

RE: PROPOSED SALE AND DEVELOPMENT OF MUNICIPAL LANDS  
 N.E. QUADRANT - CANADA WAY AND WILLINGDON AVENUE  
REM. LOT 45, D.L. 70, PLAN 56349 (4545 CANADA WAY)

Following is a report from the Director of Planning on the initial phase that is required for eventual sale and development of a municipally owned property at Canada Way and Willingdon Avenue.

RECOMMENDATION:

1. THAT the recommendations of the Director of Planning be adopted.

\* \* \* \* \*

TO:	MUNICIPAL MANAGER	PLANNING DEPARTMENT
		1980 SEPTEMBER 04
FROM:	DIRECTOR OF PLANNING	Our File: PS 7-80/D.L. 70
		03.502
SUBJECT:	PROPOSED SALE AND DEVELOPMENT OF MUNICIPAL LANDS	
	N.E. QUADRANT - CANADA WAY AND WILLINGDON AVENUE	
	<u>REM. LOT 45, DISTRICT LOT 70, PLAN 56349 (4545 CANADA WAY)</u>	

RECOMMENDATIONS:

1. THAT Council authorize the Municipal Engineer to prepare the terms of reference and invite proposals for a Soils Consultant to provide specific recommendations on the proposed development of the subject lands. The cost of a Consultant is to be charged to Code 70, Land Assembly and Development, of the Capital Improvement Program.
2. THAT, upon receipt and analysis of the Soil Consultant's report, staff submit a report outlining the parameters for a proposal call to acquire and develop the subject lands.

REPORT

A. BACKGROUND

The subject site comprises 19.32 acres (7.819 hectares) and is located north-east of the intersection of Canada Way and Willingdon Avenue as illustrated on the attached Figure "A".

The Corporation has owned the majority of these lands for some time as a result of past tax sales. In recent years, several properties which front on Canada Way have been acquired and they have been consolidated into one parcel as shown on Figure "A".

PLANNING DEPARTMENT  
1980 SEPTEMBER 04..... PAGE 2  
RE: CANADA WAY/WILLINGDON AVENUE

ITEM	3
MANAGER'S REPORT NO.	56
COUNCIL MEETING	1980 09 08

B. EXISTING SITUATION

131

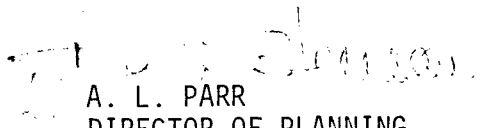
Considerable interest has been expressed in the development of this site in recent months as it is recognized as being of a sufficient size, centrally located with respect to complementary service facilities and convenient to transportation on both the Municipal and Regional levels. With the development of the Imperial Square Business Park to the east, the climate for development in this area has been enhanced.

The Planning Department envisages this area as being suitable for the development of a unified suburban business park incorporating general administrative office facilities, a limited amount of warehouse/distribution activities together with certain accessory internally-oriented service centre functions.

One of the prime considerations in determining the precise type of development which can be attracted to this site will be the sufficiency of the soils to support development. Inasmuch as the Corporation will be acting as an owner endeavouring to attract the most desirable user, it will be necessary to engage a Geotechnical Consultant to undertake a site analysis and prepare specific recommendations on any constraints and/or effect on the land uses which are envisaged, and on the installation of the requisite services. Conceivably, the Consultant's findings will have a bearing on the type of development which may occur.

The cost of a consultant will be charged to the Land Assembly and Development Fund. The procedure for hiring the consultant will follow the policy which was recently adopted by Council on 1980 August 18.

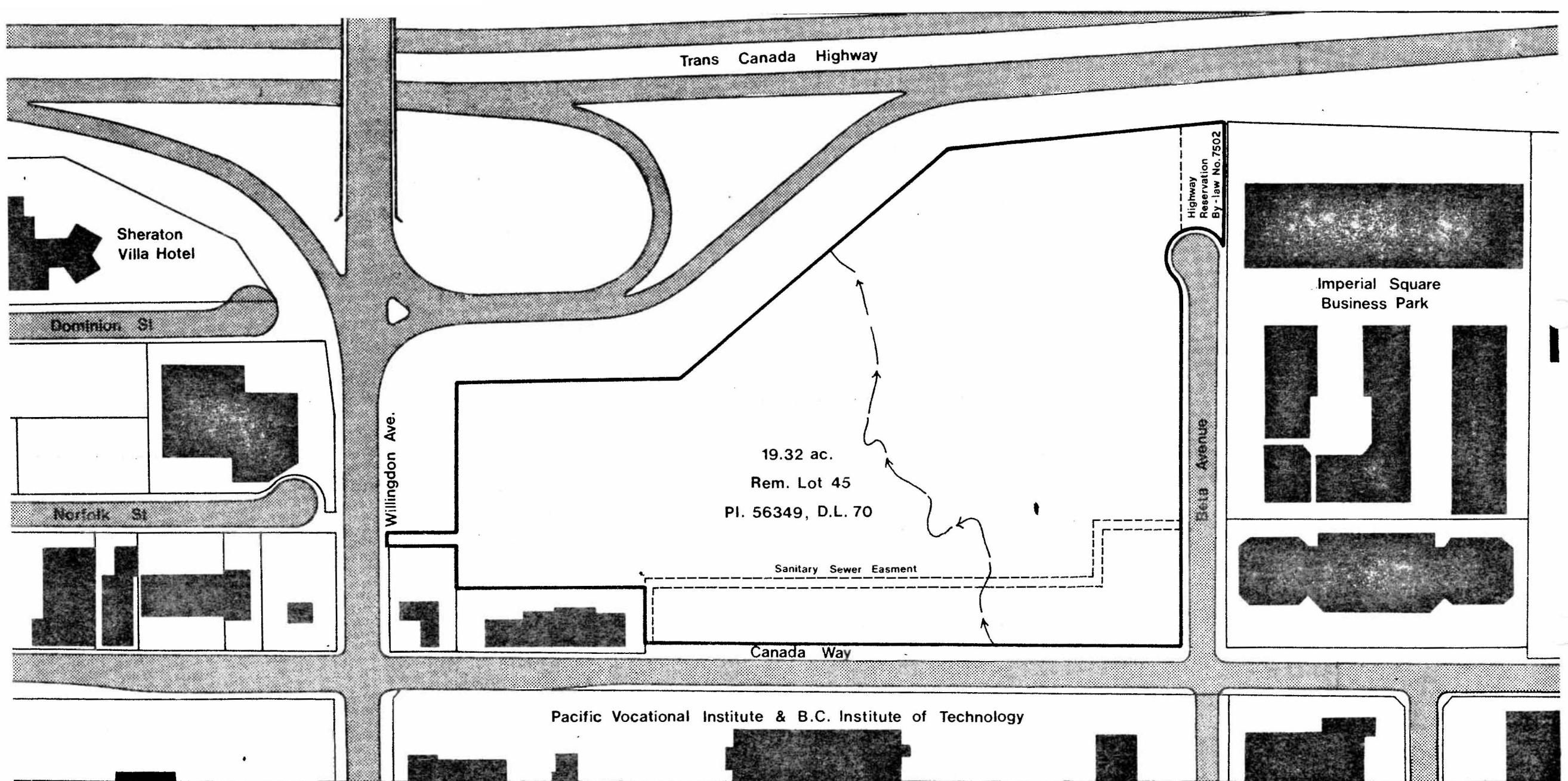
In summary, Phase I of the implementation procedure will provide for the hiring of the consultant. Once the soils information has been received and conclusions drawn, refinements to the development concept may be required. At this juncture, Phase II will be initiated and a report submitted to Council outlining the parameters for a proposal call for the sale and development of the subject lands. This report will address the precise land uses to be established, the servicing and zoning steps involved, whether or not the land should be serviced and sold, or sold as an unserviced site, and the general economics of the development proposal.

  
A. L. PARR  
DIRECTOR OF PLANNING

PB:lf

Attachment

cc: MUNICIPAL ENGINEER  
MUNICIPAL TREASURER  
MUNICIPAL SOLICITOR



# Site for Proposed Business Park

N.E. Quadrant — Canada Way & Willingdon

ITEM	3
MANAGER'S REPORT NO.	56
COUNCIL MEETING	1980 09 08

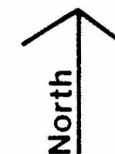


Figure A

Scale : 1" = 200'



1980 July

