

NO: R143

COUNCIL

DATE: June 21, 2010

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 15, 2010**

FROM: **General Manager, Engineering**

FILE: **o870-40/44**

SUBJECT: **Purchase of Lot 2 (Phase 2) of Provincial Lands in Campbell Heights**

RECOMMENDATION

The Engineering Department recommends that Council authorize staff to exercise on or before June 30, 2010 the Option to Purchase from British Columbia Transportation Finance Authority (BCTFA) Lot 2, Plan BCP43682 (Parcel Identifier: 028-138-821), with a completion date of February 28, 2011, which is illustrated on the aerial photograph attached as Appendix I.

BACKGROUND

The City of Surrey has executed an Option to Purchase Agreement with the British Columbia Transportation Finance Authority to purchase 305 acres of provincially-owned land in Campbell Heights in five phases. Approximately 250 acres of this land is designated for industrial purposes and the remaining 55 acres is designated as Agricultural. The industrial land is to be purchased in five phases of approximately equal area over a maximum of five years. The first phase (Lot 1) having an area of 45 acres was purchased by the City in February 2010 and is currently being serviced by the Surrey City Development Corporation for the purpose of subdivision and sale.

DISCUSSION

1. Property Location

The subject Lot 2 has an area of 42.25 acres and is located in the northeast corner of the intersection of 32 Avenue and 188 Street in Campbell Heights.

2. Zoning, Plan Designations, and Land Uses

The property is zoned CD (Comprehensive Development Zone) that will allow development of this land as an industrial business park consistent with the Campbell Heights Land Use Plan. The Official Community Plan designates Lot 2 as Industrial.

3. Purpose of the Acquisition

The property is being acquired by the City for the purpose of installing engineering servicing and subdividing it into an industrial business park subdivision.

4. Purchase Agreement

The Option to Purchase Agreement stipulates that the City must notify BCTFA of its intention to exercise its Option to Purchase Lot 2 by June 30, 2010. The actual purchase of Lot 2 will then take place in February 2011.

5. Site Preparation and Servicing Requirements

(i) Site Preparation

BCTFA is responsible, prior to the transfer of Lot 2 to the City, for any necessary contamination remediation, lot grading and compaction, and removal of physical and legal encumbrances. These requirements have all been met.

(ii) Servicing

Lot 2 will be subdivided into industrial lots with the related engineering servicing installed to allow development on each of the lots.

SUSTAINABILITY CONSIDERATION

The purchase of Lot 2 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 towards 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 authorize staff to exercise on or before June 30, 2010 the Option to Purchase from BCTFA Lot 2, with a completion date of February 28, 2011, which is located in the northeast corner of 32 Avenue and 188 Street in Campbell Heights, having an area of 42.25 acres and as illustrated on the aerial photograph attached as Appendix I.

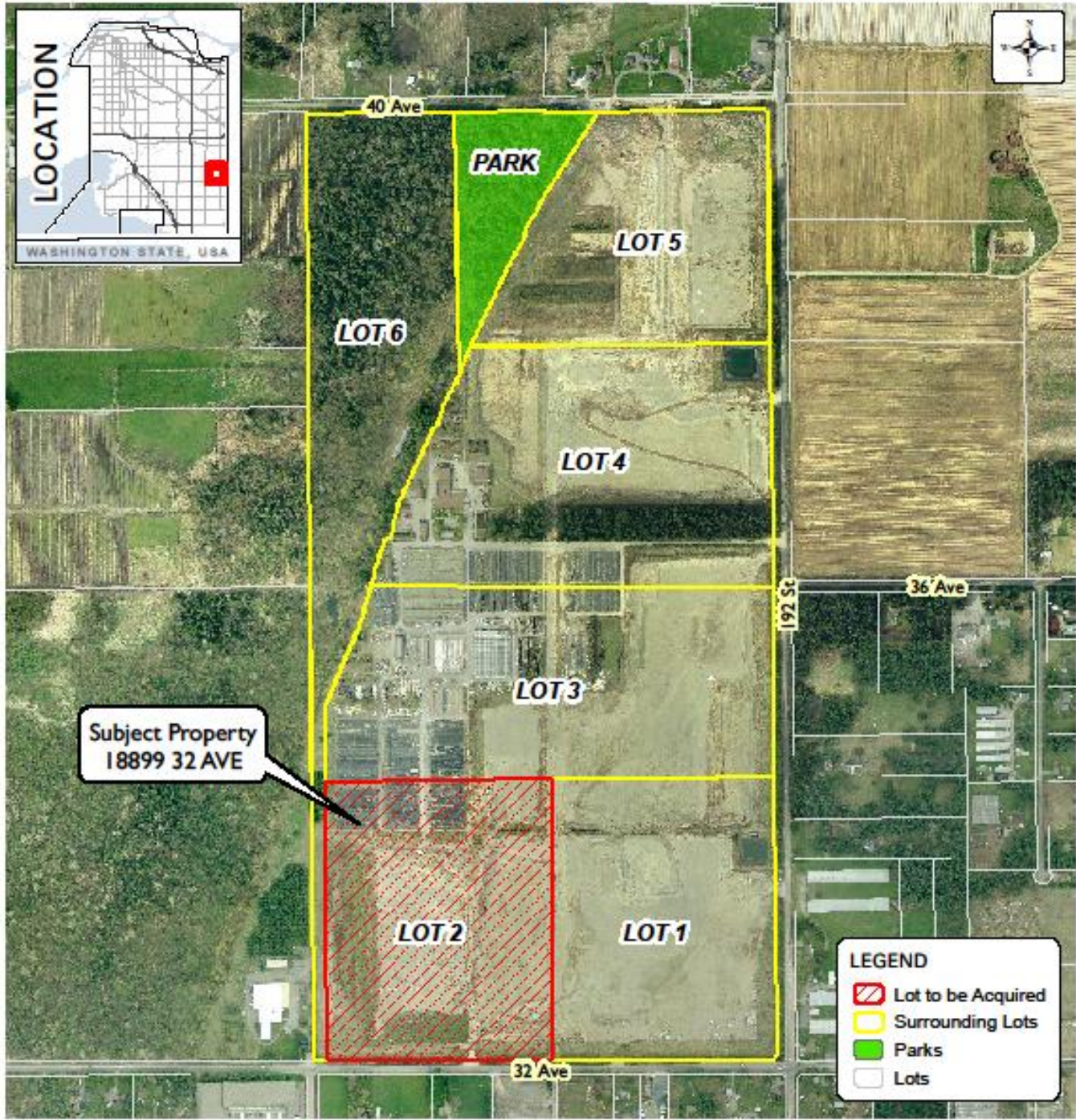
Vincent Lalonde, P.Eng.
General Manager, Engineering

DM/WP/mpr/brb

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Appendix I: Aerial Photo of Site

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: May 19, 2010, AW

Date of Aerial Photography: April 2009



**SUBJECT PROPERTY
18899 32 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.

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