

NO: R224

COUNCIL DATE: November 19, 2018

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **November 15, 2018**

FROM: **General Manager, Engineering** FILE: **0910-40/218**

SUBJECT: **Sale of City Property at 6711 – 154 Street** XC: **7918-0113-00**

RECOMMENDATION

The Engineering Department recommends that Council approve the sale of City property located at 6711 – 154 Street (PID: 029-176-697) as generally illustrated in Appendix “I” attached to this report, subject to compliance with the notice provisions of sections 26 and 94 of the *Community Charter*, S.B.C. 2003, c. 26.

INTENT

The intent of this report is to seek Council’s approval for the sale of City property (“City Property”) located at 6711 – 154 Street for the purpose of a Residential Drop-Off (“RDO”) Eco-Centre facility, as illustrated on the attached Appendices “II” to “IV”.

BACKGROUND

In the 1990’s, Metro Vancouver had committed, via its Regional Solid Waste Plan, to develop a RDO facility in Surrey that would serve residents and small businesses. Metro Vancouver operates a network of public recycling and waste disposal facilities. With Surrey’s growing population, a new recycling and waste drop-off facility will provide convenient services for residents and businesses.

An assessment was conducted by Metro Vancouver in 2012 which reflected a gap in service in Surrey neighbourhoods south of the existing Surrey Transfer Station. Coupled with the strong projected growth in population in Surrey, Metro Vancouver’s findings confirmed the demand for a new regional solid waste facility in this area.

At the October 22, 2012 Regular Council meeting, Council endorsed Corporate Report No. R222; 2012, a copy of which is attached as Appendix “V”. This Corporate Report outlined the progress toward and sought approval to work with Metro Vancouver for the establishment of an RDO.

Since 2012 City staff and Metro Vancouver staff have collaborated in the search for an appropriate RDO location. Other alternative privately-held sites were investigated resulting in the City Property being the best available option from a locational perspective.

City Property Description

The City Property located at 6711 – 154 Street is a vacant rectangular shaped 4.3 acre (187,610 ft.²) parcel.

History

A portion of the City Property was originally acquired in 1973 and operated as an animal shelter until 2012 when the animal shelter operations were relocated. In 2012, through a land exchange and subdivision, the City acquired the remaining portion of the City Property. The City Property is deemed surplus to the City's needs.

Zoning, Plan Designations, and Land Uses

The City Property is zoned CD (Comprehensive Development), designated Industrial in the Official Community Plan and Business Park in the East Newton Business Park Neighbourhood Concept Plan.

DISCUSSION

Subject to approval of the sale of the City Property the purchaser, the Greater Vancouver Sewerage and Drainage District, will proceed with the construction of a RDO Eco-Centre facility for small vehicle recycling drop-off, as illustrated on the attached Appendix "II". The City Property was granted Fourth and Final Reading by Council on October 1, 2018 under Development Application 7918-0113-00.

Residential Drop-Off Facility

Metro Vancouver has long committed to providing a RDO Eco-Centre facility in Surrey that can serve both residents and small business. This commitment is reflected in the Region's current Integrated Solid Waste and Resource Management Plan ("ISWRMP"). After an extensive review of potential sites, the property at 6711 – 154 Street was identified as an appropriate location for this specific use.

The provision of a RDO Eco-Centre facility will provide for a one-stop drop off location for residents and small business owners, which will allow the City to increase its waste diversion and also to reduce illegal dumping throughout the City. Drop-offs at the facility will include recyclables, compostable materials, reusable items and garbage. The main emphasis will be waste diversion, which is consistent with both the Region's ISWRMP and the City's Sustainability Charter 2.0 goal of maximizing waste diversion.

As part of the sale process, staff will ensure that notice of the City Property sale is issued in accordance with the provisions of Sections 26 and 94 of the *Community Charter*, S.B.C. 2003, c. 26.

SUSTAINABILITY CONSIDERATIONS

The proposed sale of the City Property supports the objectives of the City's Sustainability Charter 2.0. In particular, the proposed sale relates to the Sustainability Charter 2.0 themes of Infrastructure and Built Environment and Neighbourhoods. Specifically, this project supports the following Desired Outcomes ("DO"):

- Materials and Waste DO20: Materials and resources are used efficiently, sourced locally where feasible, and repurposed or recycled at the end of their life cycle;
- Materials and Waste DO21: The City is moving towards a zero waste target, in line with regional waste diversion goals; and
- Neighbourhoods and Urban Design DO8: The built environment enhances quality of life, happiness and well-being.

CONCLUSION

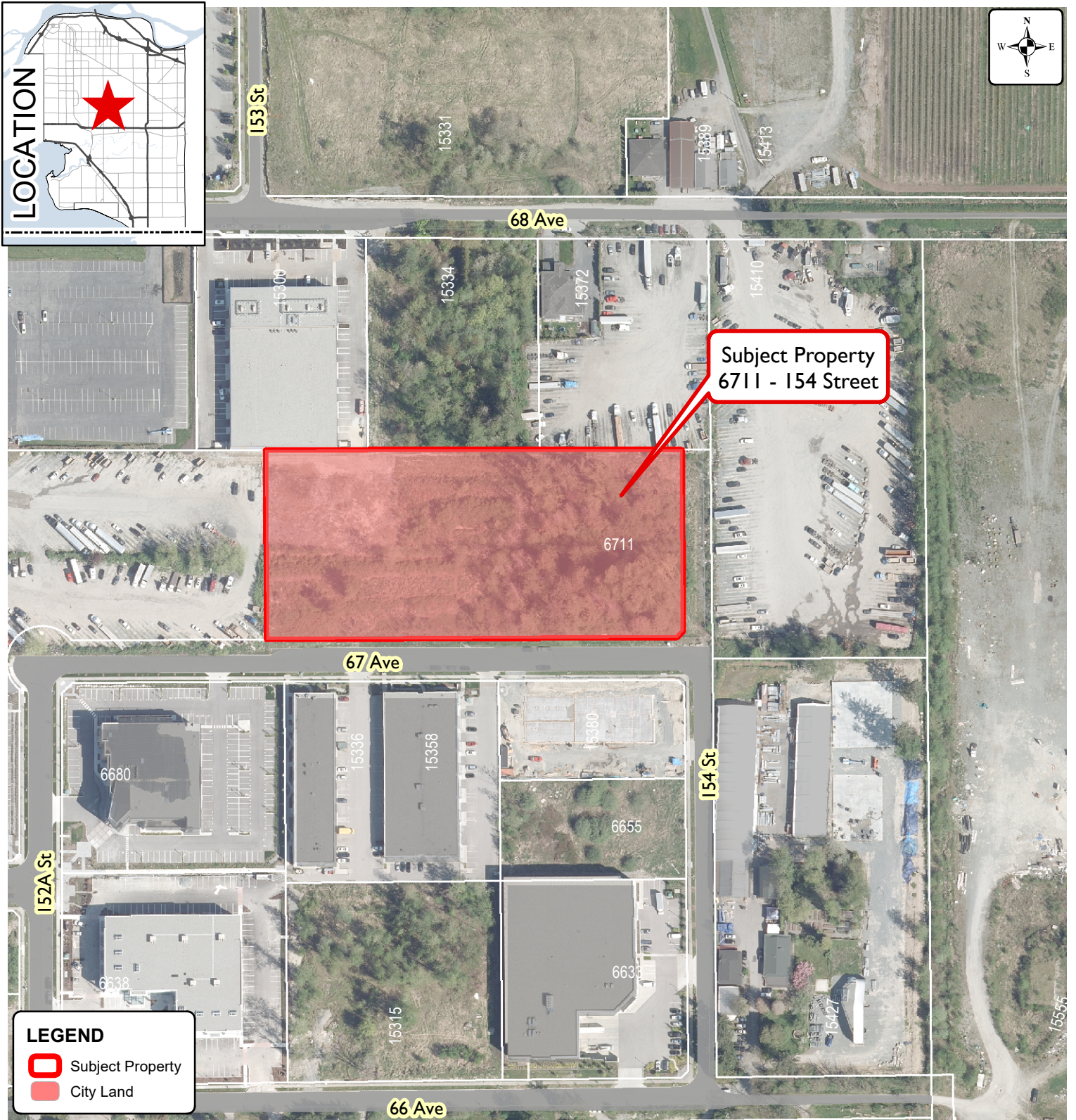
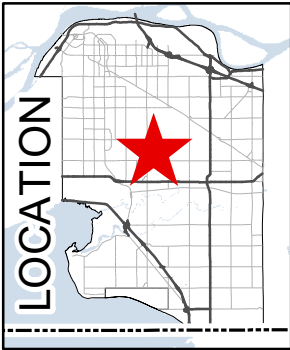
The terms and conditions that have been negotiated for the sale of the City Property are considered reasonable. It is recommended that Council approve the sale of the City Property located at 6711 – 154 Street as generally described in this report.

Fraser Smith, P.Eng., MBA
General Manager, Engineering

PK/amg/jma



Appendix "I" - Aerial Photograph of Subject Site
Appendix "II" - Aerial Views
Appendix "III" - Perspectives
Appendix "IV" - Elevations
Appendix "V" - Corporate Report No. 222; 2012

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"




Subject Property
6711 - 154 Street

LEGEND

-  Subject Property
-  City Land

Produced by GIS Section: 05-Oct-2018, JJR

Date of Aerial Photograph: April 27, 2018

Scale: 1:2,500 



SUBJECT PROPERTY 6711 – 154 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.



NORTH EAST AERIAL VIEW



NORTH WEST AERIAL VIEW



SOUTH EAST AERIAL VIEW



SOUTH WEST AERIAL VIEW

RENDERING GENERAL NOTES:
 ARCHITECTURAL RENDERINGS ARE TO SHOW LANDSCAPING INTENT ONLY AND THAT THE LANDSCAPING DESIGN SHALL FOLLOW THE LANDSCAPING DRAWINGS



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Professional Seal

Issue	Date	Desn	Drh	Chkd	Appd	Description
F	09/12/2018	JM	TA	JM	JM	RE-ISSUED FOR DEVELOPMENT PERMIT
E	08/24/2018	JM	TA	JM	JM	ISSUED FOR 30%
C	06/25/2018	JM	TA	JM	JM	ISSUED FOR DEVELOPMENT PERMIT

Bar is 20mm On Original Drawing. If Not On This Sheet, Adjust Scales Accordingly

Design: JM Drawn: TA Checked: Checker		GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT SURREY RECYCLING AND WASTE DROP-OFF FACILITY 6711 154 STREET, SURREY B.C. AERIAL VIEWS	SCALE: DISTRICT FILE 18-0113-00
JM Approved: NM Manager:			DRAWING NUMBER A-010
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SOUTH EAST PERSPECTIVE



SOUTH WEST PERSPECTIVE



NORTH EAST PERSPECTIVE

RENDERING GENERAL NOTES:
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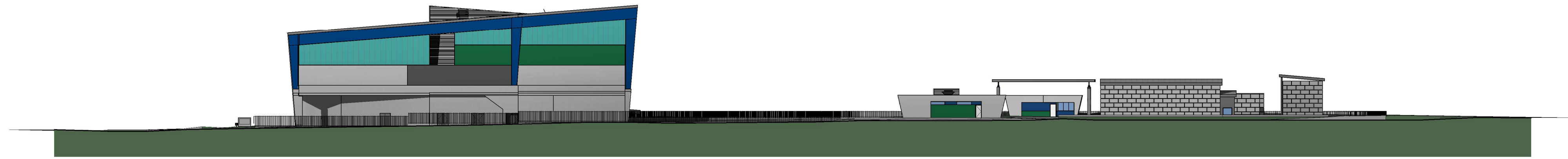
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Issue	Date	Desn	Drh	Chkd	Appd	Description
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E	08/24/2018	JM	TA	JM	JM	ISSUED FOR 30%
C	06/25/2018	JM	TA	JM	JM	ISSUED FOR DEVELOPMENT PERMIT

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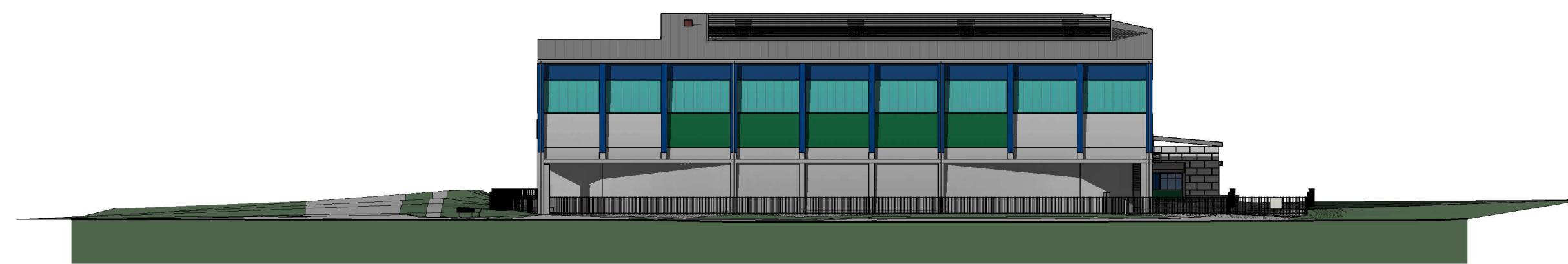
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SITE - NORTH ELEVATION
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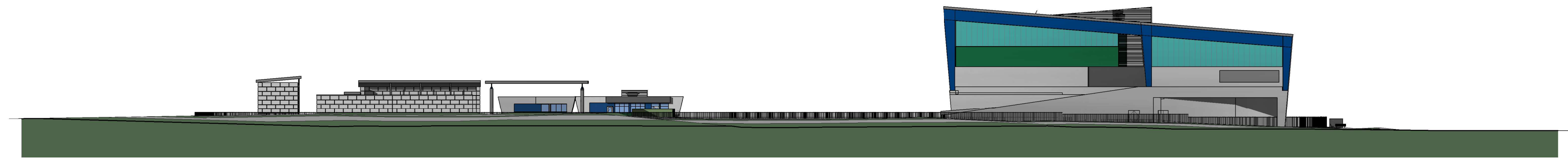
1



(PROPOSED 154 ST EXTENSION STREET VIEW)

SITE - EAST ELEVATION
1 : 500

2



(67TH AVENUE STREET VIEW)

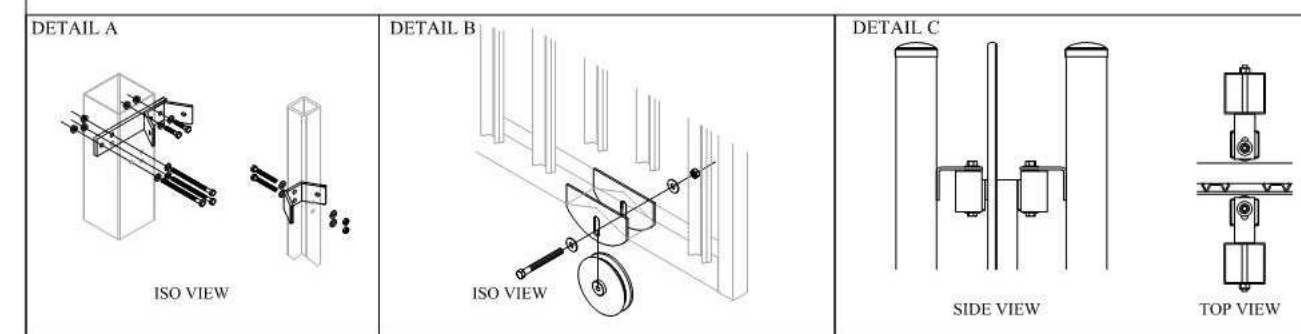
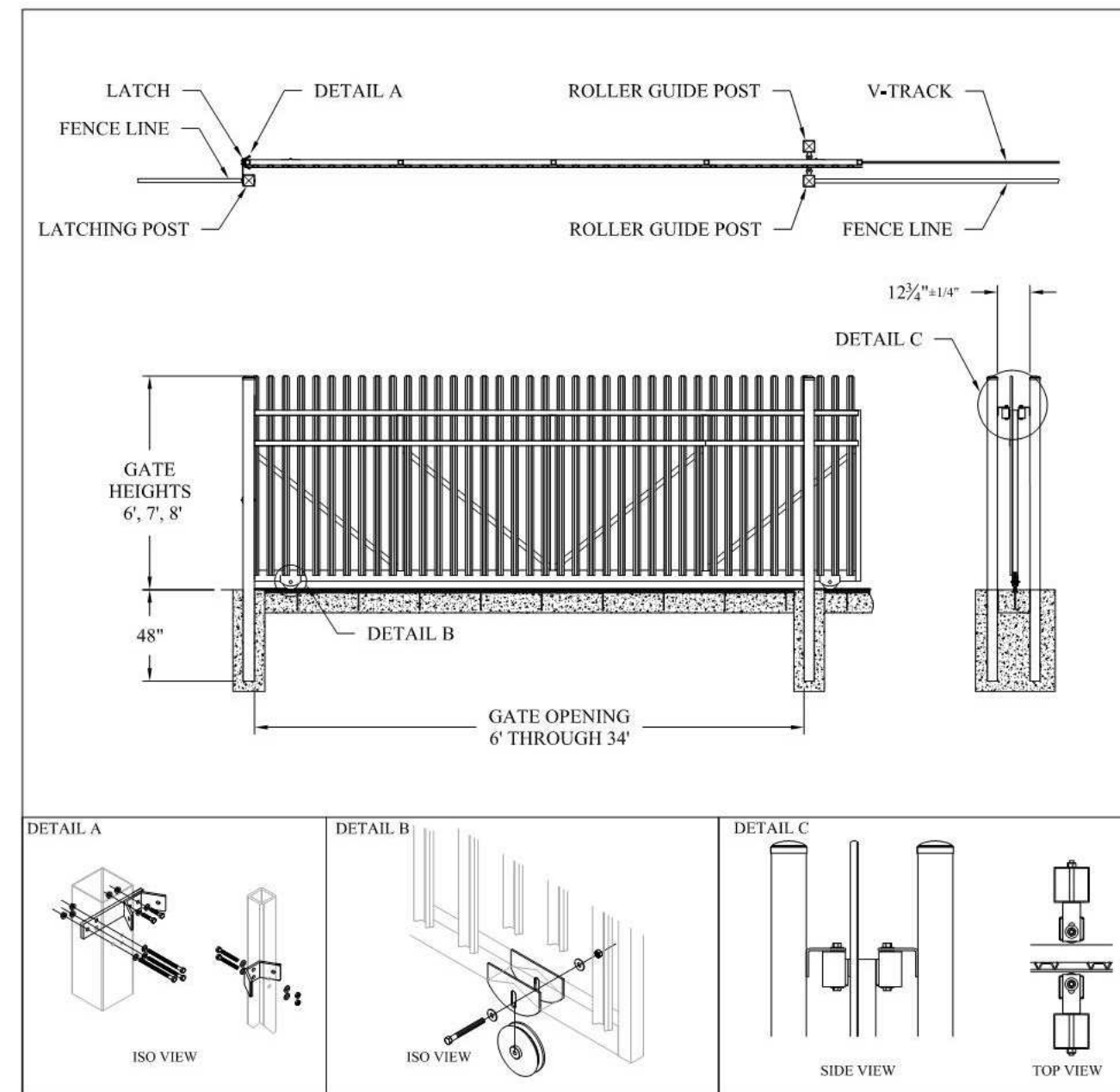
SITE - SOUTH ELEVATION
1 : 500

3



SITE - WEST ELEVATION
1 : 500

4



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Security Pales: Proprietary Corrugated Impasse Shape x 1/2" Thick

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Bottom Rail: 2" x 4" x 11Ga. (Notched & Flared for V-track Wheels)
Roll Gate Hardware: Kit #PGKOD
Available in Profiles of 2-Rail, 3-Rail & 3-Rail w/Rings

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- NOTES:**
1. FENCE GATE DETAILS ARE SHOWN FOR DISCUSSION ONLY. GATE TYPES MAY BE REVISED DURING DESIGN AND MATERIALS TO BE OF HIGH QUALITY; NO CHAIN LINK.
 2. DETAIL VALUES SHOWN ARE NOMINAL AND NOT TO BE USED FOR INSTALLATION PURPOSES. SEE PRODUCT SPECIFICATION FOR INSTALLATION REQUIREMENTS.
 3. MANUFACTURERS REFERENCES ARE ONLY TO CONFIRM PRODUCT AVAILABILITY. SPECIFIC VENDORS WOULD BE DETERMINED DURING TENDERING.

ENTRY GATE DETAILS
1 : 100

5



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C	06/25/2018	JM	TA	JM	JM	RE-ISSUED FOR DEVELOPMENT PERMIT
B	06/06/2018	JM	TA	JM	JM	RE-ISSUED FOR DEVELOPMENT PERMIT
A	05/11/2018	JM	TA	JM	JM	ISSUED FOR DEVELOPMENT PERMIT

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GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT		SURREY RECYCLING AND WASTE DROP-OFF FACILITY 6711 154 STREET, SURREY B.C.		SCALE: As indicated DISTRICT FILE S-3142 CITY OF SURREY 18-0113-00 DRAWING NUMBER A-031	
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NM	Manager:				

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APPENDIX "V"



CORPORATE REPORT

NO: R222 COUNCIL DATE: October 22, 2012

REGULAR COUNCIL

TO: Mayor & Council DATE: October 16, 2012
FROM: General Manager, Engineering FILE: 5360-60
SUBJECT: Progress toward the Establishment of a Residential Drop-off/Eco-centre

RECOMMENDATION

The Engineering Department recommends that Council:

1. Receive this report as information; and
2. Authorize staff to work with Metro Vancouver staff toward the establishment of a residential drop-off (RDO) facility with expanded recycling opportunities in the Newton community all as generally described in this report; and
3. In parallel with the actions to be taken under Recommendation #2, authorize staff to develop a plan for the establishment of an Eco-Centre in the South Surrey area as documented in this report.

BACKGROUND

The 1995 Regional Solid Waste Management Plan included the provision by Metro Vancouver of a transfer station in Surrey and stated that "given the large land area of the municipality it may be advisable to locate a smaller satellite transfer station in the Cloverdale/South Surrey area". This smaller facility was intended to provide the same basic waste disposal and recycling services as all regional transfer stations but was to be designated for residential drop-off (RDO) only.

In 2001, MV committed to work with the City of Surrey to establish the South Surrey RDO facility in parallel with the process of rezoning the site in Port Kells that is now occupied by the Surrey Transfer Station.

During the development of the new Regional Integrated Solid Waste Resource and Management Plan (ISWRMP), MV staff emphasized the need for greater waste diversion within the Region. As a result, the South Surrey RDO facility concept evolved into an Eco-centre with emphasis on waste diversion rather than waste disposal.

In the spring of 2010, MV staff presented a report to the MV Waste Committee that discussed the construction of the Surrey Eco-centre to meet MV's commitment under the 1995 SWMP. MV staff estimated the capital cost of an Eco-centre to be in the range of \$8 million to \$14 million. In considering the report, the MV Waste Committee raised issues of "equality" across the Region

with respect to regionally-funded facilities. The concern was primarily focused on the enhancements to the RDO that allowed it to be an "Eco-Centre" in comparison to existing regional facilities in other municipalities that do not provide the same level of service. The MV Waste Committee referred the matter back to MV staff for more information to be presented at a future Waste Committee meeting.

The Regional ISWRMP, which was adopted by the Ministry of Environment in July 2011, includes the following text related to the establishment of Eco-Centres within the region:

2.2.4 Establish Eco-Centres

- a) *Establish a stakeholder and municipal workgroup to determine the scope, terms and conditions including the responsibility for funding and operating, and the relationship to existing and planned extended producer responsibility (EPR) programs and municipal recycling depots for participating municipalities and industries.*
- b) *Develop the model of Eco-Centres to include numerous, small scale, one-stop-drop centres for recycling and small quantity drop-off disposal.*
- c) *With municipalities, determine the terms and conditions for participating municipalities and industries and develop appropriate business cases.*
- d) *After determining terms and conditions, including the responsibility for funding and operating, establish the first Eco-Centre in Surrey to replace the commitment for a residential drop-off facility in the 1995 Plan.*
- e) *Progressively expand the Eco-Centre system across the region as municipal business cases determine.*

DISCUSSION

Following extensive deliberations between Surrey staff and MV staff, including an analysis that clearly demonstrated the need for a secondary RDO facility in Surrey, it was concluded that:

1. The residents of each of the communities of Newton and South Surrey must drive over 30 minutes to reach a regional waste disposal facility. Based on the relative high density of both communities, the need for waste drop-off facilities has been identified in each of these areas (as illustrated on the table attached as Appendix I).
2. The map attached as Appendix II illustrates the location of each occurrence of roadside dumping that has occurred in Surrey during the last year based on Engineering staff records. The occurrences of such illegal dumping would be reduced if RDOs and recycling centres were conveniently sited in Surrey neighbourhoods. The concentration of illegal dumping in the Newton and City Centre areas suggests that the highest priority for a secondary RDO facility in Surrey should be in the Newton community.
3. MV will revert back to its original commitment of providing an RDO facility in Surrey that would provide the same basic waste disposal and recycling services as all existing regional transfer stations but for residential and small-scale commercial (one tonne or less) drop-offs only.

4. To alleviate any MV Waste Committee concerns relating to "equality", Surrey will pursue at its own expense the development of a recycling centre adjacent to the proposed RDO that will be constructed in parallel with the development of the RDO and that will meet the objective of the ISWRMP (as outlined above); and
5. Start the process of the siting and planning for the development of a full Eco-centre within the South Surrey community and continue negotiations with MV on establishing this additional RDO facility.

Next Steps

The following is a summary of the steps that will be taken toward the planning and development of the Newton RDO and recycling centre as referenced above:

1. The City will assist MV in identifying an appropriate site in Newton with a view to identifying the site by late 2012 or early 2013;
2. In a parallel process, staff will proceed with identifying an appropriate site in the South Surrey area for a recycling centre;
3. Staff will forward a Corporate report to Council recommending approval of the identified site(s) by early 2013;
4. MV will complete a preliminary design and cost estimate for the Newton site for each of a conventional RDO and an enhanced RDO (i.e., that provides for an enhanced level of recycling and incorporates a flexible design for diminishing waste streams that will be the likely result of various Extended Producer Responsibility programs). This work will be completed by early 2013. City staff will follow a parallel procedure for the proposed South Surrey facility.
5. City staff will negotiate an agreement with MV on a land ownership option for the Newton facility. The two options that will be considered in this regard are:

Option A: MV will purchase from the City approximately 2 hectares of land through a Purchase Agreement with Surrey, which will include as subject conditions the completion of public consultation in relation to the use of the site as an RDO facility, the site being rezoned and a development permit being issued for the site. The City of Surrey may lease a portion of the site from MV for expanded recycling activities that would be provided at the City's expense.

Option B: Surrey will retain ownership of the site and MV will lease a portion of the site for the development of a conventional RDO and will work with Surrey in completing a public consultation process in relation to the site, in completing any necessary rezoning of the site and in obtaining a development permit for development of the site. MV will develop on the leased portion of the site a conventional RDO and the City will develop at its own cost concurrently with the development of an RDO an expanded recycling centre adjacent to the RDO.

Under either of the above options, the ownership and operation of the expanded recycling centre may be revisited once a regional eco-centre strategy has been ratified by member municipalities and approved by the MV Board. In this regard and in accordance with the ISWRMP, MV staff has recently assembled a working group to establish the scope, terms and conditions including the responsibility for funding and operating each eco-centre, and the relationship to existing and planned EPR programs and municipal recycling depots. Surrey Engineering staff is participating in this working group.

Regardless of the recommendations that emanate from the MV Eco-centre working group, MV has committed to moving forward with the establishment of a Surrey RDO at this time. Accordingly, Surrey Engineering staff and MV staff will continue with actions documented in the "Next Steps" Section of this report. Subject to Council approval of the recommendations of this report, further reports will be forwarded to Council in due course as the work on the Surrey RDO and recycling centre proceeds.

CONCLUSION

Based on the above discussion it is recommended that Council:

- Authorize staff to work with Metro Vancouver staff toward the establishment of a residential drop-off (RDO) facility with expanded recycling opportunities in the Newton community all as generally described in this report; and
- In parallel with the actions to be taken under Recommendation #2, authorize staff to develop a plan for the establishment of an Eco-Centre in the South Surrey area as documented in this report.



Vincent Lalonde, P.Eng.
General Manager, Engineering

VL/RAC/brb

- Appendix I - Proximity Comparison of Metro Vancouver Waste Disposal Facilities to Various Member Municipalities with over 10,000 Population
- Appendix II - Map Illustrating the Location of Occurrences of Roadside Dumping (May 31, 2011 to June 1, 2012)