

NO: R084

COUNCIL DATE: May 3, 2010

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **April 27, 2010**

FROM: **General Manager, Engineering** FILE: **o870-40/52**

SUBJECT: **Acquisition of Land at 6549 - 148 Street Adjacent to the Central Engineering Operations Works Yard**

RECOMMENDATION

The Engineering Department recommends that Council authorize staff to acquire the property at 6549 – 148 Street (PID No. 002-401-894) in accordance with the terms and conditions as generally described in this report.

DISCUSSION

1. **Property Location**

The subject property located at 6549 – 148 Street is vacant and has an area of 2.446 acres. It is located at the southwest corner of 148 Street and 66 Avenue, directly across from the Central Engineering Operations Works Yard at 6646 – 148 Street.

2. **Zoning, Plan Designations, and Land Uses**

The property is zoned Light Industrial (IL) and designated as Industrial in the Official Community Plan. Properties located to the north, south, and west of the subject property are used for commercial and industrial purposes. The properties to the east, across 148 Street, comprise an older (30+ years) residential subdivision.

3. **Purpose of Acquisition**

The acquisition of the subject property is considered strategic relative to the future expansion of Central Engineering Operations facility. As the City continues to grow and demand for services increases and as the existing Works Yard buildings age, this facility will need to be upgraded and expanded. The subject property is strategic because of its proximity to the existing Works Yard and its site area. It will provide flexibility when the City proceeds with the future upgrading of the Yard.

The property is currently being used for a truck parking operation. If it is acquired the City will continue such a use to offset some of the City's holding costs until it is needed for other purposes.

4. Contract of Purchase and Sale

A purchase and sale agreement has been negotiated at a purchase price that is supported by a market value appraisal completed by an accredited staff appraiser. The purchase agreement is subject to City Council approval by May 3, 2010. Sale completion is to take place upon registration on May 17, 2010.

5. Sustainability Considerations

Acquiring the subject property supports the broad Sustainability Charter intent of appropriate land uses throughout the City. Specific Charter Scope Actions that will be supported by the acquisition relate to the economic pillar EC3 - Sustainable Infrastructure Maintenance and Replacement to ensure long term corporate sustainability related to infrastructure through:

- developing policies and programs to undertake full life-cycle cost analysis evaluation of new and retrofitted buildings and infrastructure; and
- designing new infrastructure as green infrastructure, and to have as long a service life and as low long term maintenance costs as practicable.

6. Funding

The Finance Department has confirmed that the funds for this acquisition are available in the Municipal Land Reserve.

CONCLUSION

Acquisition of the subject property will support the future expansion of Central Engineering Operations Works Yard. The terms of the purchase contract are considered reasonable. It is recommended that Council authorize the purchase of the subject property in accordance with the terms and conditions as generally described in this report.

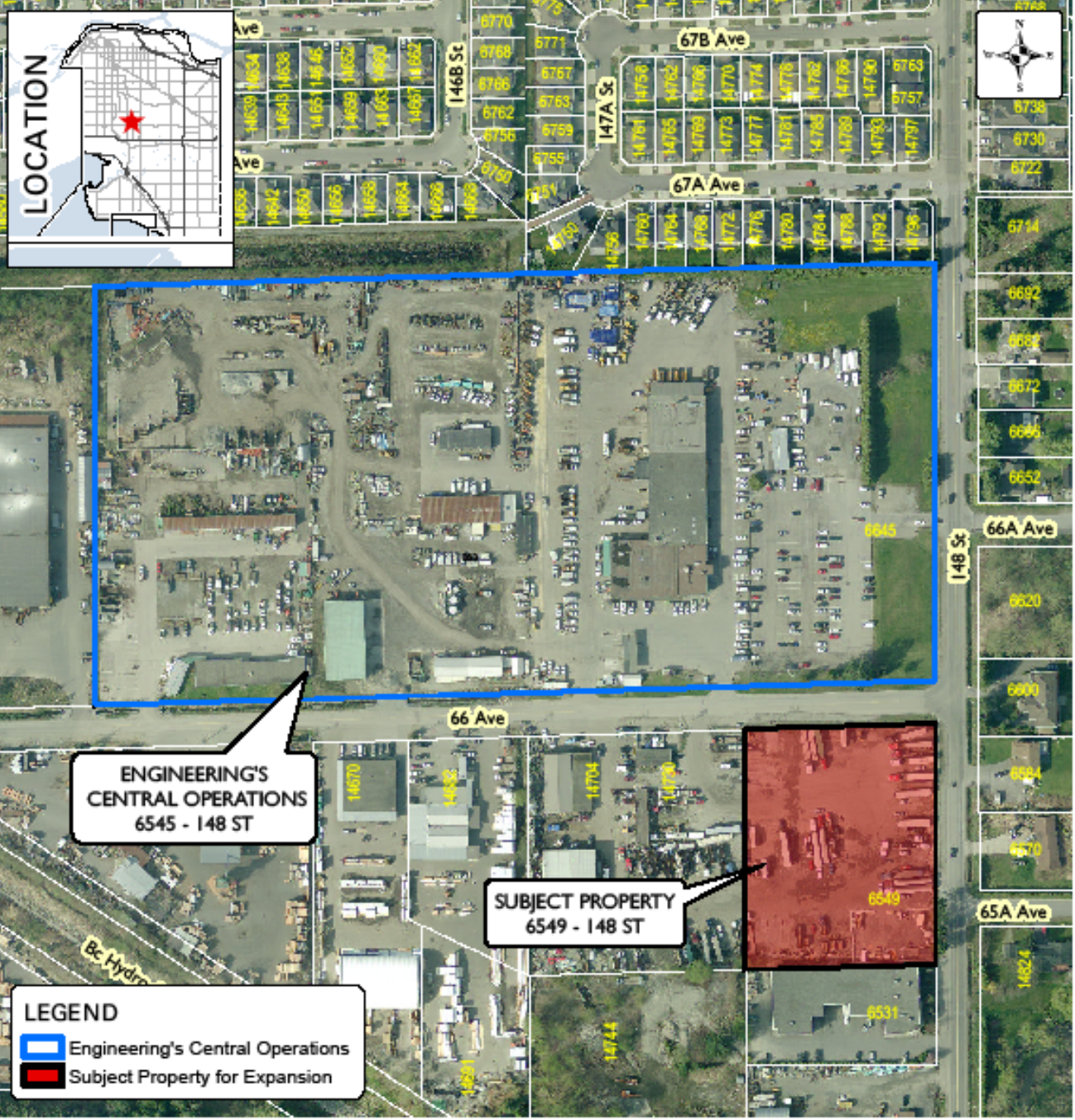
Vincent LaLonde, P.Eng.
General Manager, Engineering

WP/AW/mpr/brb

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Appendix I. - Aerial Photograph of Site

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: February 22, 2010, AW

Date of Aerial Photography: April 2009



ACQUISITION OF 6549-148 ST FOR ENGINEERING'S CENTRAL OPERATIONS EXPANSION

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.