

NO: R121

COUNCIL DATE: June 27, 2011

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **June 21, 2011**
FROM: **General Manager, Engineering** FILE: **o870-40/44**
SUBJECT: **Purchase of Lot 3 (Phase 3) of Provincial Lands in Campbell Heights**

RECOMMENDATION

The Engineering Department recommends that Council authorize staff to exercise on or before June 30, 2011 the Option to Purchase from the British Columbia Transportation Finance Authority ("BCTFA") Lot 3, Plan BCP43682 (Parcel Identifier: 028-138-830) as illustrated on the aerial photograph attached to this report as Appendix I with a completion date of January 5, 2012.

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 and the remaining 55 acres are designated as Agricultural and Park. 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 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. Lot 3, also being Phase 3, is to the immediate north of Lots 1 and 2 as illustrated on Appendix I attached to this report.

DISCUSSION

1. Property Location

The subject Lot 3 has an area of 55.35 acres and is located to the south of the 36 Avenue alignment and west of 192 Street in Campbell Heights.

2. Zoning, Plan Designations, and Land Uses

The property is zoned CD (Comprehensive Development Zone), which 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 3 as "Industrial".

3. Purpose of the Acquisition

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

4. Purchase Agreement

The Master Purchase Agreement stipulates that the City must notify BCTFA of its intention to exercise its Option to Purchase Lot 3 by June 30, 2011. The actual purchase and transfer of Lot 3 will then take place in January 2012.

5. Site Preparation and Servicing Requirements

(i) Site Preparation

BCTFA is responsible, prior to the transfer of Lot 3 to the City, for any necessary environmental remediation, lot grading and compaction, and removal of physical and legal encumbrances. These requirements have all been met.

(ii) Servicing

Lot 3 will in the future be subdivided into industrial lots and be provided with related engineering servicing to allow building development on each of the lots.

SUSTAINABILITY CONSIDERATION

The purchase of Lot 3 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, 2011 the Option to Purchase from the British Columbia Transportation Finance Authority ("BCTFA") Lot 3, Plan BCP43682 (Parcel Identifier: 028-138-830) as illustrated on the aerial photograph attached to this report as Appendix I with a completion date of January 5, 2012.

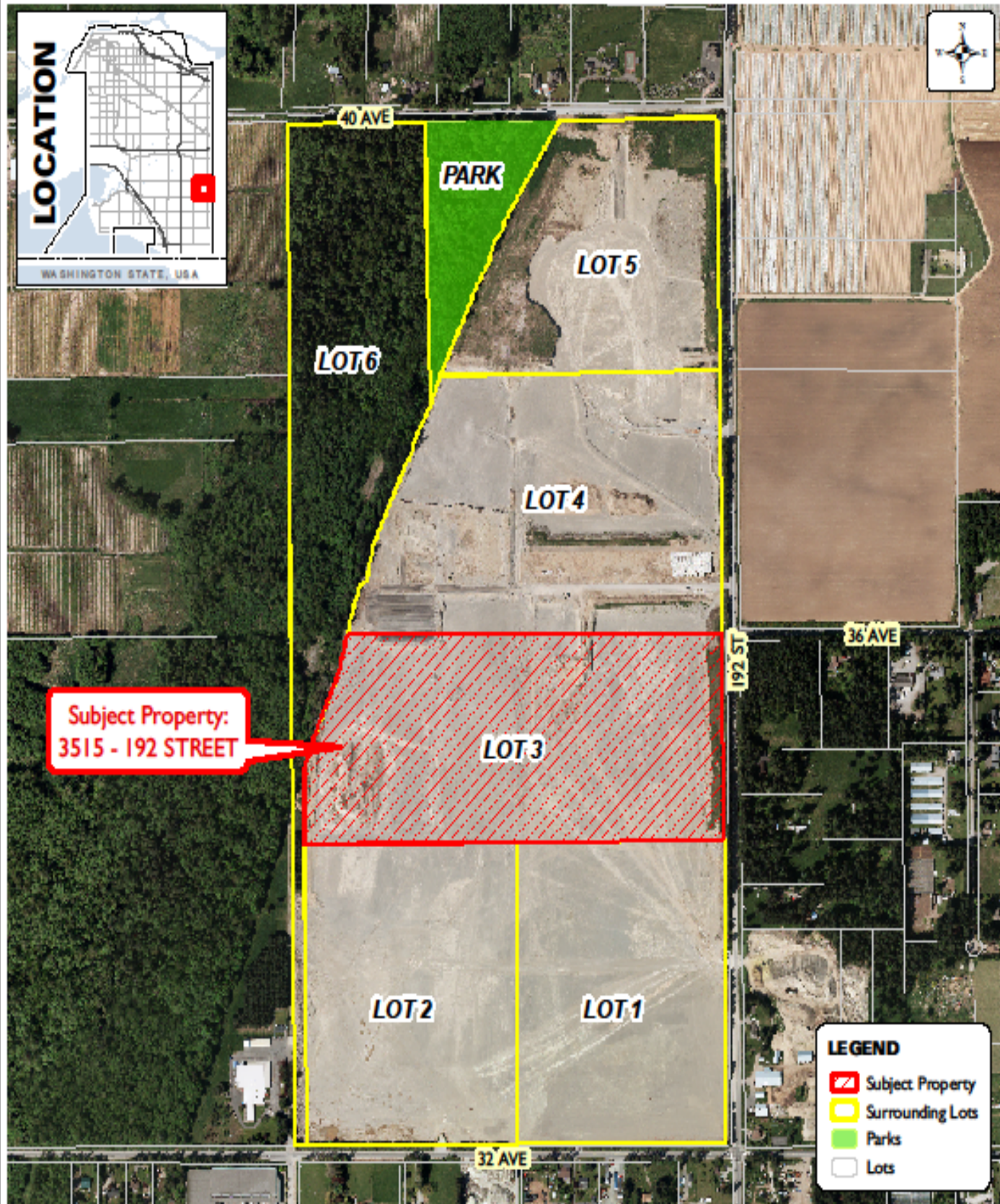
Vincent Lalonde, P.Eng.
General Manager, Engineering

NR/mpr/brb

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Appendix I: Aerial Photo of Site

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: June 3, 2011, CS

Date of Aerial Photography: May 2010

