

NO: R129

COUNCIL DATE: June 7, 2010

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 3, 2010**

FROM: **General Manager, Engineering**

FILE: **0870-40/53**

SUBJECT: **Acquisition of Land at 9714 – 192 Street**

RECOMMENDATION

The Engineering Department recommends that Council approve the purchase of the property at 9714 - 192 Street (PID No. 011-055-677) having an area of 0.81 ha (2.0 acres) in accordance with the terms and conditions as generally described in this report.

DISCUSSION

1. **Property Location**

The subject property is located at 9714 - 192 Street in Port Kells. The site contains an area of 0.81 ha (2 acres), is level and is located immediately south of the City's irregular-shaped parcel at 9752 – 192 Street as illustrated on Appendix I. The acquisition of this parcel if it is consolidated with the City land to its north will result in a rectangular-shaped lot having a total area of approximately 3.49 ha (8.622 acres). This subject property and the adjacent City-owned parcel at 9752 – 192 Street have been identified for a possible future organics bio-methane processing facility. The property is improved with a 5,800 ft.² pre-engineered, steel frame warehouse/shop with a mezzanine floor and some minor areas of finished office space. The remainder of the site is primarily paved with asphalt with appropriate site drainage and is fenced around its perimeter.

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

The property is zoned Light Industrial (IL) Zone and designated as Industrial in the Official Community Plan. Properties located to the north, south, east, and west of the subject property are all used for industrial purposes. Immediately to the north of the City's vacant parcel at 9752 – 192 Street is a parcel known as 9770 - 192 Street that is owned by Metro Vancouver. This property contains the waste transfer station that is operated by Wastech on behalf of the Greater Vancouver Regional District.

3. **Purpose of Acquisition**

The acquisition of the subject property is considered strategic relative to the future development plans for a bio-methane processing facility on a consolidated site that includes this parcel.

The property is currently leased to Emco Corporation on a 10 year lease that commenced on July 1, 2007. Emco is a plumbing wholesale supplier and is reportedly prepared to relocate from the existing site. Negotiations will be undertaken with Emco in relation to facilitating such relocation. City staff anticipates that Emco will remain on the site for at least one to two years. One of the subject conditions of the purchase is for the issue of the tenancy with Emco to be resolved to the City's satisfaction on or before August 31, 2010. Initial indications are that a satisfactory resolution to this matter is attainable.

4. Contract of Purchase and Sale

A purchase and sale agreement has been negotiated and accepted by the owner. This agreement is supported by an appraisal completed by an accredited staff appraiser. The agreement is subject to City Council approval on or before June 15, 2010. Sale completion is to take place upon registration anticipated by September 15, 2010.

5. Sustainability Considerations

Acquiring the subject property supports the broad Sustainability Charter goal 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 through:

- designing new infrastructure as green infrastructure, and to have as long a service life and as low long term maintenance costs as practicable.

The site has been identified for an organics bio-methane processing facility. This use is consistent with the City's sustainability objectives.

6. Funding

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

CONCLUSION

The acquisition of the subject property is considered strategic relative to the future development of a bio-methane processing facility on a consolidation of this site with the City-owned land located at 9752 - 192 Street immediately to the north. The terms of the purchase agreement 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.

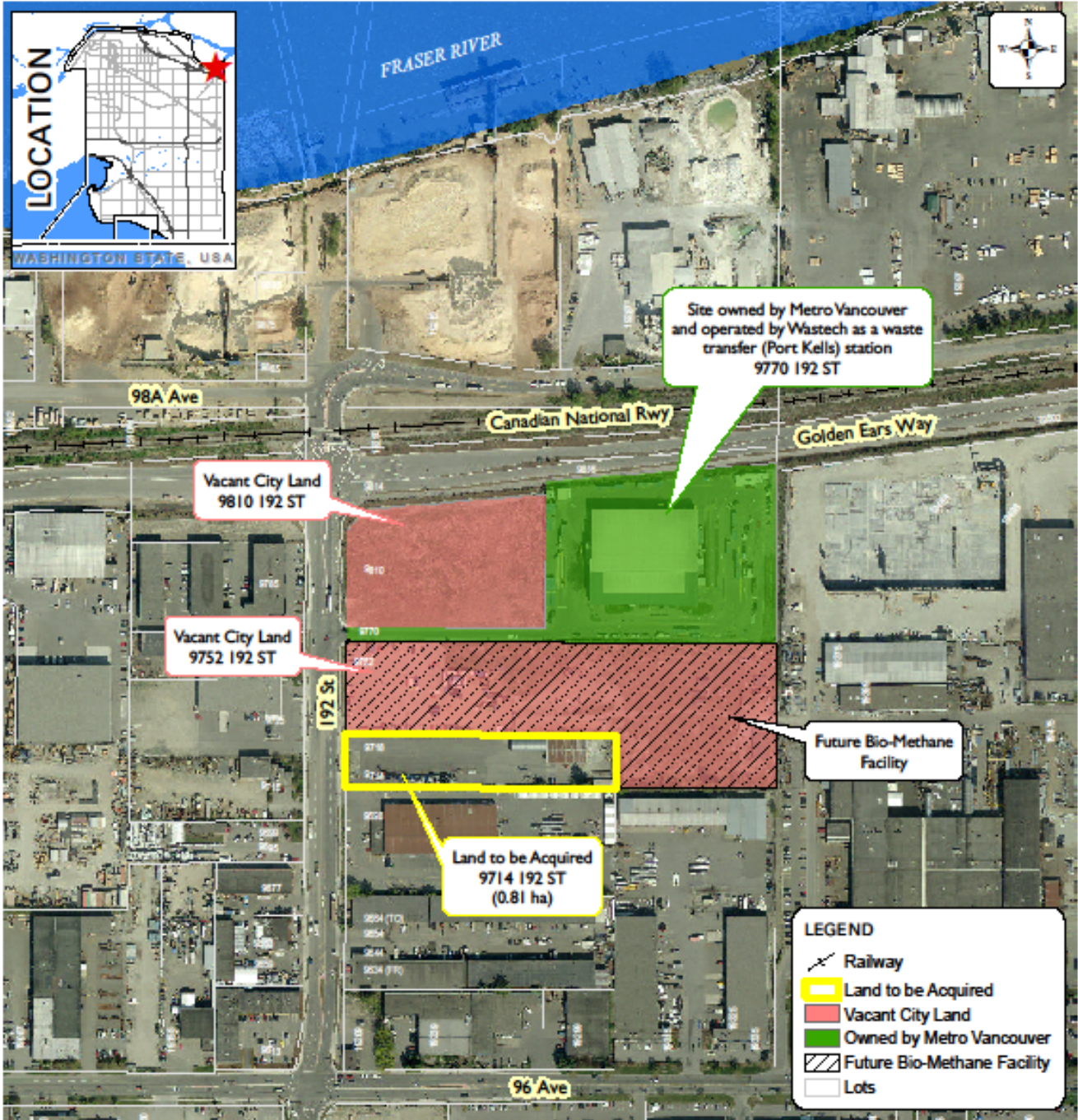
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Vincent Lalonde, P.Eng.
General Manager, Engineering

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Appendix I. - Aerial Photograph of Site

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: May 18, 2010, AW

Date of Aerial Photography: April 2009



**SUBJECT PROPERTY
9714 - 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.

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