

NO: R220

COUNCIL DATE: November 4, 2024

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **October 30, 2024**

FROM: **General Manager, Engineering**

FILE: **0930-30/527**

XC: **7924-0046-00**

SUBJECT: **Lease of Vacant City-Owned Lands at 19526 – 24 Avenue and 19525 – 20 Avenue**

RECOMMENDATION

The Engineering Department recommends that Council:

1. Receive this report as information; and
2. Authorize the execution of a lease agreement with Skylink Guideway Constructors General Partnership by the General Manager, Engineering for the temporary use of a 122,673.58 m² portion of 19526 – 24 Avenue and a 357 m² portion of 19525 – 20 Avenue for the Surrey-Langley Skytrain (“SLS”) Pre-Cast Yard as illustrated in the attached Appendix “I”.

INTENT

The purpose of this report is to obtain Council’s approval to enter into an initial 33-month lease agreement (the “Lease”) with Skylink Guideway Constructors General Partnership (“Skylink”), with an option to renew the Lease for up to an additional 36-month period subject to the approval by Council of a renewal of the Temporary Use Permit No. 7924-0046-00 (“TUP”).

BACKGROUND

As part of the Province’s procurement process, Skylink was the successful Surrey-Langley Skytrain (“SLS”) proponent to the guideway contract, and is responsible for securing a suitable location to manufacture, assemble and temporarily store the SLS guideway and column infrastructure segments (the “Pre-Cast Yard”). This is a critical component of the SLS project and Skylink has independently identified that the City-owned land at 19526 – 24 Avenue and 19525 – 20 Avenue is ideal for use as the SLS Pre-Cast Yard and on September 23, 2024 a Temporary Use Policy (“TUP”) was issued for this purpose.

DISCUSSION

Property Descriptions

19526 – 24 Avenue and 19525 – 20 Avenue (the “Lands”)

The Lands, as illustrated in the attached Appendix “I”, are also known as Stokes Pit, and were primarily being used for the deposition of structural and non-structural soil stemming from

maintenance and construction projects conducted by the City's Engineering Operations Division ("Engineering Operations"). Other current uses include gravel and asphalt recycling and organic ditch material sorting and disposition. Historically the Lands had been used by the City for a number of operations dating back to the 1950's.

The parcel located at 19526 – 24 Avenue has a total area of 146,943 m² (36.31-acres) and the usable Lease area is intended to be a 122,673.58 m² (30.31-acres) portion, net of the watercourse, which is located along the eastern edge of the parcel.

The parcel located at 19525 – 20 Avenue has an area of 147,085 m² (36.34-acres) and the Lease area is intended to be a 357 m² (0.09-acres) portion.

Cohabitation Plan

Engineering Operations has developed a cohabitation plan whereby Engineering Operations is confining their recycling and material sorting to 19525 – 20 Avenue only for the duration of the Lease. Access and egress for Engineering Operations would be via 22 Avenue while access and egress for the Pre-Cast Yard operations would be via 24 Avenue. Skylink is currently preparing the Lands by means of grading and earthworks pursuant to the issued TUP with the intention that the Lease would commence effective January 1, 2025.

The TUP permits the operation of a manufacturing and storage facility of guideway concrete precast segments for the SLS project, and the Pre-Cast Yard will manufacture and store approximately 5,000 concrete guideway segments, which form critical components of the SLS project. Other elements of the Pre-Cast Yard, as generally illustrated in the attached Appendix "II" comprise a pre-engineered steel building, storage areas equipped with rail-mounted gantry cranes, a trailer staging area, a concrete batch plant, office space, and parking. The Pre-Cast Yard facility will employ approximately 350 tradespeople and staff.

LEGAL SERVICES REVIEW

This report has been reviewed by Legal Services.

CONCLUSION

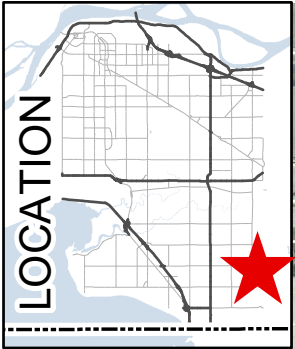
The Surrey-Langley Skytrain project is regionally important. This report seeks to obtain Council's approval to provide Skylink Guideway Constructors General Partnership with use of City-owned lands in Campbell Heights East, by way of a lease agreement, for the Surrey-Langley Skytrain Pre-Cast Yard, under the terms of Temporary Use Permit No. 7924-0046-00.

Scott Neuman, P. Eng
General Manager, Engineering

NNR/kd/bn

Appendix "I" - Aerial Photograph of the Lands and Lease Areas
Appendix "II" - Concept Plan of the Surrey-Langley Skytrain Pre-Cast Yard

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 25-Oct-2024

Date of Aerial Photograph: 2023

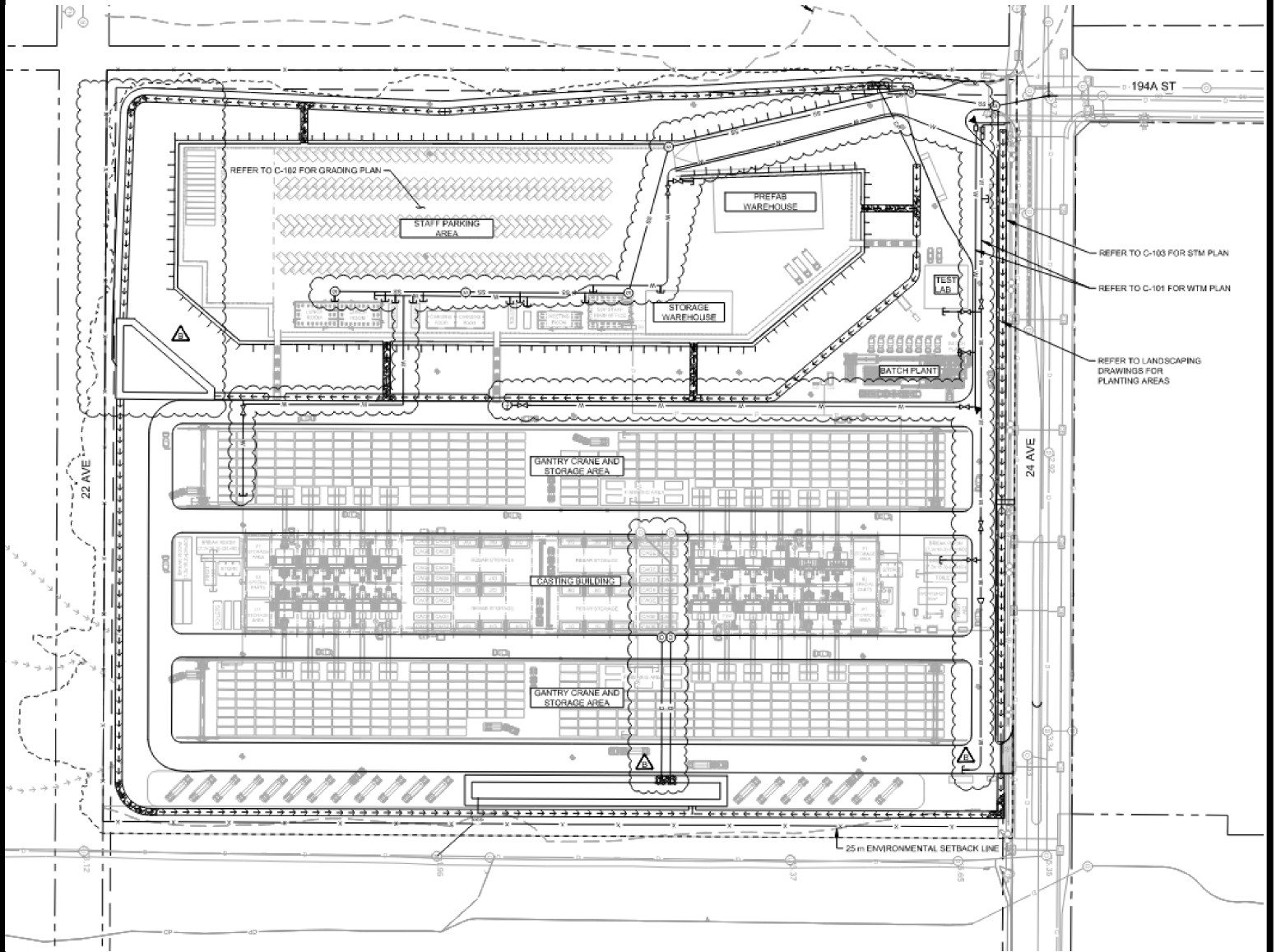
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Subject Properties
19526 - 24 Avenue and
19525 - 20 Avenue

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.



Produced by GIS Section: 22-Oct-2024

Scale: 1:5,000 0 50 M



Concept Plan of the Surrey-Langley Skytrain Pre-Cast Yard

ENGINEERING DEPARTMENT

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