

NO: R017

COUNCIL

DATE: January 25, 2010

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **January 22, 2010**

FROM: **General Manager, Engineering** FILE: **0870-40/44**

SUBJECT: **Purchase of Lot 1 (Phase 1) of Provincial Lands in Campbell Heights**

RECOMMENDATION

The Engineering Department recommends that Council approve the purchase from the British Columbia Transportation Financing Authority (BCTFA) of Lot 1, having an area of approximately 40 acres, as illustrated on the plan attached as Appendix I.

BACKGROUND

The City of Surrey has executed an option agreement with the BCTFA to purchase in phases 305 acres of land in Campbell Heights generally bounded by 32 Avenue on the south, 40 Avenue on the north, 192 Street on the east and the 188 Street alignment on the west. Approximately, 240 acres of this land is designated for industrial purposes and the remaining 65 acres is designated as Agricultural. The industrial land is to be purchased in 5 phases over a maximum of 5 years. The first phase is illustrated as Lot 1 on the map attached as Appendix I and is the subject of this report.

DISCUSSION

1. Property Location

Lot 1, owned by the BCTFA, is located in the northwest corner of the intersection of 32 Avenue and 192 Street in Campbell Heights. It has an area of approximately 40 acres.

2. Zoning, Plan Designations, and Land Uses

The property is presently zoned A-1 (General Agricultural Zone). The Official Community Plan designates Lot 1 as Industrial.

Upon acquisition an application would be processed to rezone Lot 1 to an "Industrial Business Park" zone.

3. Purpose of the Acquisition

The property is being acquired by the City for the purpose of developing it into an industrial business park subdivision.

4. Purchase Agreement

The Option Agreement stipulates that Lot 1 will be purchased by the City on or before February 12, 2010.

5. Site Preparation and Servicing Requirements

(i) Site Preparation

BCTFA is responsible, prior to the transfer of Lot 1 to the City, for any necessary contamination remediation, lot grading and compaction, and removal of physical and legal encumbrances.

(ii) Servicing

Lot 1 will be subdivided into smaller industrial lots with the related servicing requirements to be addressed at that time.

Sustainability Consideration

The purchase of Lot 1 will assist the City in achieving the Sustainability Charter's economic goals of increasing the City's industrial tax base and increasing employment lands, which will assist in moving the City toward its objective of achieving a balance between jobs within the City and resident workers.

CONCLUSION

Based on the above discussion, it is recommended that Council approve the purchase from the BCTFA of Lot 1 at the north west corner of 32 Avenue and 192 Street in Campbell Heights, having an area of approximately 40 acres, as illustrated on the plan attached as Appendix I.

Vincent Lalonde, P.Eng.
General Manager, Engineering

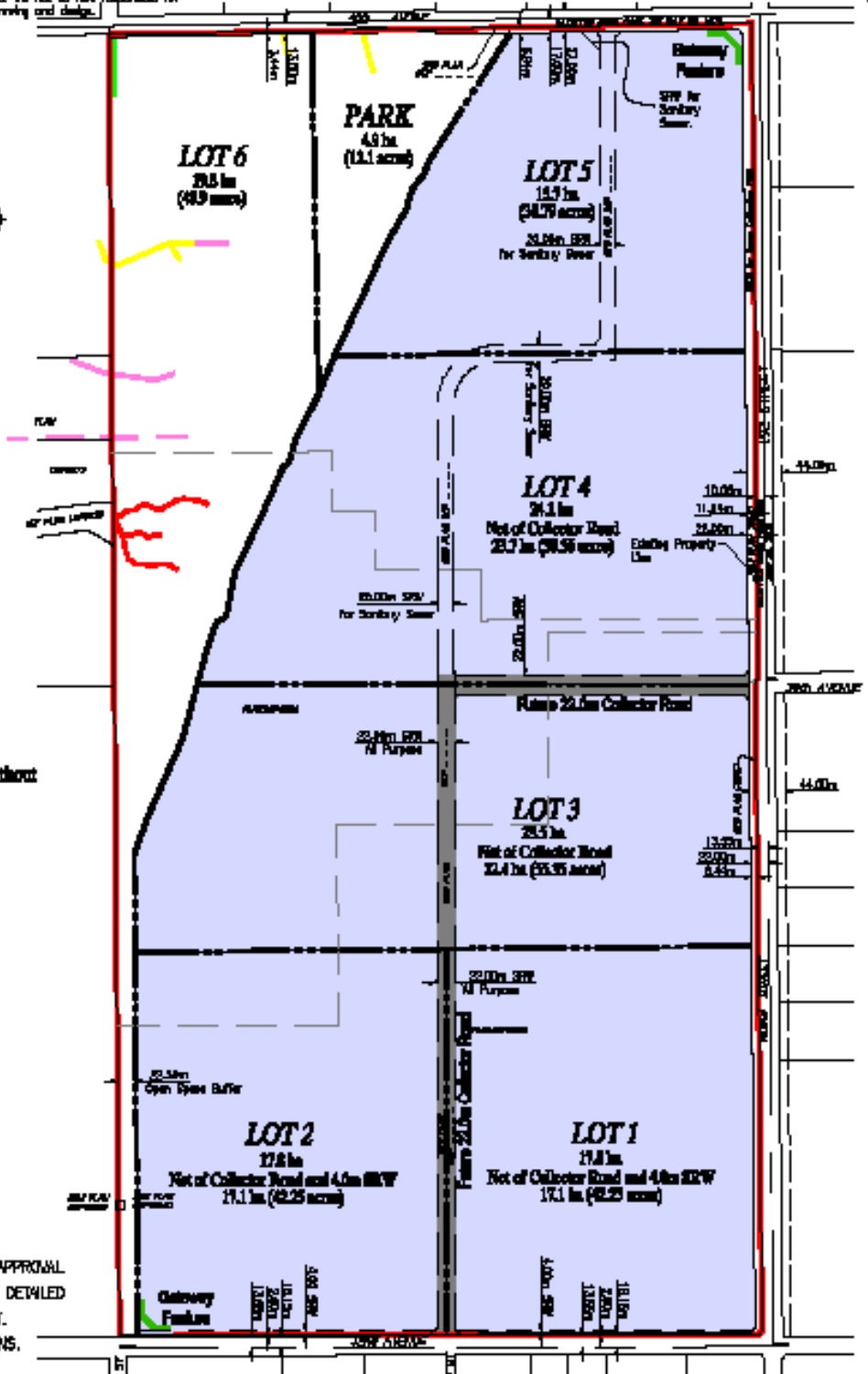
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Appendices

I. Proposed Subdivision Plan

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Legend

Industrial Zone (IS-1 or IS-2) (CD based on IS-1/IS-2 without Commercial Retail Uses)

NOTES:

- PRELIMINARY LAYOUT ONLY, SUBJECT TO APPROVAL
- AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED SURVEY AND CALCULATION, AND MAY VARY.
- NOT TO BE USED FOR LEGAL TRANSACTIONS.

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Conceptual Land Use Plan

Scale: 1:7500
 Date: January 5, 2010
 Job No.: 2111-02507