

NO: **R147**

COUNCIL DATE: **June 25, 2012**

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **June 21, 2012**
FROM: **General Manager, Engineering** FILE: **o870-40/44**
SUBJECT: **Purchase of each of 3733 – 192 Street (Lot 4) and 3803 – 192 Street (Lot 5) in Campbell Heights from the BCTFA**

RECOMMENDATION

The Engineering Department recommends that Council authorize staff to exercise on or before June 30, 2012 the Option to Purchase from the British Columbia Transportation Finance Authority ("BCTFA"):

1. Lot 4, Plan BCP43682 (Parcel Identifier: 028-138-848) as illustrated on the aerial photograph attached as Appendix I to this report with a completion date of January 31, 2014; and
2. Lot 5, Plan BCP43682 (Parcel Identifier: 028-138-856) as illustrated on the aerial photograph attached as Appendix I to this report with a completion date of January 30, 2015.

BACKGROUND

In January 2010 the City of Surrey executed a Master Purchase Agreement with the BCTFA to purchase 305 acres of provincially-owned land in Campbell Heights in five phases. Approximately 250 acres of this land are designated for industrial purposes with the remaining 55 acres designated as Agricultural and Park. The industrial land was to be purchased in five phases of approximately equal area over a number of years. The first phase (Lot 1) having a net area of 42.25 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. The second phase (Lot 2) having a net area of 42.25 acres was purchased by the City in February 2011 and is currently being held for future development by the Surrey City Development Corporation. The third phase (Lot 3) having a net area of 55.35 acres was purchased by the City in January 2012 and is currently being held for future development by the Surrey City Development Corporation. Lot 4 and Lot 5, which are the subject of this report, are located to the north of Lot 3 as illustrated on Appendix I attached to this report.

DISCUSSION

1. Property Locations

Lot 4 has an area of 58.56 acres and is located to the north of the 36 Avenue road alignment and west of 192 Street in Campbell Heights. Lot 5 has an area of 38.79 acres and is located to the south of 40 Avenue and west of 192 Street immediately to the north of Lot 4.

2. Zoning, Plan Designations, and Land Uses

Each of Lot 4 and Lot 5 is zoned CD (Comprehensive Development Zone), which will allow development of the land as an industrial business park consistent with the Campbell Heights Land Use Plan. The Official Community Plan designates each of these lots as “Industrial.”

3. Purpose of the Acquisitions

The properties are being acquired by the City for future subdivision and sale of industrial business park lots.

4. Purchase Agreement

The Master Purchase Agreement stipulates the dates by which the City must notify BCTFA of its intention to exercise its Option to Purchase each of the lots and the dates on which each such lot is to be transferred if the City exercises the respective option.

5. Site Preparation and Servicing Requirements

(i) Site Preparation

The BCTFA is responsible, prior to the transfer of each of Lot 4 and Lot 5 to the City, for any necessary environmental remediation on the lots, lot grading and compaction to specified elevations and densities, and removal of physical and legal encumbrances. These requirements are to be met prior to the property transfer dates of each respective lot.

(ii) Servicing

Lot 4 and Lot 5 will in the future be subdivided into industrial lots and be provided with engineering services to allow building development on each of the lots.

SUSTAINABILITY CONSIDERATION

The purchase of the subject lots will assist the City in achieving the Sustainability Charter’s economic goals by ensuring that employment lands are used for business development 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, 2012 the Option to Purchase from the BCTFA:

- o Lot 4, Plan BCP43682 (Parcel Identifier: 028-138-848) as illustrated on the aerial photograph attached as Appendix I to this report with a completion date of January 31, 2014; and
- o Lot 5, Plan BCP43682 (Parcel Identifier: 028-138-856) as illustrated on the aerial photograph attached as Appendix I to this report with a completion date of January 30, 2015.

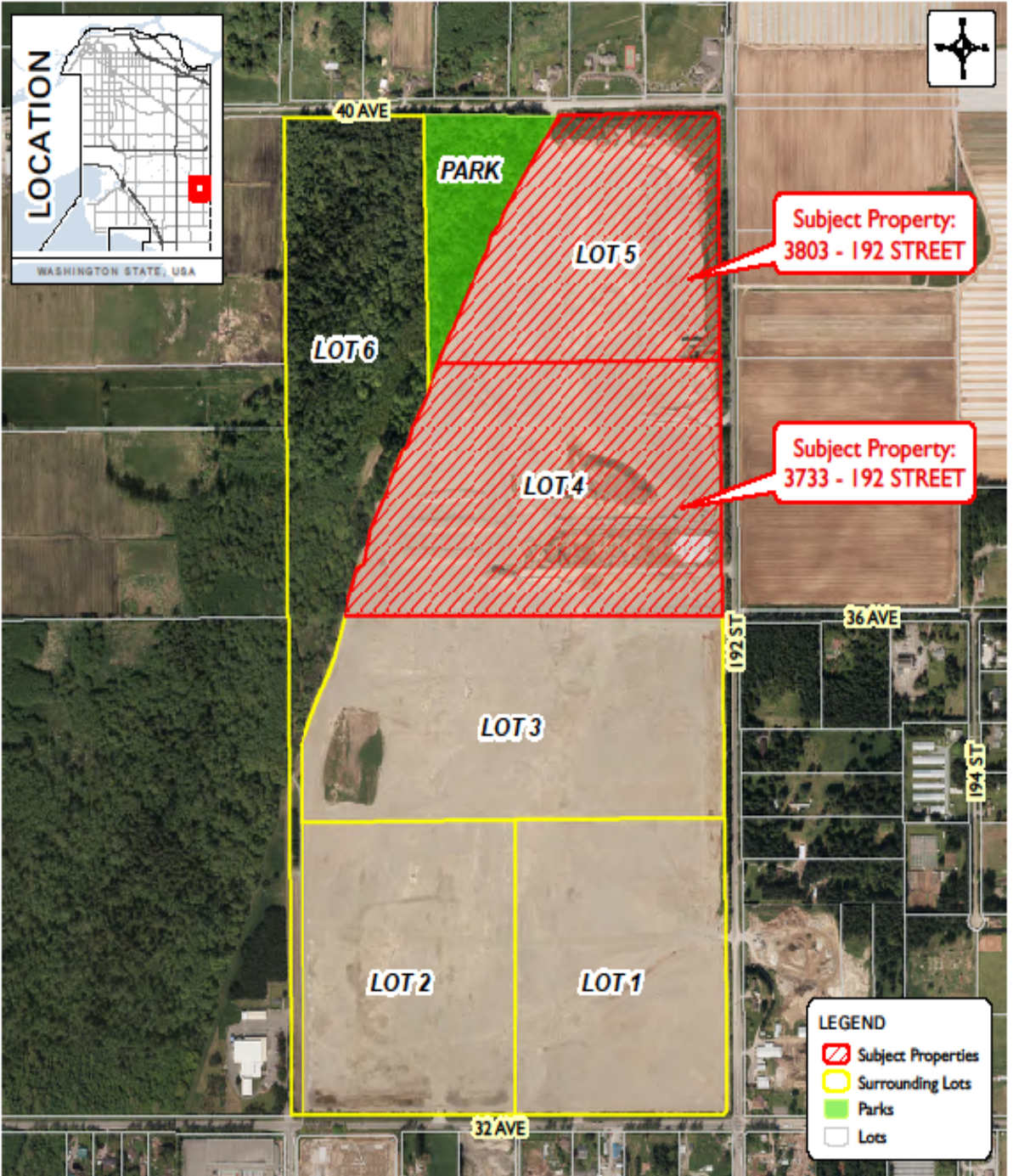
Vincent Lalonde, P.Eng
General Manager, Engineering

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Appendix I: Aerial Photo of Lot 4 and Lot 5 in Campbell Heights

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: June 11, 2012, AW8

Date of Aerial Photography: May 2011



SUBJECT PROPERTIES:
3733 - 192 STREET (LOT 4) &
3803 - 192 STREET (LOT 5)

**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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