

RE: PROPOSED SALE OF MUNICIPAL LANDS
NORTHEAST CORNER CANADA WAY/WILLINGDON AVENUE
(ITEM 8, REPORT NO. 23, 1981 MAY 25)
(ITEM 5, REPORT NO. 44, 1982 JULY 12)

ITEM 5
MANAGER'S REPORT NO. 57
COUNCIL MEETING 1982 10 18

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER
1982 OCTOBER 12

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION
OUR FILE: PS-4-82

SUBJECT: PROPOSED SALE OF MUNICIPAL LANDS - NORTHEAST
CORNER CANADA WAY/WILLINGDON AVENUE

RECOMMENDATIONS:

1. THAT Council authorize staff to advise Public Works Canada that the Municipality is prepared to make lands available for sale by Public Tender within the Municipal Business Park at the northeast corner of the intersection of Canada Way and Willingdon Avenue as more particularly explained in the following report.
2. THAT a copy of this report be forwarded to:
Mr. Ernest W. Hoover
Senior Property Agent
Real Estate Services
Public Works Canada
1166 Alberni Street
Vancouver, B.C. V6E 3W5

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SUMMARY:

The following report proposes the sale of a 2 acre (0.809 ha) parcel within the Municipal Business Park at the northeast corner of the intersection of Canada Way and Willingdon Avenue. This proposal is being advanced in response to a request from Public Works Canada to make lands available for an office/laboratory facility for Health and Welfare Canada. Given Council's approval, in principle, to the establishment of this facility within the park and the adoption of a resolution to make lands available for sale by Public Tender, Public Works Canada will then be in a position to obtain the Treasury Board's approval to submit a tender for the property.

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REPORT

BACKGROUND:

The question of the comprehensive development of the Municipal Business Park has been presented to Council previously. On 1981 May 25 Council accepted an offer from Teleglobe Canada to purchase a 3 acre (1.2141 ha) parcel as shown on the attached Figure C. On 1982 July 12 Council authorized staff to make lands available for sale by Public Tender in response to a proposal which was received from Glenayre Electronics. The lands being considered for the Glenayre proposal are identified as site 3a on Figure C.

EXISTING SITUATION:

We are in receipt of a request from Public Works Canada to make a serviced 2 acre ± (0.809 ha) parcel available for sale by Public Tender to permit the development of an office/laboratory facility for Health and Welfare Canada. The lands under consideration are immediately west of the Teleglobe Canada site and are identified as site 3b on Figure C.

If Health and Welfare Canada is successful in acquiring the subject property it is their intention to develop a two-storey building containing approximately 50,000 square feet (4,645 m) of office, laboratory and service areas. Their operation will employ approximately 75 administrative, scientific personnel and their support staff.

The subject lands were initially designated for Light Industrial and/or General Administrative Office use. With the establishment of the Teleglobe Canada facility immediately to the east, staff is of the opinion that it would be inappropriate to accommodate all of the Light Industrial Uses which are permitted under the M5 zoning regulations. Therefore, it is proposed that the subject site be developed under the CD (Comprehensive District) zone utilizing the M5 technical requirements. Specific uses which are acceptable will have to be identified in a subsequent report and approved by Council prior to the Tender Call. Generally speaking they will provide for the establishment of single identity concerns with an administrative/office component rather than uses with an outright industrial character. Notwithstanding this future report, it is clear that the Health and Welfare Canada proposal falls within these proposed guidelines and would be complementary to the area.

What is required at this juncture is Council's approval, in principle, to the establishment of this facility within the Municipal Business Park and to the fact that lands will be made available for sale by Public Tender. Given this approval Public Works Canada staff have stated that they are prepared to recommend to the Treasury Board that they submit a tender to purchase the subject property subject to:

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- (a) Suitable zoning being granted.
- as was the case with the adjacent Teleglobe sale, the Municipality will be required to initiate a zoning application.
- (b) The tender price to be determined by an independent appraisal and subject to a reserve price to be determined by the Municipality.
- the Legal and Lands Department has recommended an upset price of \$8.50 per square foot (\$370,260/acre). Public Works Canada will be responsible for obtaining an independent appraisal confirming the value of these lands.
- (c) If Public Works Canada is successful in their tender, the sale is to be closed on or before 1983 April 30.

Inasmuch as Health and Welfare Canada is a Federal Government Agency, the Municipality will require written confirmation of the verbal undertaking that they will pay grants equivalent to all taxes that are levied on taxable properties in Burnaby both now and in the future.






A. L. Parr
Director Planning &
Building Inspection

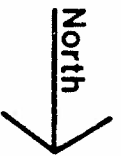
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attachment

c.c. Director Engineering
Municipal Solicitor
Treasurer

Generalized Land Use Concept

Proposed Business Park - Canada Way & Willingdon

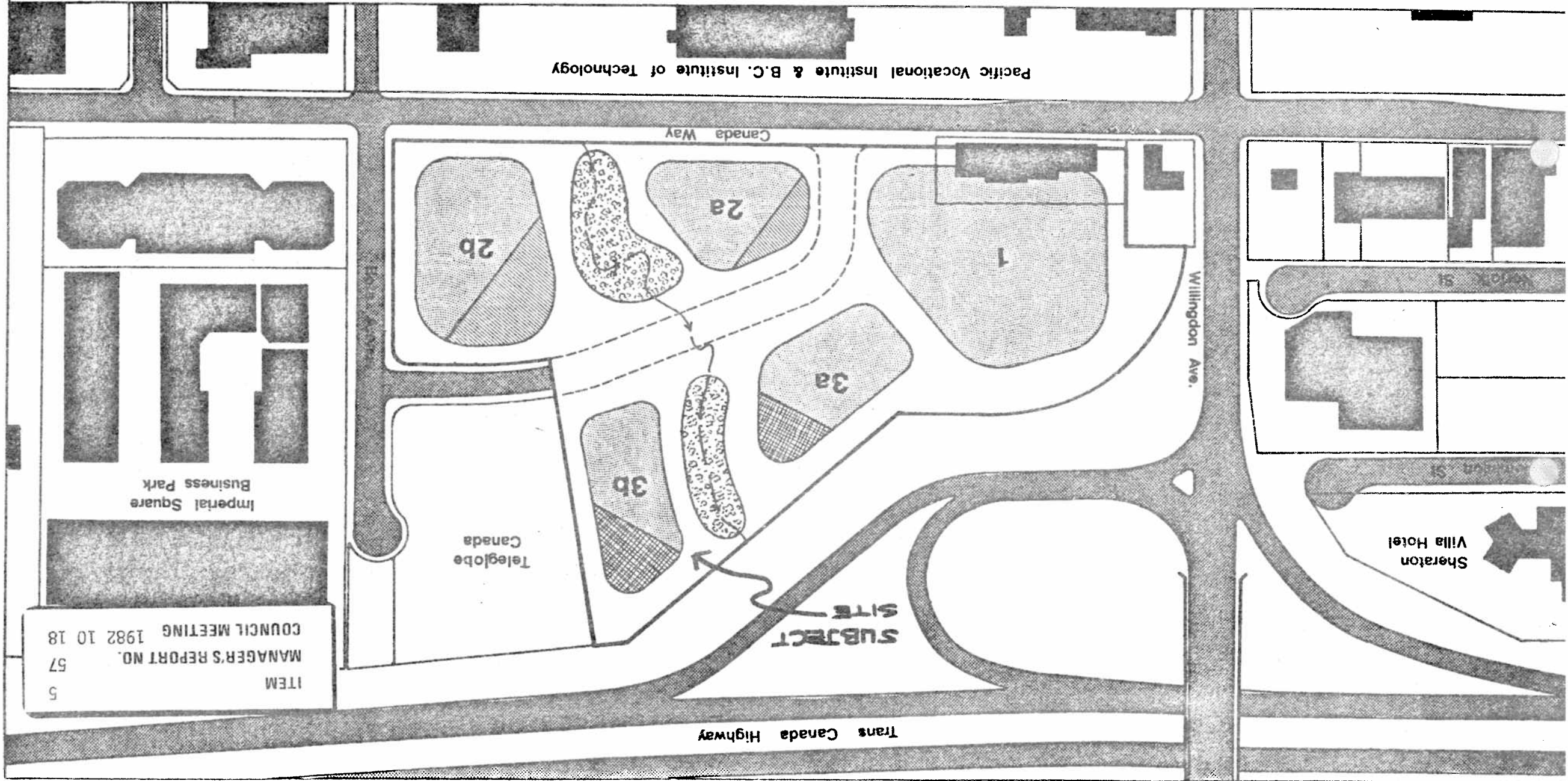
-  General Administrative Office
-  Light Industrial (M5)
-  Certain Commercial Uses



Scale: 1" = 200'

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Figure C



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Imperial Square
Business Park

Telelobe
Canada

Trans Canada Highway

Sheraton
Villa Hotel

SUBJECT
SITE

Willingdon Ave.

Canada Way

2a

2b

3a

3b

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