

NO: R133

COUNCIL DATE: July 24, 2023

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **July 20, 2023**

FROM: **General Manager, Engineering** FILE: **0870-40/105**
General Manager, Planning and Development XC: **0910-40/238**

SUBJECT: **Acquisition of Property at 9714 - 192 Street and Disposition of City Property at 19085 - 16 Avenue**

RECOMMENDATION

The Engineering Department and the Planning and Development Department recommend that Council approve the acquisition of the property located at 9714 – 192 Street (PID: 011-055-677) as illustrated on the attached Appendix “I” and the disposition of the northerly 19,385 m² portion of the City property located at 19085 – 16 Avenue (PID: 006-008-046), as illustrated on the attached Appendix “II”, subject to compliance with the notice provisions under Sections 26 and 94 of the *Community Charter, SBC 2003, C. 26*.

INTENT

The purpose of this report is to seek Council’s approval to purchase 9714 – 192 Street (the “Acquisition Land”) for the future expansion of the adjacent City Biofuel Facility, concurrent with the owner of 9714 – 192 street acquiring from the City the northerly 19,385 m² portion (the “City Land”) of the property located at 19085 – 16 Avenue (the “Parent Parcel”).

DISCUSSION

Property Description

The Acquisition Land is a privately owned 8,074 m² rectangular shaped, improved, industrial land parcel, located contiguous to Surrey’s Biofuel Facility in the Port Kells Industrial District. Existing improvements include a paved surface and an older general purpose industrial building.

The Parent Parcel is a City owned 38,686 m² vacant parcel which extends in depth between 16 and 20 Avenues, and the northerly City Land fronts 20 Avenue. The City Land for disposition will be created via the subdivision process, resulting in a 19,385 m² disposition area, and a 19,303 m² remainder area to be retained by the City.

Zoning, Plan Designations and Land Uses

The Acquisition Land is serviced and zoned Light Impact Industrial (IL) Zone and designated Industrial in the Official Community Plan (the “OCP”). The Parent Parcel is unserviced and zoned General Agriculture (A-1) Zone and is designated Mixed Industrial in the OCP and Business Employment in the stage 1 South Campbell Heights Land Use Plan.

Purpose of the Acquisition

The Acquisition Land will provide a future expansion opportunity for the Surrey Biofuel Facility, a state-of-the-art facility that converts organic waste into renewable natural gas, used to power the City's waste collection trucks and operational fleet. The City intends to continue leasing the property until it is required for expansion of the Biofuel Facility.

Purpose of the Disposition

The City Land is intended to be included with the adjacent lands at 19030, 19066 and 19110 – 20 Avenue, which are the subject of Development Application No. 7922-0151-00 seeking to consolidate and rezone for future industrial uses.

Legal Services Review

This report has been reviewed by Legal Services.

FUNDING

Both the acquisition and disposition will be transacted at market values supported by appraisals completed by an accredited, independent appraiser. The Finance Department has confirmed that the net funds required for acquisition are available from the Municipal Land Reserve.

CONCLUSION

The terms and conditions of both the purchase and the sale are considered reasonable. The acquisition of 9714 – 192 Street will provide contiguous lands for the future expansion of Surrey's Biofuel Facility and the disposition of the portion of 19085 – 16 Avenue will facilitate its integration within a comprehensive development project of the neighbouring lands while preserving a remainder portion for the City.

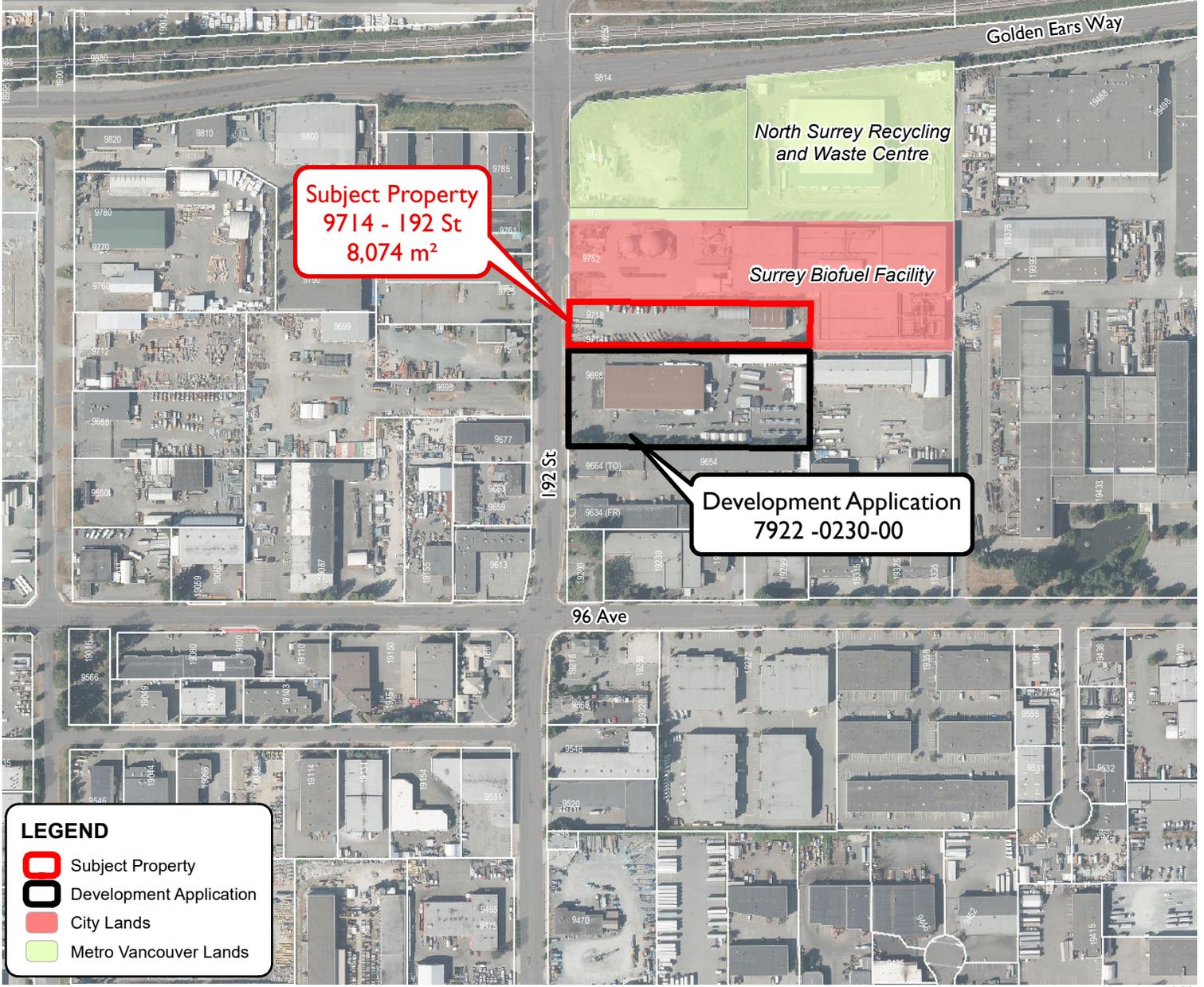
Scott Neuman, P. Eng.
General Manager,
Engineering

Don Luymes
General Manager,
Planning & Development

AW/kd/bn

Appendix "I" – Aerial Photograph of 9714 – 192 Street
Appendix "II" – Aerial Photograph of 19085 – 16 Avenue

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Subject Property
 714 - 192 St
 8,074 m²

Development Application
 7922 -0230-00

LEGEND

- Subject Property
- Development Application
- City Lands
- Metro Vancouver Lands

Produced by GIS Section: 04-Jul-2023

Date of Aerial Photograph: 2022

Scale: 1:5,000 0 50 M

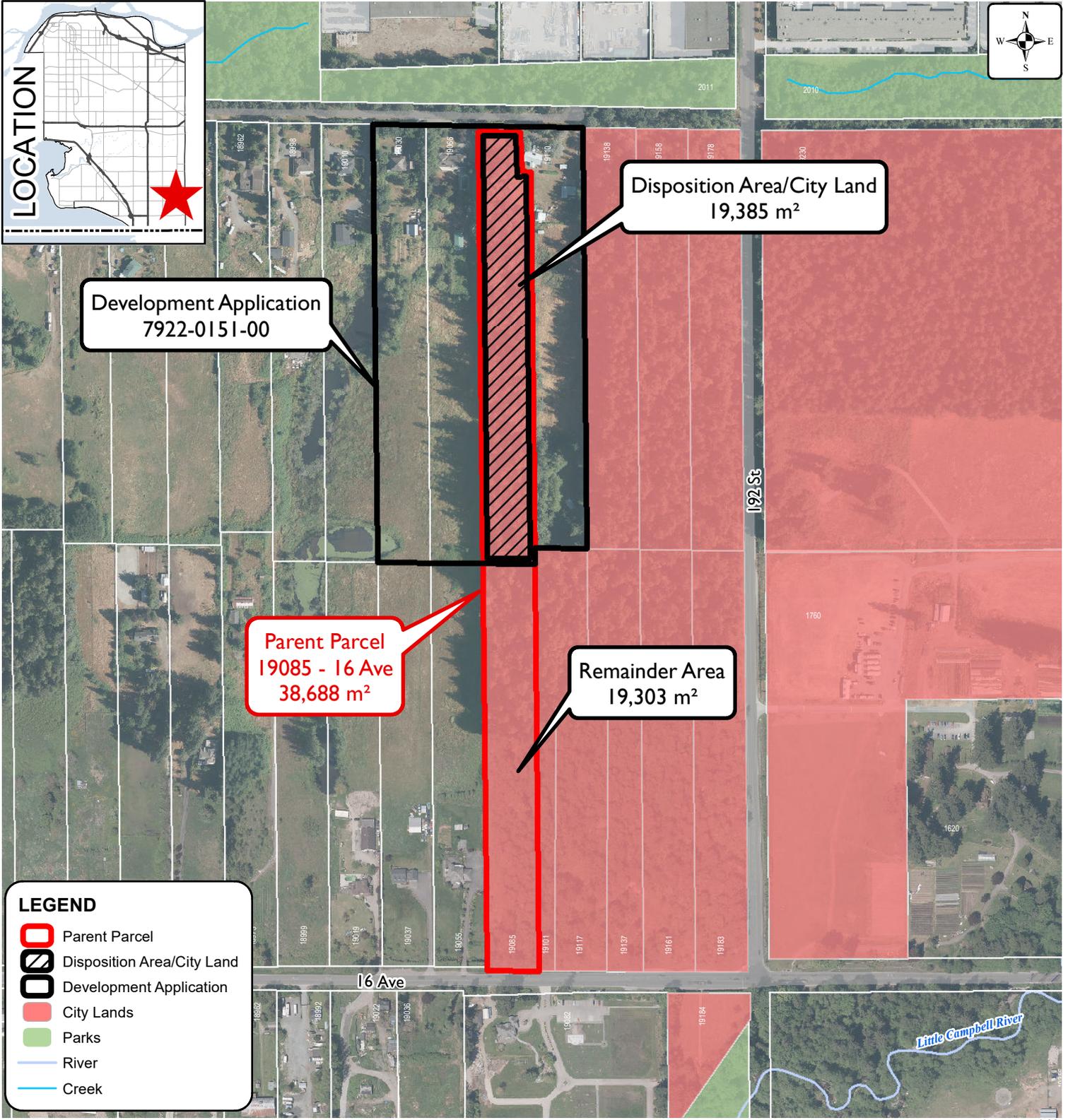


Subject Property
9714 - 192 Street

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.

AERIAL PHOTOGRAPH OF SITE APPENDIX "II"



Produced by GIS Section: 12-Jul-2023

Date of Aerial Photograph: 2022

Scale: 1:5,000



**Parent Parcel
19085 - 16 Avenue**

**ENGINEERING
DEPARTMENT**

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