

DISCUSSION

The current planning phase is intended to integrate employment uses and sustainable transportation systems, while addressing environmental protection of the Little Campbell River and surrounding ecosystems.

Proposed Land Use Concept Plan Update

In reviewing the Stage 1 Land Use map in detail, staff have identified two minor adjustments to land use designations within the SCH Plan. These adjustments include a small addition to the Riparian Area/Conservation designation to reflect riparian areas more accurately, and an adjustment to the Biodiversity Preserve designation to align this designation with the windfirm edge of an existing forest, as illustrated in Appendix “I” and further described in Appendix “IV”.

Engineering Servicing Update

Staff have identified a preferred road and greenways network proposed to be incorporated into the updated plan to ensure adequate access and full-movement ability to service the proposed land uses, as illustrated in Appendix “I”. In review of the broader road network in the area, an update to the Campbell Heights Local Area Plan (directly north of the SCH Plan area) is also proposed to provide greater clarity and to ensure consistency in implementation of the road network, as shown in Appendix “II”. Staff have initiated the Stage 2 technical engineering and utilities components of the planning process. Detailed discussion of the status and outstanding tasks of the technical deliverables are provided in Appendix “IV”.

Metro Vancouver and Greater Vancouver Board Approvals

Prior to constructing any sanitary sewers in the SCH Plan area, staff will be required to apply to Metro Vancouver to include SCH Plan into the Fraser Sewerage Area (“FSA”). Amending the FSA is a lengthy process that requires referral to both the Metro Vancouver and Greater Vancouver Sewerage and Drainage District (“GVS & DD”) boards. Early application will allow this process to run concurrently with the Stage 2 plan process and provide more time to address regional concerns.

CONCLUSION

An updated SCH Plan is proposed for Council consideration and approval to guide ongoing Stage 2 planning work. The final SCH Plan is anticipated for Council consideration in mid-2024, upon completion of remaining components of the plan. It will also be necessary to bring the plan area into the FSA to meet the demands of the proposed future land uses.

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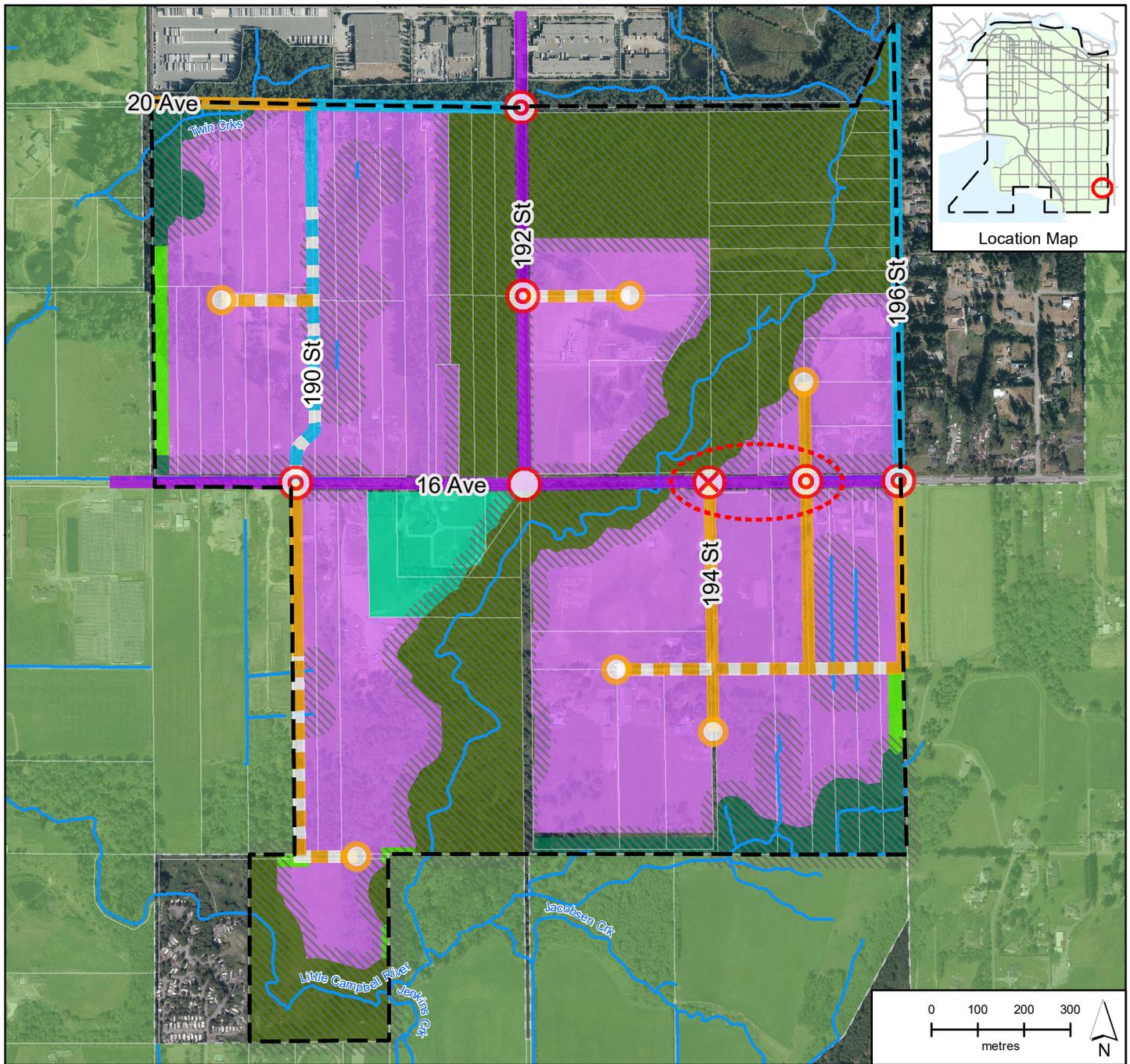
Appendix “I” Proposed Update to South Campbell Heights Land Use Plan

Appendix “II” Proposed Update to Campbell Heights Land Use Plan

Appendix “III” Existing South Campbell Heights Land Use Plan (Stage 1)

Appendix “IV” South Campbell Heights LAP – Background, Planning, and Engineering Update

Proposed Update to South Campbell Heights Land Use Plan



LEGEND

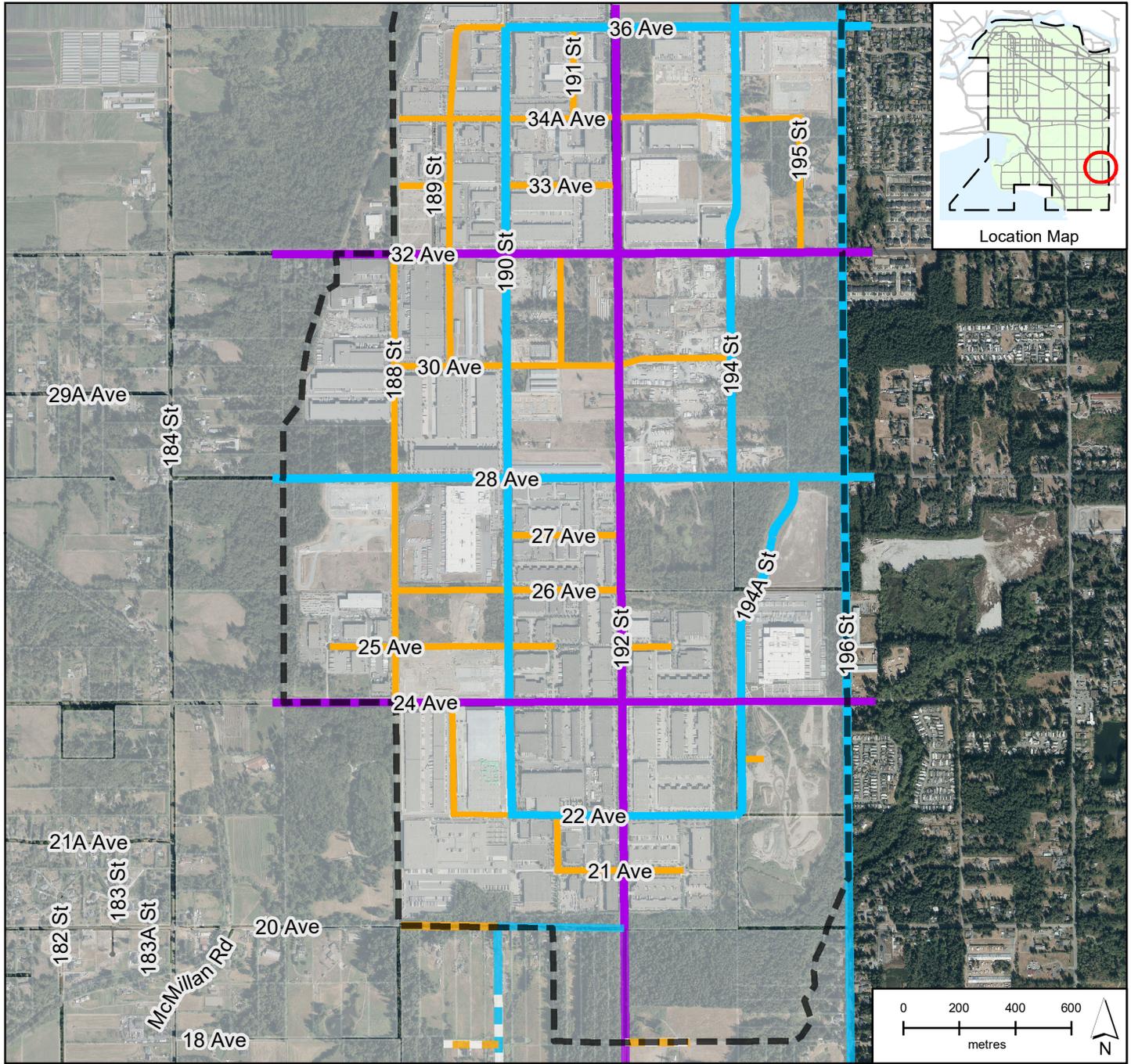
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|----------------------------|-------------------------|-----------------------------|---------------|
| Business Employment | Arterial Road | Proposed Traffic Signal | Plan Boundary |
| Biodiversity Preserve | Flex Collector Road | Right-In-Right-Out | |
| Riparian Area/Conservation | Collector Road | Cul De Sac | |
| Cemetery | Flex Local Road | Traffic Signal Location TBD | |
| Buffer | Local Road | Agricultural Land Reserve | |
| Sensitive Ecosystem DPA | Existing Traffic Signal | Watercourse | |



Proposed Land Use Plan

Planning & Development
Department

Proposed Update to Campbell Heights Local Area Plan



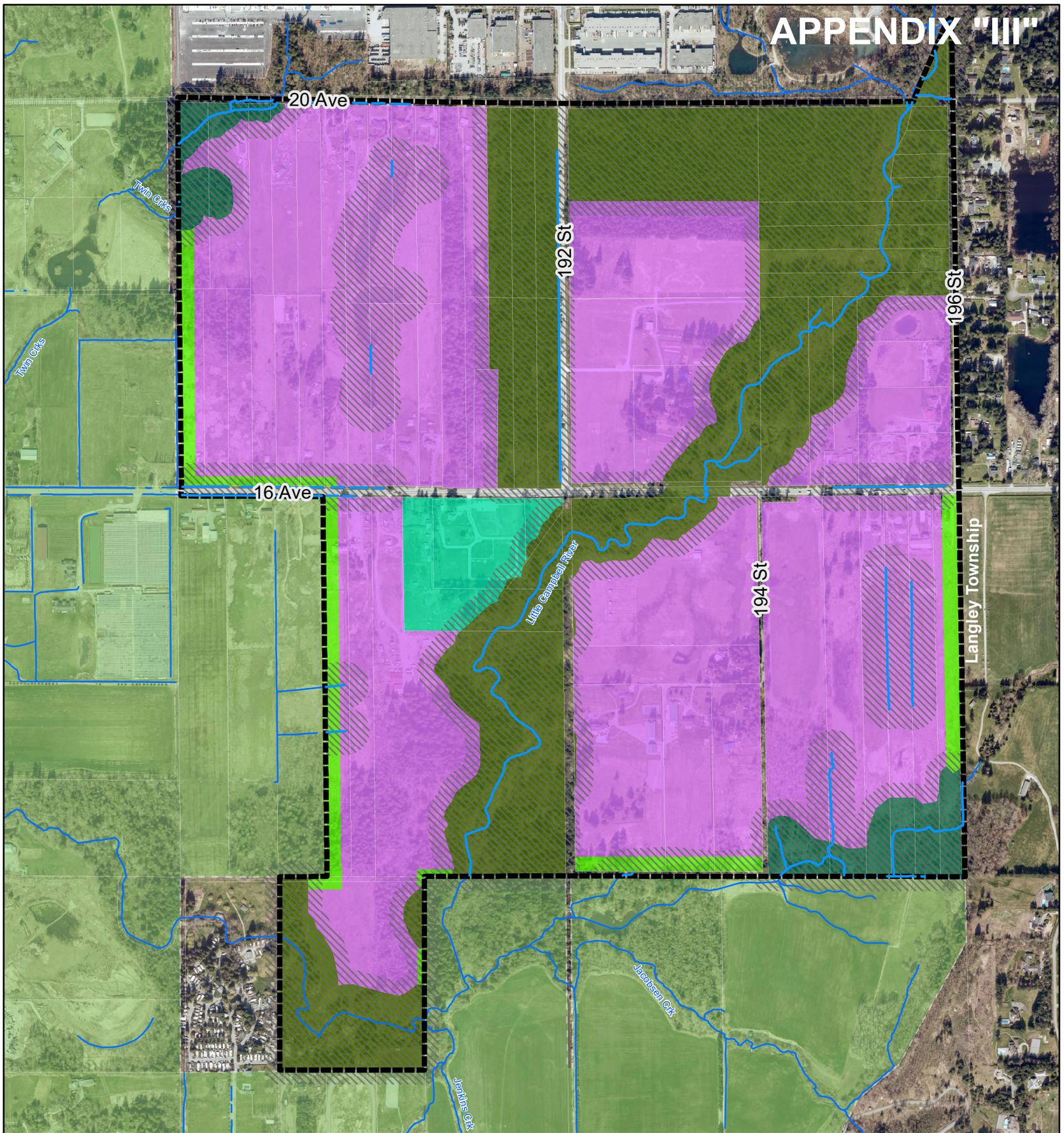
LEGEND

- Arterial Road
- Flex Collector Road
- Collector Road
- Flex Local Road
- Local Road
- Plan Boundary
- Lots



Proposed Road Network

Planning & Development
Department



SOUTH CAMPBELL HEIGHTS STAGE 1 - LAND USE CONCEPT PLAN

Legend

- Business Employment
- Biodiversity Preserve
- Riparian Area / Conservation
- Cemetery
- Agricultural Land Reserve
- South Campbell Heights Boundary
- Watercourse
- Sensitive Ecosystem DPA
- Buffer



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Approved by Council at its Regular Council Meeting of July 12, 2021 Resolution RES.R21-1368

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South Campbell Heights Plan Background, Planning, And Engineering Update

BACKGROUND

Plan Area

The South Campbell Heights Plan Area (“Plan Area”) encompasses 249 hectares (615 acres) of land generally located south of 20 Avenue along the border with the Township of Langley. It is bounded by the Agricultural Land Reserve (“ALR”) to the south and west. The Plan Area is bisected by the Little Campbell River, including areas of floodplain associated with the river. In addition to the Little Campbell River and its tributaries, the area includes large areas of farmland and mixed species second growth forest.

Much of the Plan Area is underlain by the Brookwood aquifer, which is an unconfined aquifer that serves as both a potable water source for existing drinking water wells, as well as a baseflow source for the Little Campbell River and its tributaries.

Plan Initiation

In September 2014, Council endorsed [Corporate Report No. R152; 2014](#), which authorized staff to conduct background studies, including an environmental study, a market demand assessment, and engineering servicing studies in advance of a formal planning process.

In September, 2015, Council endorsed [Corporate Report No. R187; 2015](#), which formally initiated a Local Area Plan (“LAP”) process for the Plan Area.

Initial Stage 1 Plan

In July 2017, following a comprehensive planning process, Council endorsed [Corporate Report No. R171; 2017](#), which approved the initial draft (Stage 1) South Campbell Heights (“SCH”) LAP.

In November 2017, Council endorsed [Corporate Report No. R201; 2017](#), which gave third reading to *Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19362* (“OCP amendment bylaw”), as documented in the Corporate Report. The bylaw amendments proposed are related to the approval of the Stage 1 SCH LAP adopted by Council on July 24, 2017.

Third reading of the OCP amendment bylaw followed a public hearing which was held on the draft bylaw on October 23, 2017. An application for amendment to the Metro Vancouver Regional Growth Strategy (“RGS”) was subsequently submitted to the Metro Vancouver (“MV”) Board for consideration.

Revisions to the Stage 1 Plan

In May 2018, the MV Board referred the SCH RGS amendment application back to the City to consider alternates.

The City worked with MV staff and employment land stakeholders to create a [revised Stage 1 plan](#) which respond to regional concerns. It was approved by Council in July 2021.

A Public Hearing was held on July 26, 2021 on corresponding amendments to the OCP, and proposed RGS amendments were sent to the MV Board for consideration in September of 2021. The MV Regional Planning Committee and Board considered the SCH RGS application in the Fall of 2021.

Metro Vancouver RGS and City OCP Approvals

On January 31, 2022, MV directors supported a motion to refer the SCH proposal back to MV staff, with instructions to discuss concerns that have been raised by the board with the City, including MV Board members' request that First Nation groups be consulted prior to adoption of the proposed amendments.

From December to January 2022, City Planning and Engineering staff met with Semiahmoo First Nation ("SFN") six times to discuss approaches to SFN engagement, background studies, and the development of a Traditional Use Study.

On January 20, 2022, City Planning and Engineering staff sent a letter to the MV Board that included Surrey's commitment to SFN consultation, including moving ahead with a Cumulative Effects Assessment ("CEA") related to traditional uses, which included capacity funding.

On February 14, 2022, the City forwarded [Corporate Report No. Ro36; 2022](#) to the MV Board to address prior comments. The report indicated that the City would establish an interdisciplinary staff working group to support the development of a CEA report in consultation with the SFN. Regular meetings were then continuing between City staff and SFN representatives as the plan progressed in order to develop a CEA term of reference and process. The outcome of the CEA is expected to advise City staff through the ongoing planning process and may result in archeological policy or regulatory requirements for future development within the SCH LAP area.

On February 25, 2022, the MV Board adopted a Type 3 amendment to Metro Vancouver 2040: Shaping our Future ("Metro 2040") for the SCH area. The amendment changed the regional land use designations of approximately 228 hectares of Rural land to Mixed Employment, Conservation and Recreation, and Agricultural. It redesignated approximately 13 hectares of land from Mixed Employment to Conservation and Recreation, extended the Urban Containment Boundary ("UCB") by approximately 223 hectares, and removed a Special Study Area overlay for this area. These changes were in keeping with the City's SCH LAP.

On March 7, 2022, Council adopted the OCP Amendment Bylaw, 2021, No. 20393, to align the City's OCP with the revised Stage 1 SCH LAP, and staff initiated the Stage 2 LAP process.

Meetings with Semiahmoo First Nation

Regular meetings between the City and SFN and their representatives have taken place since early 2021. The intent of the meetings has been to seek feedback on environmental and aquifer protection approaches, as well as the development of a CEA that is being undertaken during Stage 2 planning work.

SFN representatives indicated to City staff that they hope to be involved in a meaningful way in the plan process. The existing environmental study and the planned update will provide a basis for SFN to conduct the CEA on SFN traditional uses and practices in the SCH area. SFN has provided the City with a draft Term of Reference to complete the CEA, and the City has subsequently initiated an agreement on the process with SFN. The objective of the assessment is to examine impacts to various SFN-valued traditional practices in the SCH Plan Area and downstream along the Little Campbell River valley watershed, such as:

- fishing (both habitats and food sources);
- clam harvesting (downstream impacts);
- plant gathering (both edible and medicinal);
- water quality;
- community well being/health; and
- restricted access to resources.

DISCUSSION

Semiahmoo First Nation Cumulative Effects Assessment

City staff continue to work with SFN (through the Se-mi-ah-mu Economic Development Corporation) to complete the CEA. The assessment is being completed by SFN with capacity funding support from the City.

The CEA is intended to examine cumulative impacts and effects to SFN traditional use and respect indigenous knowledge and practices. The objective of the CEA is to develop and create baseline data on the geo-spatial distribution of Semiahmoo's traditional places and practices, sharing information, and raise the profile for the SFN. This distribution of traditional places and practices will be created for the City, but more specifically within the proposed SCH Plan Area and the Little Campbell watershed.

The CEA is expected to be completed by Se-mi-ah-mu Economic Development Corporation by the Fall of 2023. The CEA may inform other studies including the ongoing Integrated Storm Water Management Plan ("ISMP") and other environmental and engineering studies. Additional updates to the SCH Land Use Concept may also require consideration, based on the outcomes. The CEA is necessary next step for the City in its consultation with SFN, by way of collecting and sharing interests through a traditional use and impact study.

Proposed Updates to Land Uses

Minor adjustments are proposed to the SCH LAP Land Use Concept based on considerations from the environmental study and Qualified Environmental Professional ("QEP") review, and correcting a mapping inconsistency in the Stage 1 plan by more accurately aligning the boundary of the Biodiversity Preserve and Mixed Employment designations with the windfirm edge of the existing forest.

Proposed updates to the SCH LAP include:

Adjustment of the Biodiversity Preserve and Riparian/Conservation Area

Based on the updated Environmental Study, an additional 2.97 hectares (7.34 acres) of land has been added to the Biodiversity Preserve designation and an additional 0.21 hectares (0.52 acres) of land has been added to the Riparian Area/Conservation designation.

This adjustment focuses on the extension of Biodiversity Preserve Lands to align with an existing mature tree line to maintain existing wind firmness and reduce windfall and derogation of the existing natural area, as recommended within the updated Environmental Study completed in 2022. The study indicated that the interior forest conditions in this area, which is owned by the City, provides secure dispersal habitat for many species of interest, and that trees on the forest edge show signs of adaptation to wind pressure indicating interior forest trees may be susceptible to windthrow if exposed, spreading invasive species, decreased soil moisture, and potential tree dieback impacts. The proposed land use revisions are illustrated in Figure 1.

Engineering Updates

Following Council’s endorsement of the Stage 1 SCH LAP, staff initiated the Stage 2 component of the planning process. A high-level summary of the outstanding tasks is provided in the table below.

Technical Deliverable	Outstanding	Anticipated Completion
Transportation Servicing Plan	Analysis of required infrastructure	Fall 2023
ISMP and Drainage Servicing Plan	Stages 3 and 4 of the ISMP Drainage Servicing Plan	Winter 2023
Bivalve Review	Background Research and Field Investigation	Fall 2023
Sanitary Sewer Servicing Plan	Amendment of the GVS&DD FSA and detailed hydraulic analysis	Winter 2023
Water Servicing Plan	Detailed hydraulic analysis	Fall 2023

Additional details on the status and outstanding tasks of each technical deliverables are provided in the following sections.

Transportation

Staff have developed a proposed road network, as illustrated in Figure 5: Proposed Road Network Plan, in conjunction with the land use review and a Transportation Impact Analysis (“TIA”) of the Plan Area and in context of the broader network in the area, including the existing Campbell

Heights LAP (directly north of the SCH LAP). The road network was developed in line with broader City transportation objectives and the Township of Langley's adjacent Fernridge NCP. Unfortunately, transit service to the Plan Area does not currently exist, and achieving adequate transit service in the medium-term is challenging.

Several local roads have been identified to ensure adequate access and full-movement ability to service the proposed land uses, with flexibility on the ultimate alignments depending on the future consolidation patterns.

A TIA was conducted based on this proposed road network, and results indicated that the network, with the introduction of additional traffic signals along 16 Avenue and 192 Street, is anticipated to adequately service the proposed uses within Plan Area.

Staff will be finalizing a detailed strategy of the required transportation infrastructure servicing requirements based on the results of the TIA. This work is anticipated to be completed by Fall 2023.

Drainage

SCH Integrated Stormwater Management Plan

In Spring 2022, staff issued a Terms of Reference to undertake an ISMP for the SCH Plan Area. The intent of the SCH ISMP is to outline a comprehensive drainage servicing strategy that ensures the continued health of the Little Campbell River watershed while supporting future development in SCH. This plan covers a wide range of components related to watershed health, including drainage servicing under existing development conditions, potential hydrologic and hydraulic impacts resulting from future development, environmental assessments of terrestrial, hydrological, and aquatic factors, and high-level watershed health assessment. Additionally, the ISMP includes an implementation plan that provides guidance on funding and enforcement strategies, as well as monitoring and assessment plans.

It is important to note that the ISMP focuses solely on mitigating any detrimental impacts that may arise from future development of the SCH Plan Area and does not address the potential impacts of future development in Langley or other areas of the Little Campbell River watershed on the river's health.

The ISMP encompasses the boundaries of the SCH LAP, as well as the sub-watersheds associated with watercourses that drain into the Little Campbell River within the SCH LAP boundary. This includes portions of the Twin Creeks, Jacobsen Creek, Campbell Heights, and Little Campbell River Tributary 8 sub-watersheds. A mix of uses, including business employment, biodiversity preserve, riparian and conservation areas, are proposed within the SCH LAP. The ISMP will review and address the potential impacts that may arise from these types of land uses on the ISMP study area and the broader Little Campbell River watershed.

An initial drainage servicing concept has been developed and is summarized in Figure 2. The servicing concept consists of a multi-faceted approach that includes stormwater management facilities that can incorporate infiltration/recharge functions where soil and groundwater conditions allow; otherwise, traditional detention elements will be incorporated where

infiltration/recharge is not feasible or appropriate due to geotechnical concerns. Water quality features will be in place upstream of these facilities to provide appropriate treatment of stormwater runoff. Onsite stormwater facilities will also likely be required given the land uses proposed in the SCH LAP. Further refinements and detailing of the drainage servicing concept will be completed as the ISMP progresses.

Throughout the ISMP development, staff have held recurring meetings with SFN to provide updates on the ISMP, better understand traditional knowledge, seek information and feedback, and more. These meetings have helped to inform and refine the ISMP scope and deliverables. The ISMP is anticipated to be completed by Winter 2023.

Little Campbell River Bivalve Review

Through ongoing discussions between staff and SFN, it has been noted that freshwater bivalves (specifically freshwater mussels and razor clams) are present in the Little Campbell River. These bivalves are a traditional food source for SFN. To support the ISMP and guide water quality recommendations, a separate bivalve review study has been commissioned.

The bivalve review will support the ISMP by undertaking the following tasks:

- Background research and literature review;
- Engagement with SFN and local stakeholders;
- Field reconnaissance to confirm presence, species, and location(s) of bivalve beds along the Little Campbell River and its tributaries within the ISMP study area; and
- Identify potential contaminants of concern in terms of bivalves and provide recommendations to prevent degradation to bivalves and bivalve habitats.

Background research is underway, with the field reconnaissance scheduled for Summer 2023. The review is anticipated to be completed by Winter 2023.

Sanitary Sewer

A sanitary sewer servicing plan has been developed for the SCH mixed employment development area. This area and land-use plan were not originally within the regional UCB or FSA. A prerequisite for sanitary sewer servicing is that all lands contributing sewerage to the MV network be included in both the UCB and FSA. The process to include SCH in the UCB was completed in 2022; however, the process for inclusion in the FSA has not yet formally begun.

The servicing conceptual plan was developed in 2021, and development of detailed design work has progressed through 2022 and 2023. The current servicing plan is concept in Figure 3. In order to develop the area, the sanitary sewer build-out has been split into two phases: Phase 1 – west of the Little Campbell River, and Phase 2 – east of the Little Campbell River.

The Phase 1 sewer works include:

- local sewers;
- 190 Street (at 16 Avenue) pump station;

- 2.5 km long sewer forcemain on 16 Avenue and 184 Street;
- 7.5 km long sewer siphon along 184 Street to 52 Avenue;
- odour management facility on 184 Street; and
- connection to MV South Surrey Interceptor Sewer.

Currently, the Phase 1 sewer works have been designed to approximately 50% when considering all the components of work. The general scope of work is understood, and the detailed components of the work are now being developed. The approximate cost of the Phase 1 works was estimated in 2022 to be about \$22 million.

Currently, work has not begun on the Phase 2 sewer strategy.

Timeline

The next major step in the progression of the sanitary servicing plan will be to move to have the SCH area included in the FSA. This process will include the following steps:

1. Council to instruct staff to apply to MV to include SCH in the FSA.
2. Engineering staff assemble information, prepare a report, and apply to MV.
3. MV review the application and present it to the GVS&DD Board on behalf of the City.
4. GVS&DD Board will make the final determination of whether the application will be successful.

After submission to MV, the application needs to be reviewed by the MV Board, internal review by staff, and consideration by the GVS&DD Board. Typically, this process can take three to nine months depending on the timing of monthly board meetings and other board business.

Water

The existing water system needs to be extended and upsized to accommodate the anticipated domestic and fire water demands within the SCH Plan Area. The servicing conceptual plan has progressed throughout 2022 and 2023. The same two-phased build out that is required for the development of the sanitary sewer will also be required for the water system.

The Phase 1 water works include:

- Connection to existing watermain at 192 St and 20 Ave.
- Watermain along 20 Ave, between 190 St and 192 St.
- Watermain along 16 Ave, west of 192 St.
- Watermains along 190 St and 192 St.

The Phase 2 water works include:

- Connection to existing watermain at 188 St and 24 Ave.
- Watermain along 188 St, between 24 Ave and 20 Ave.
- Watermain along 20 Ave, between 188 St and 190 St.
- Watermain along 16 Ave, east of 192 St.

- Watermains along 14 Ave, 194 St, and 196 St.

The approximate cost of the combined Phase 1 and Phase 2 works were estimated in 2023 to be about \$16 million.

Timeline

The preliminary water service plan for this area is shown in Figure 4 for the ultimate condition. Staff will work to refine this plan considering development phasing requirements. The works are anticipated to be finalized by Fall 2023.

Next Steps – Stage 2 Planning Work

In addition to the engineering and transportation utility work detailed above, staff will work to resolve the following Stage 2 planning components:

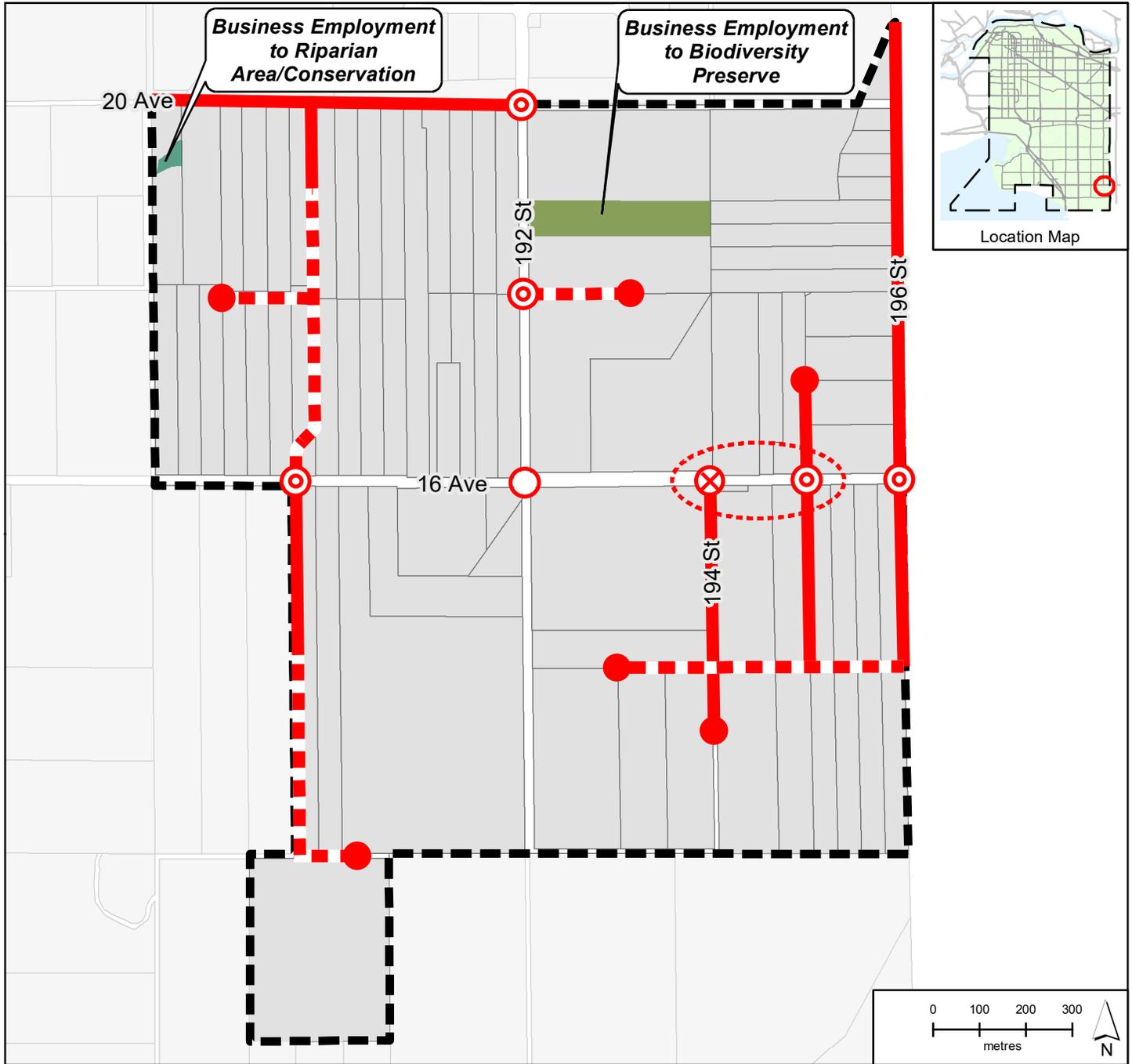
- Review and confirm development parcels and block dimensions;
- Refine and develop design guidelines and details for proposed greenways, trails, and pathways;
- Develop of a strategy for the conveyance, acquisition and protection of Biodiversity Preserve designated lands and policies/guidelines for the long-term protection and stewardship of wildlife corridors and wildlife corridor crossings;
- Guidelines related to urban design and character, natural areas preservation and integration, nuisance control, edge conditions, screening and buffering, environmental protection, tree protection and designing a sensitive interface between new employment uses and existing land-based uses including the A Rocha Brooksdale Environmental Centre;
- Guidelines for road design with regard to sensitive environmental features and wetlands;
- Policies and guidelines for the development and design of special interface areas adjacent to riparian and park lands, wildlife corridors, the ALR, along major roads, and between differing uses;
- Buffering and landscaping standards to achieve appropriate interfaces and adequate separation where applicable;
- Identification of the community amenities and a calculation of Community Amenity Contributions (“CACs”);
- Phasing and implementation strategy, including a potential lot consolidation strategy and guidelines to facilitate efficient development parcelling; and
- Establish SCH LAP surcharge fee estimates to re-coup the cost of consultant services required to complete the plan.

The final SCH LAP will provide certainty to residents, landowners, developers, and the City about the future of the area, while ensuring adequate provision of public infrastructure such as parks, conservation areas, roads, transit, and utilities.

Future Stage 2 Public and Stakeholder Engagement

Continued consultation and engagement with SFN, community stakeholders, and the broader community is anticipated. Consultation will form part of the Stage 2 planning process to engage and gather additional public input regarding technical and planning work prior to bringing the plan to Council for final (Stage 2) consideration.

Figure 1: Proposed South Campbell Heights Land Use Revisions



LEGEND

Amended Road Network

- Road
- - - Road (Flex)
- Cul De Sac
- Existing Traffic Signal
- ⊙ Proposed Traffic Signal
- ⊗ Right-In-Right-Out

Amended Landuse

- Biodiversity Preserve
- Riparian Area/Conservation

Other Symbols

- Lots
- ⊗ Traffic Signal Location TBD
- Plan Boundary

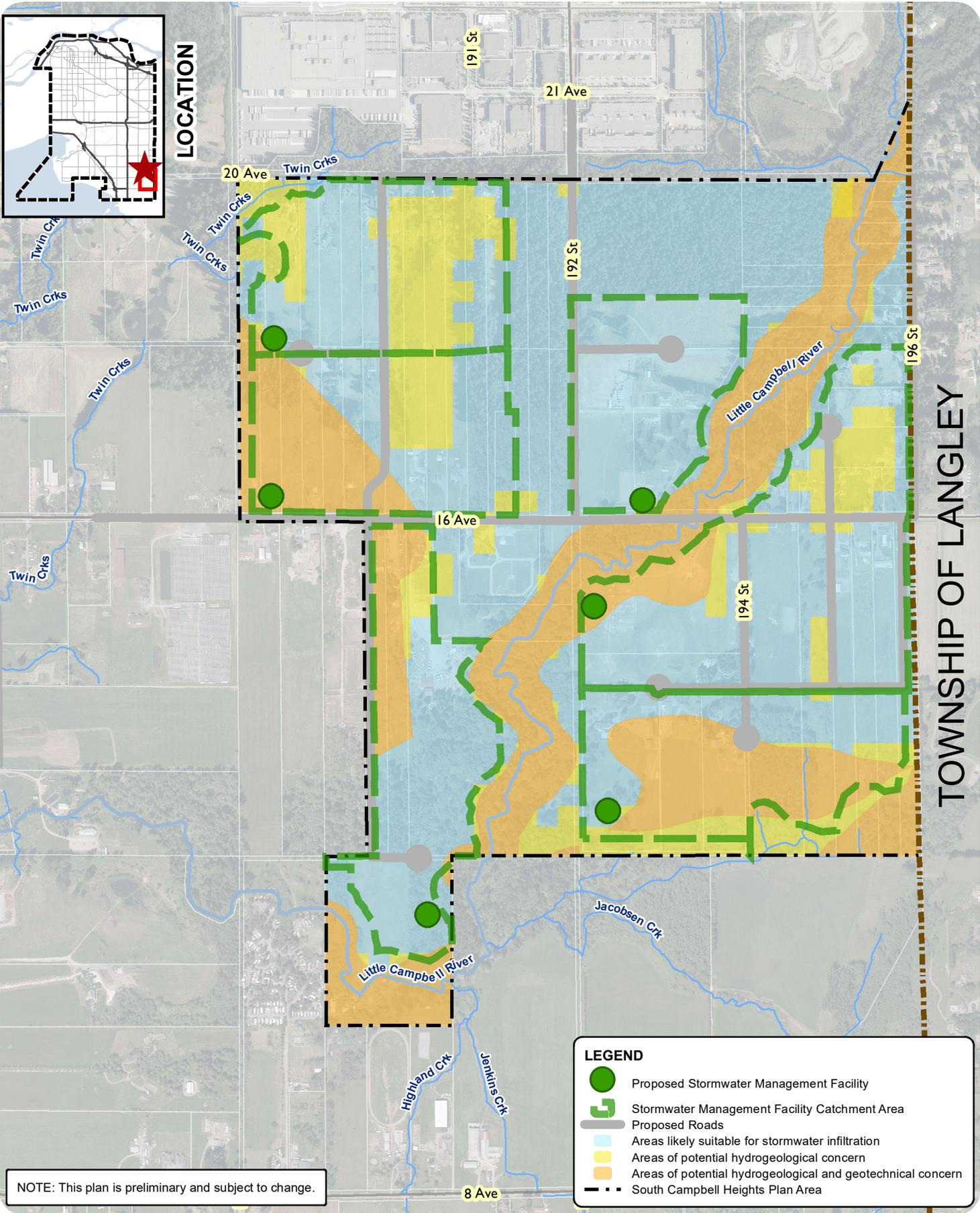


Proposed Land Use Revisions

Planning & Development
Department



LOCATION



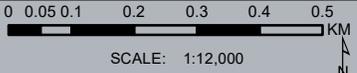
TOWNSHIP OF LANGLEY

NOTE: This plan is preliminary and subject to change.

LEGEND

- Proposed Stormwater Management Facility
- Stormwater Management Facility Catchment Area
- Proposed Roads
- Areas likely suitable for stormwater infiltration
- Areas of potential hydrogeological concern
- Areas of potential hydrogeological and geotechnical concern
- South Campbell Heights Plan Area

Figure 2: Preliminary Drainage Servicing Concept



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 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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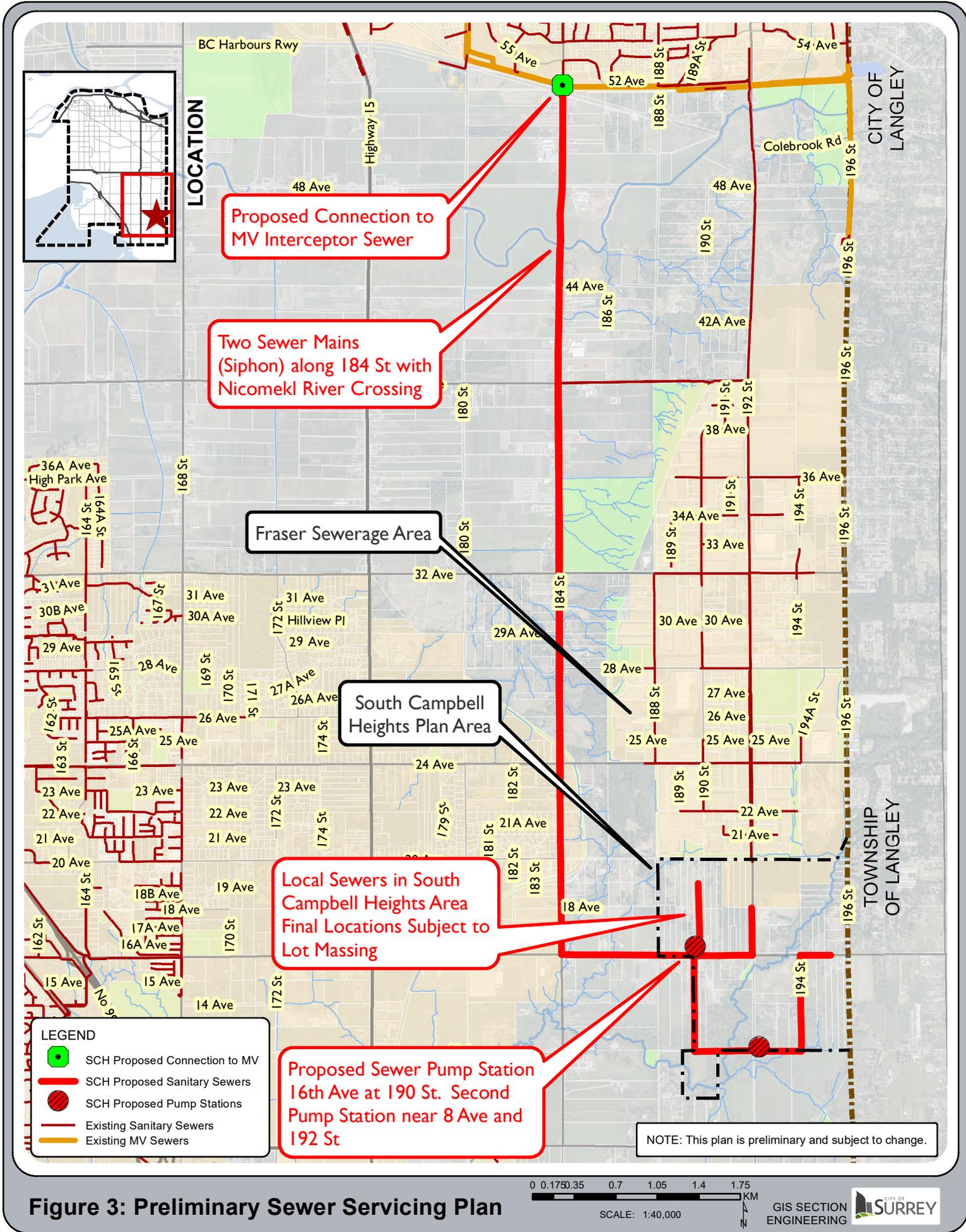


Figure 3: Preliminary Sewer Servicing Plan

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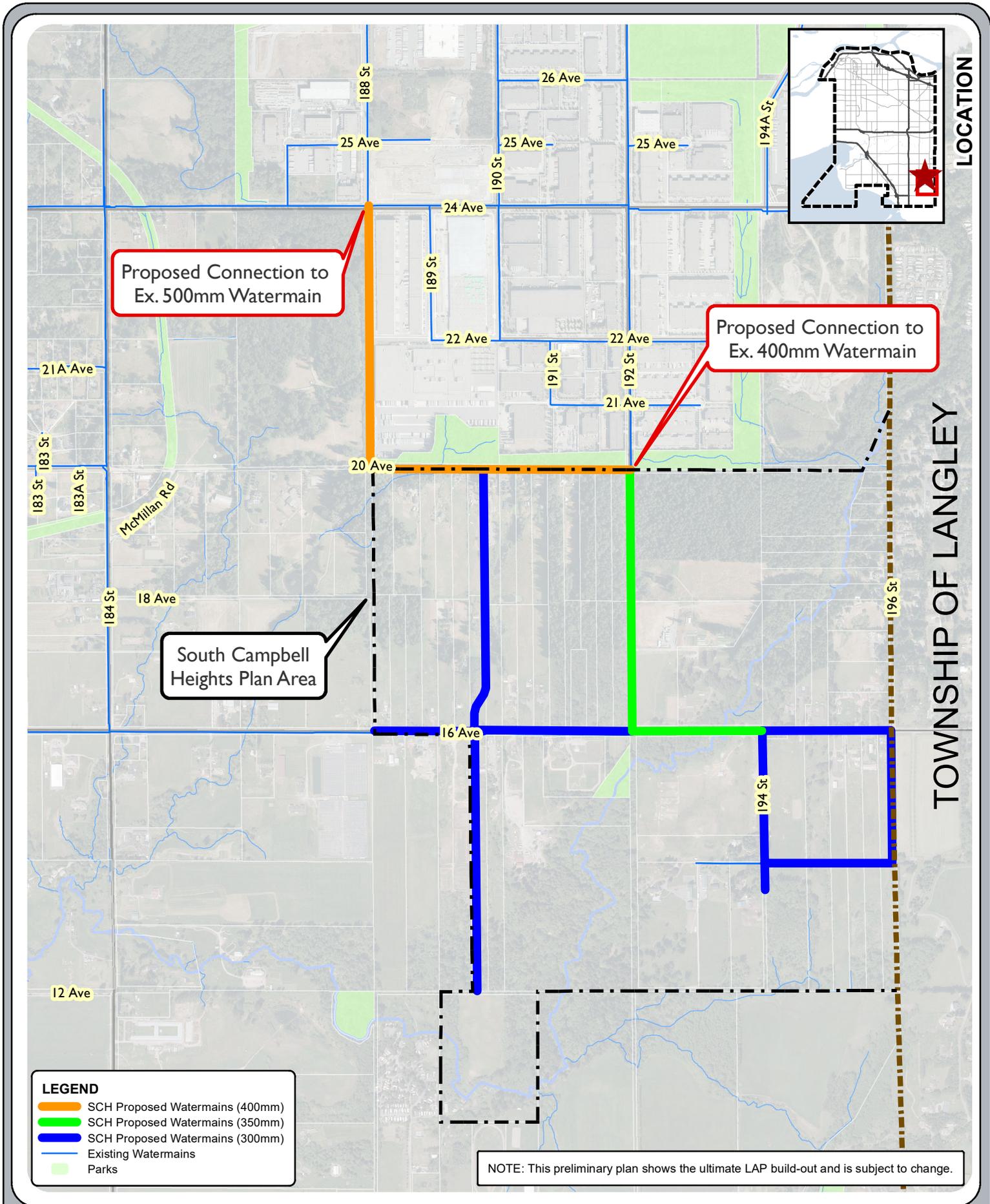


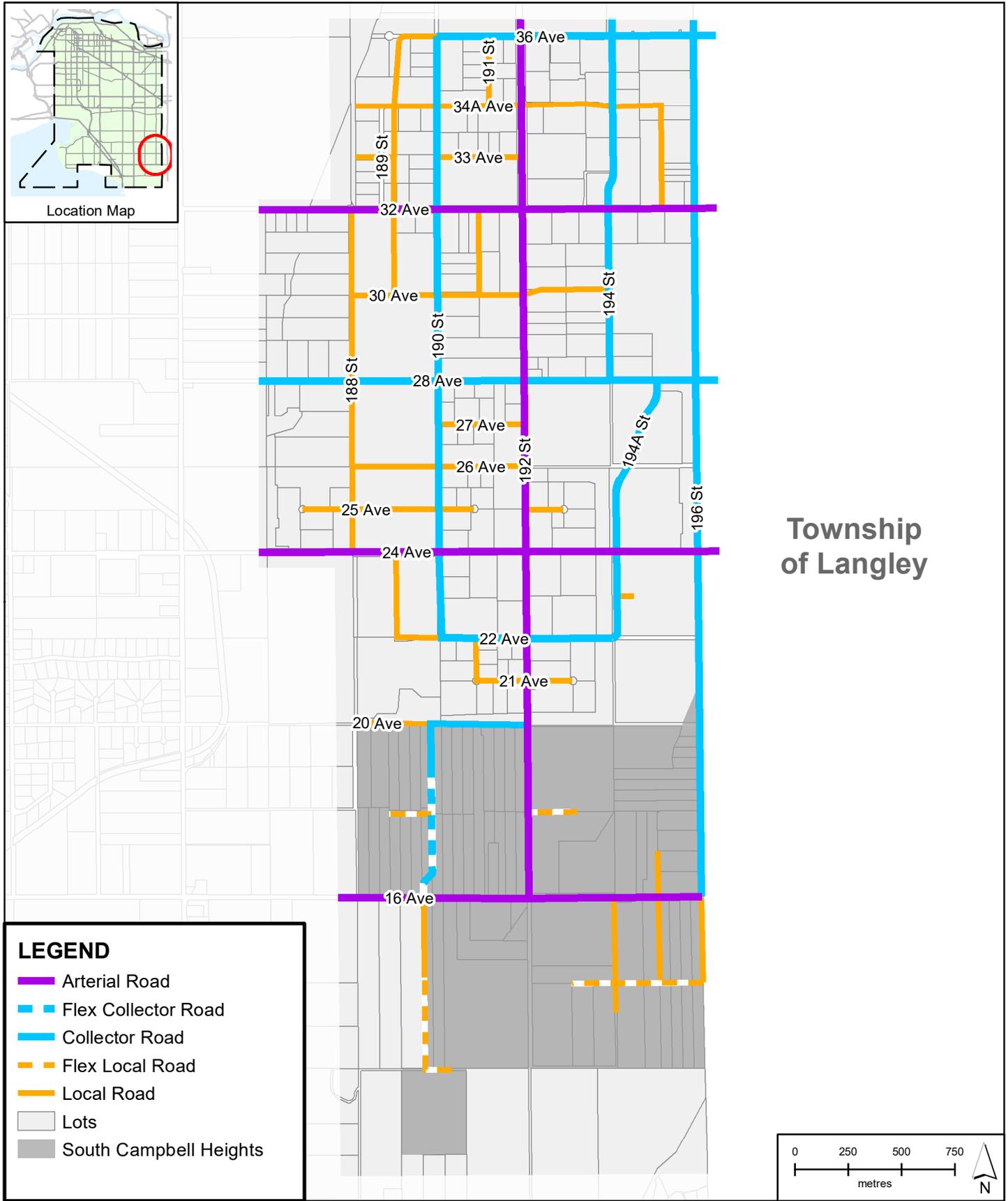
Figure 4: Preliminary Water Servicing Plan

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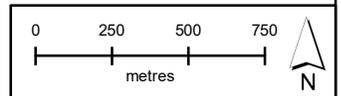
Figure 5: Proposed Campbell Heights Road Network



Township of Langley

LEGEND

- Arterial Road
- Flex Collector Road
- Collector Road
- Flex Local Road
- Local Road
- Lots
- South Campbell Heights



Proposed Road Network

Planning & Development Department