREY V3Z 9V2

4. "Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Bylaw No. 310, 2018" is amended by deleting from the Fraser Sewerage Area in Schedule "A" and "B", the following full or partial properties, as shown in Schedule "A" – Location Plan, attached to and forming part of this Bylaw:

PID	Legal Description	Address
010-898-999	LOT N1300' 14, PLAN NWP3236, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	19138 20 AVE SURREY V3S 9V2
010-899-065	LOT N1300' 15, PLAN NWP3236, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	19158 20 AVE SURREY V3S 9V2
010-905-634	LOT N1300' 16, PLAN NWP3236, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	19178 20 AVE SURREY V3S 9V2
009-278-630	LOT 1, PLAN NWP23627, PART SW1/4, SECTION 15, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	19230 20 AVE SURREY V3S 9V2
008-928-207	LOT 9, PLAN NWP28082, PART SW1/4, SECTION 15, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT	19496 20 AVE SURREY V3S 9V2

Read a first, second. and third time this _____ day of _____, _____.

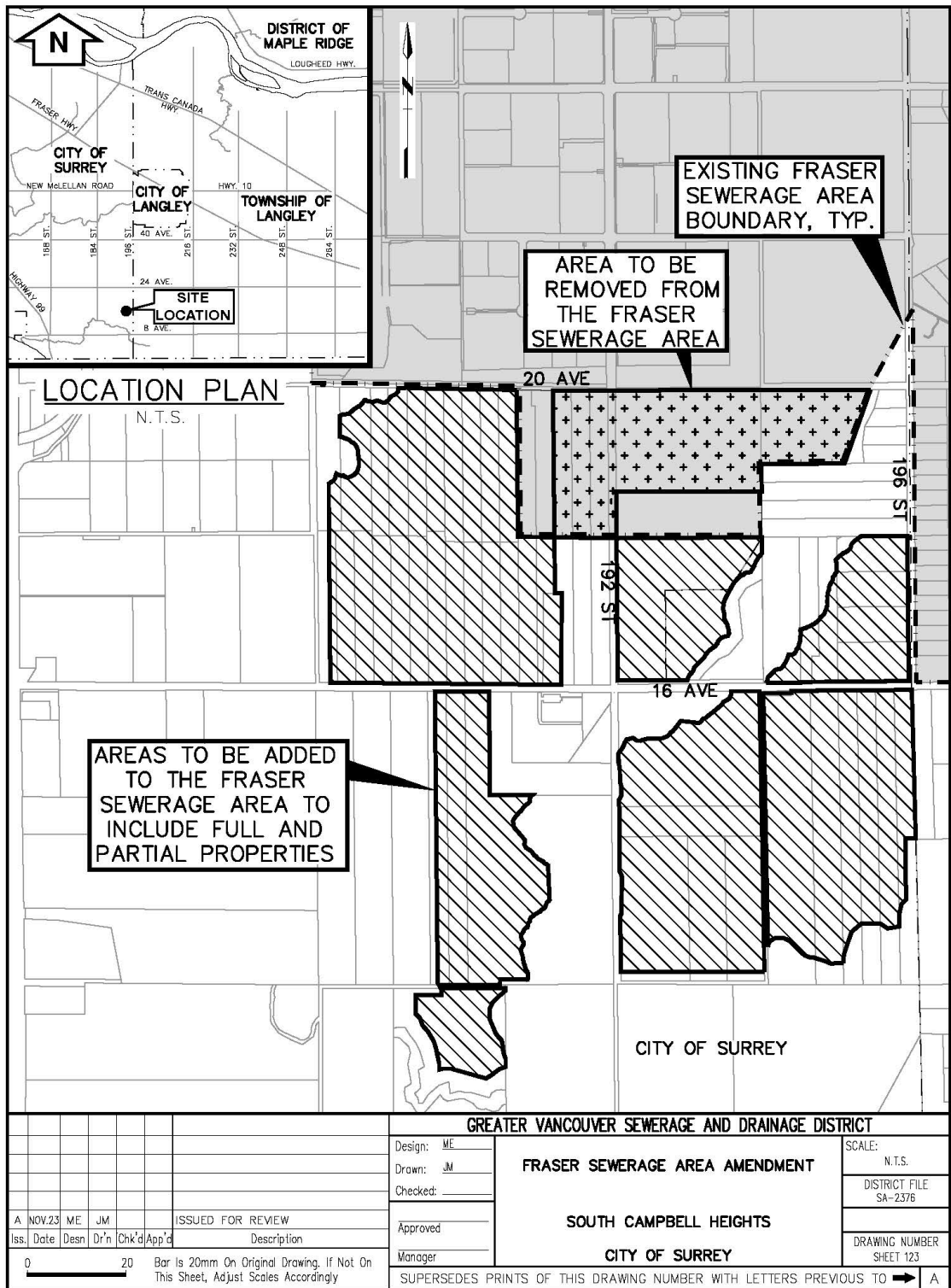
Passed and finally adopted this _____ day of _____, _____.

George V. Harvie, Chair

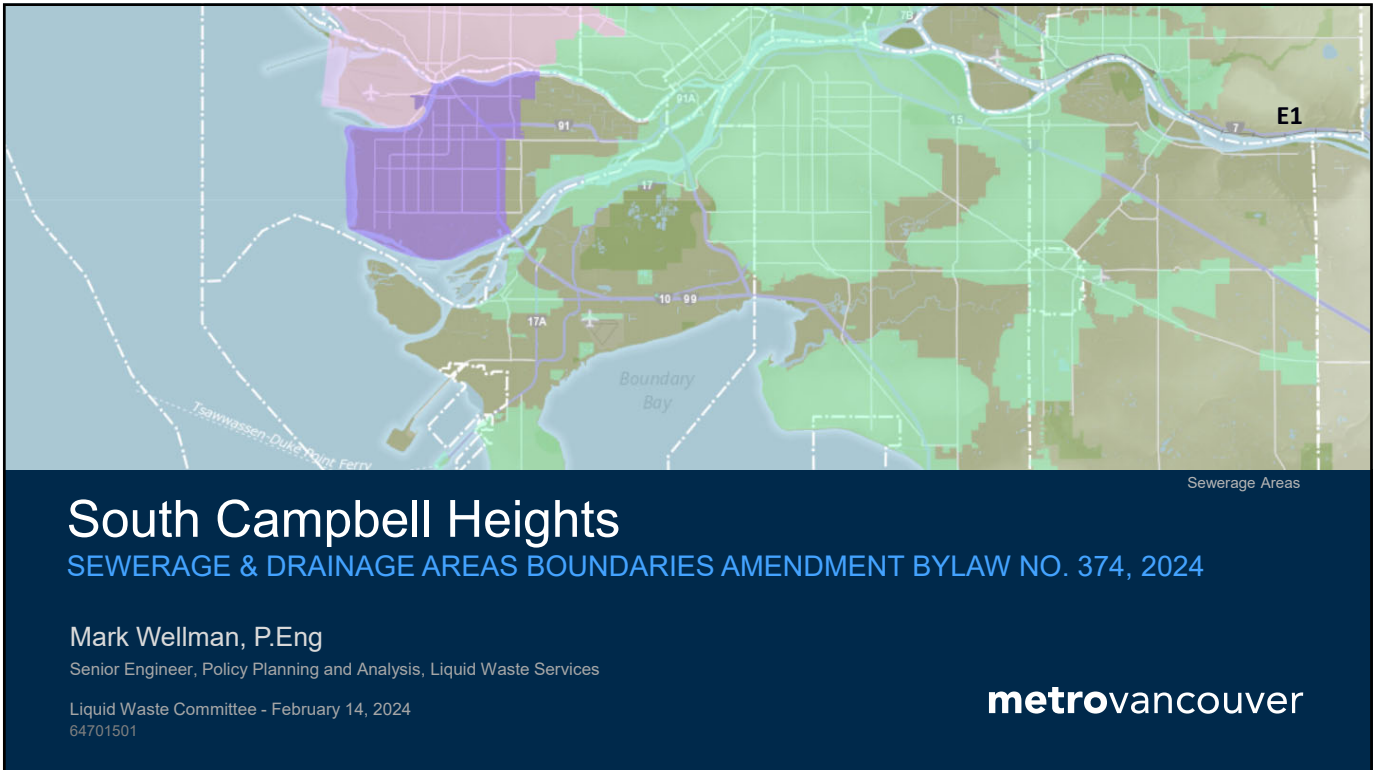
Dorothy Shermer, Corporate Officer

Schedule A

Location Plan



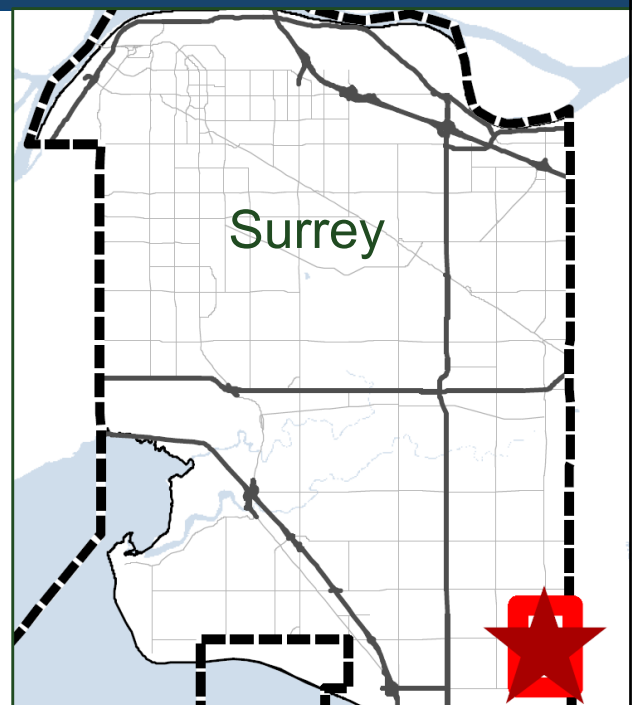
Attachment 2



SOUTH CAMPBELL HEIGHTS

Overview

- South Campbell Heights is located in southeast Surrey
- Adjacent to the existing Campbell Heights Business Park near the Township of Langley



metrovancover

2

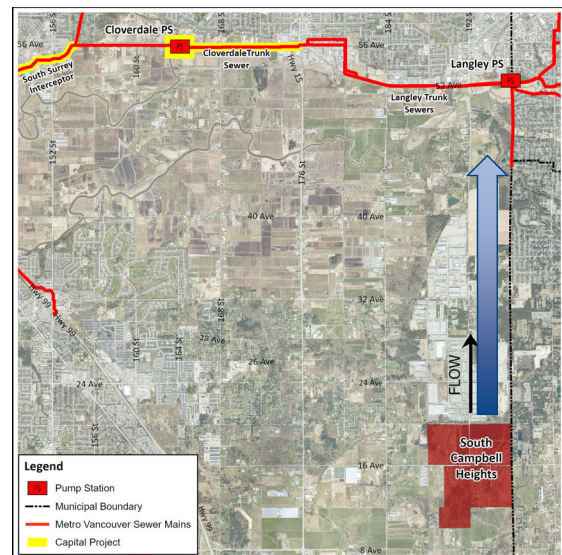
SEWERAGE AREA AMENDMENT

Process and Timeline

February 25, 2022	October 18, 2023	February 14, 2024
MVRD Board adopted Bylaw No. 1328, 2021 <ul style="list-style-type: none"> Urban Containment Boundary Extended Re-designated rural land use to: <ul style="list-style-type: none"> Mixed employment Conservation and recreation Agricultural 	FSA Amendment Request <ul style="list-style-type: none"> FSA amendment application received from the City of Surrey GVS&DD technical review completed 	GVS&DD Board process <ul style="list-style-type: none"> Report to Liquid Waste Committee & GVS&DD Board for consideration
metrovancouver		

TECHNICAL REVIEW

- South Surrey is growing
- Metro Vancouver's existing asset management plans accommodate the anticipated growth
- This development will not necessitate any acceleration of the existing plans



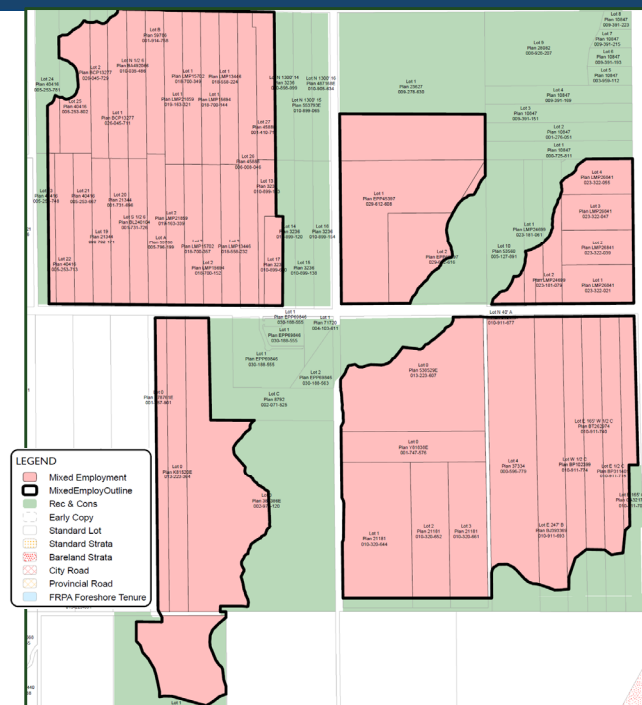
TECHNICAL REVIEW

- Area to be added to FSA reduced from 245 ha to 160 ha
- Minimal impact to regional sewer system in dry weather
- Increased SSOs in the regional sewer system in wet weather
 - Surrey will offset flows through I&I measures
- Property owners are responsible for the costs of connections

SOUTH CAMPBELL HEIGHTS

Mixed-employment lands

- 160.8 ha of land re-designated from 'Rural' land use to 'Mixed Employment'
- Properties eligible to be added to FSA are shown in pink



RECOMMENDATION

That the GVS&DD Board:

- a) give first, second and third reading to the *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 375, 2024*; and,
- b) pass, and finally adopt the *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 375, 2024*.



COMMITTEE INFORMATION ITEMS AND DELEGATION SUMMARIES

Greater Vancouver Sewerage and Drainage District

Board Meeting Date – Friday, February 23, 2024

This information item, listing recent information received by committee, is provided for the GVS&DD Board's information. Please access a complete PDF package [here](#).

Zero Waste Committee – February 8, 2024

Delegations:

- C1 Mary-Em Waddington, Executive Director, BC Technology for Learning Society
Subject: Computers for Schools Plus Program Award
Executive Summary provided

Information Items:

- E1 Zero Waste Conference 2023

Liquid Waste Committee – February 14, 2024

Delegation Summaries:

No delegations presented

Information Items:

- E2 2023 "Wipe It, Green Bin It" Campaign Results