

NO: R176

COUNCIL DATE: October 3, 2022

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **September 29, 2022**

FROM: **General Manager, Engineering**

FILE: **0910-40/236**

SUBJECT: **Sale of City Property at 9810 – 192 Street**

RECOMMENDATION

The Engineering Department recommends that Council approve the sale of City-owned property located at 9810 – 192 Street (PID: 025-560-123) as illustrated in Appendix “I” attached to this report, subject to compliance with the notice provisions of sections 26 and 94 of the *Community Charter, S.B.C. 2003, c. 26*.

INTENT

The intent of this report is to seek Council’s approval to sell the vacant City-owned property (“City Property”), located at 9810 – 192 Street, for the purpose of an expansion of the North Surrey Recycling and Waste Centre (“NSRWC”) to include a recycling depot, as conceptually illustrated on the attached Appendices “II” and “III”.

BACKGROUND

Metro Vancouver operates six recycling and waste centres across the region, two of which are located in Surrey. The NSRWC, located at 9770 – 192 Street and as illustrated on the attached Appendix “I”, opened in the early 2000’s and currently only accepts garbage and some recycling. The City’s Biofuel Facility, located at 9752 – 192 Street, is adjacent to the existing NSRWC as also illustrated on the attached Appendix “I”. In September 2022, the new Central Surrey Recycling and Waste Centre, located at 6711 – 154, opened, which provides convenient full-scale recycling and waste drop-off for residents and businesses.

In April 2021, Metro Vancouver’s Board approved a recycling depot model with the goal of providing consistent recycling services at all recycling and waste centres. This approach includes the development of recycling depots at each facility ahead of the weigh scales, which allows customers to drop-off a range of free recyclables (such as paper, containers, metal, used oil etc.) before dropping off paid recyclables (e.g., mattresses, clean wood, yard trimmings) and garbage, or alternatively dropping off only free recyclables. At the recycling and waste centres with recycling depots ahead of the scales, more than half of all customers visit the recycling depot only. North Surrey and Langley recycling and waste centres are now the only recycling and waste centres that do not include recycling depots ahead of the weigh scales. With Surrey’s growing population, an expansion of the NSRWC to include a recycling depot will provide additional convenient services for residents and businesses.

City Property Description

The City Property is a vacant rectangular shaped 3.37 acre (1.36 ha) parcel located at the southeast corner of Golden Ears Way and 192 Street, in the Port Kells industrial neighbourhood. Access to the City Property is currently via a reciprocal panhandle portion of the NSRWC parcel.

The City Property was originally acquired in numerous components via tax sales and land exchanges dating back to 1910, and consolidated thereafter. The land that currently comprises the NSRWC was acquired from the City by Metro Vancouver. Prior to its current configuration and parcel size, a northerly section of the City Property was sold to the Province for the Golden Ears Bridge Project.

Zoning, Plan Designations, and Land Uses

The City Property is zoned Comprehensive Development (CD) and designated Industrial in the Official Community Plan.

DISCUSSION

Subject to approval of the sale of the City Property, the purchaser, the Greater Vancouver Sewage and Drainage District (“Metro Vancouver”), will proceed with a rezoning development application for the expansion of the NSRWC, as preliminarily illustrated on the attached Appendices “II” and “III”. Metro Vancouver has initiated the procurement process for detailed design and construction management to develop the recycling depot.

Purpose of the Sale

As noted above, the Metro Vancouver recycling depot model includes the development of recycling depots at each facility ahead of the weigh scales. The provision of an expansion of NSRWC will provide an integrated and convenient one stop drop-off location for residents and business owners, which will allow the City to increase its waste diversion and reduce illegal dumping throughout the City. Drop-offs at the facility will include recyclables, compostable materials, reusable items and garbage. The main emphasis will be waste diversion, which is consistent with both the Region’s Integrated Solid Waste and Resource Management Plan (“ISWRMP”) and the City’s Sustainability Charter 2.0 goal of maximizing waste diversion.

After an extensive review of potential sites by Metro Vancouver staff, the potential for expansion of the NSRWC was identified, and 9810 – 192 Street was selected for this purpose.

As part of the sale process, staff will ensure that notice of the City Property sale is issued in accordance with the provisions of Sections 26 and 94 of the *Community Charter*, S.B.C. 2003, c. 26.

Land Value

The purchaser has agreed to provide compensation to the City equivalent to the market value of the City Property as determined by an independent accredited appraiser.

SUSTAINABILITY CONSIDERATIONS

The proposed sale of the City Property supports the objectives of the City's Sustainability Charter 2.0. In particular, the proposed sale relates to the Sustainability Charter 2.0 themes of Infrastructure and Built Environment and Neighbourhoods. Specifically, this project supports the following Desired Outcomes ("DOs"):

- Materials and Waste DO20: materials and resources are used efficiently, sourced locally where feasible, and repurposed or recycled at the end of their life cycle;
- Materials and Waste DO21: The City is moving towards a zero-waste target, in line with regional waste diversion goals; and
- Neighbourhoods and Urban Design DO8: The built environment enhances quality of life, happiness and well-being.

CONCLUSION

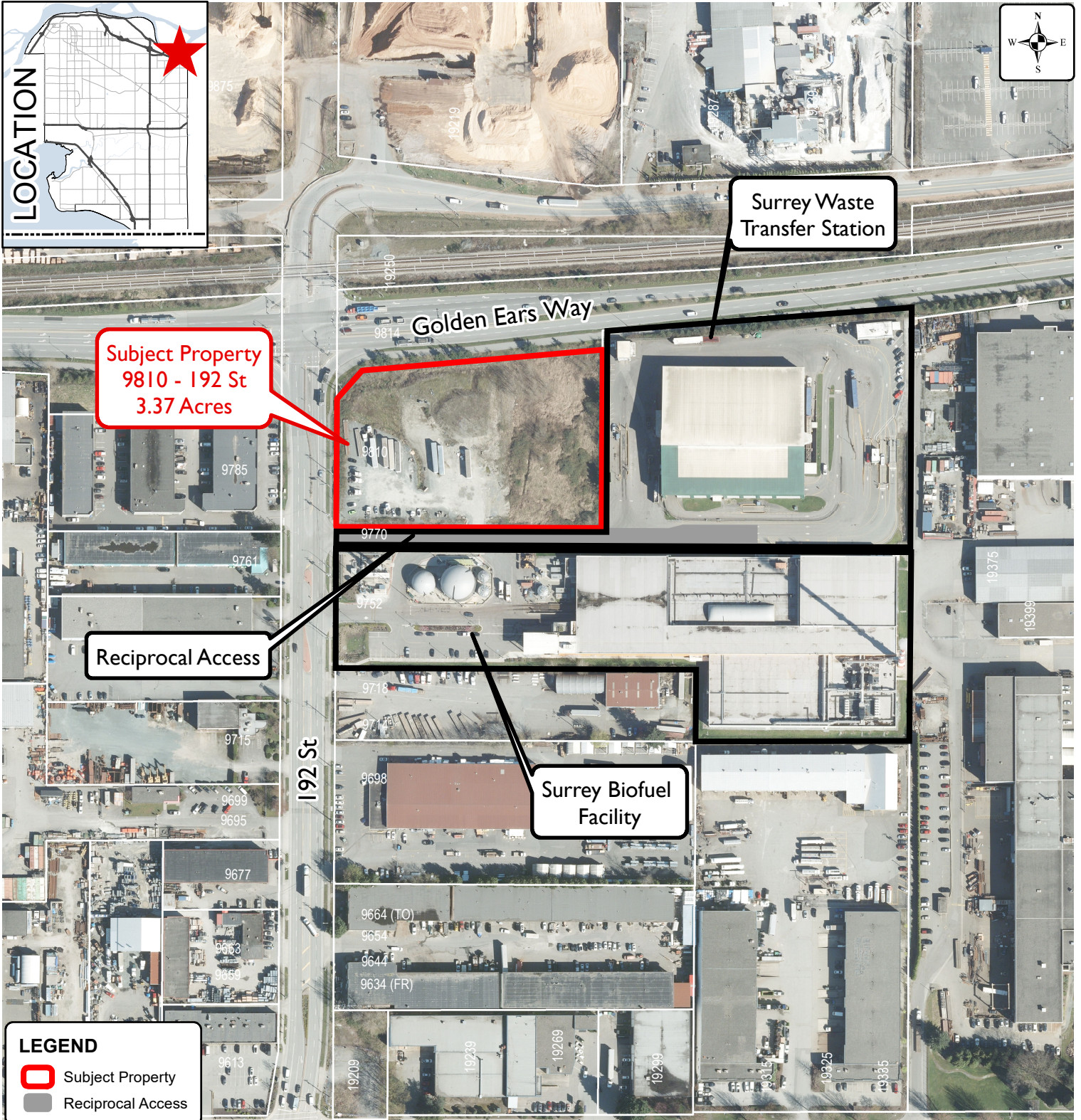
The terms and conditions that have been negotiated for the sale of the City Property are considered reasonable. The proposed expansion of the NSRWC will provide an integrated one-stop drop-off location for residents and business owners, which will allow the City to increase its waste diversion and reduce illegal dumping throughout the City.

Scott Neuman, P. Eng
General Manager, Engineering

PK/kd/bn

Appendix "I"- Aerial Photograph of Site
Appendix "II" – Conceptual Site Plan
Appendix "III" - Conceptual Facility Layout

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Subject Property
9810 - 192 St
3.37 Acres

Surrey Waste Transfer Station

Reciprocal Access

Surrey Biofuel Facility

LEGEND

- Subject Property
- Reciprocal Access

Produced by GIS Section: 13-Sep-2022

Date of Aerial Photograph: 2021

Scale: 1:3,000 50 M



Subject Property
9810 - 192 Street

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.

