

ITEM 7
MANAGER'S REPORT NO. 52
COUNCIL MEETING 84/08/20

RE: SALE OF SITE 3, WILLINGDON GREEN EXECUTIVE PARK
(ITEM 13, REPORT NO. 40, 1984 JUNE 11)

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

*THAT the recommendation of the Director Planning & Building
Inspection be adopted.*

* * * * *

TO: MUNICIPAL MANAGER 1984 August 14
FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our file: PS-1-84
D.L. 70
SUBJECT: SALE OF SITE 3, WILLINGDON GREEN EXECUTIVE PARK

RECOMMENDATION:

1. THAT Council accept the offer to purchase a 1.75 acre portion of Lot 52, D.L. 70, Plan 65869, N.W.D. which was received from Southland Canada Inc. in the amount of \$711,000.00 (\$9.33 per sq.ft.).

REPORT

BACKGROUND:

Council, on 1984 June 11 received Manager's Report No. 40, Item 13, providing information on the proposed sale of the subject 1.75 acre parcel shown on the attached Figure A. At that time the following recommendation relating to the sale was adopted.

- "1. THAT Council authorize the sale, by public tender, of a 1.75 acre portion of Lot 52, D.L. 70, Plan 65869, N.W.D. at an upset price of \$686,070.00 (\$9.00 per sq.ft.) as outlined in the following report."

An advertisement inviting proposals for the purchase of the subject property was placed in the Vancouver Sun's Financial Section on 1984 June 29 and 30 and on 1984 July 06 and 07. This advertisement was also placed in the Vancouver Province's Financial Section on 1984 June 30 and on 1984 July 01, 07 and 08. Bids to purchase were received up to 15:00h on 1984 August 10.

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EXISTING SITUATION:

One bid was received from Southland Canada Inc. in the amount of \$711,000.00 (\$9.33 per sq.ft.). This bid is in the form of an Offer to Purchase and was accompanied by the requisite 5% deposit in the amount of \$35,550.00.

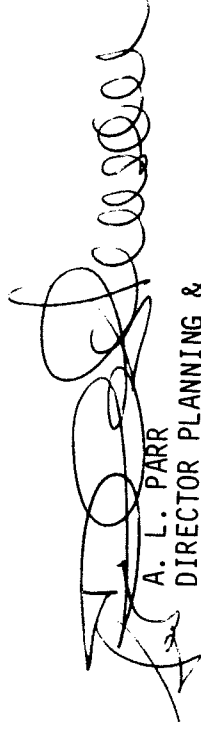
This bid has been reviewed by the Legal Department and the Planning and Building Inspection Department with the result that both departments are recommending acceptance.

Southland Canada has included a statement of their intention to submit an application to rezone the subject parcel from its proposed Comprehensive Development District (CD) zoning to an amended CD zoning in order to use the land for the construction of an office building complex in accordance with the community plan guidelines which have been established for the site. This office building which have been established for the site. This office building will be approximately 43,000 sq.ft. in size and will house their National Corporate Headquarters, British Columbia Zone Offices and their British Columbia Lower Mainland District Office functions. The building will have the structural and design capability to allow an increase in size to approximately 55,000 sq.ft. to provide a future capacity for corporate growth.

Southland Canada Inc. has stated their intention to present a building with an image of subdued excellence within a landscaped setting. Their concept proposes a building in which those functions with the greatest public interface are located at or near grade entered from a set-back landscaped principle entrance as viewed from the street. More general corporate functions and national administration are proposed for the upper floors in a set-back configuration. This will enable terraces to be developed providing articulation of the building mass, as well as providing outdoor space for occupant use.

Parking will be screened and located to the side, rear and below the building so as to be unobtrusive to the passing observer.

Large scale diagrams indicating preliminary schematic analysis of the site features and the broad functional relationship of the proposed site uses and the proposed spatial distribution of building and site characteristics will be available for viewing at the Council meeting.



A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

PB/jce
Attach.

cc: Municipal Solicitor
Director Finance

Site for Proposed Business Park

N.E. Quadrant - Canada Way & Willingdon

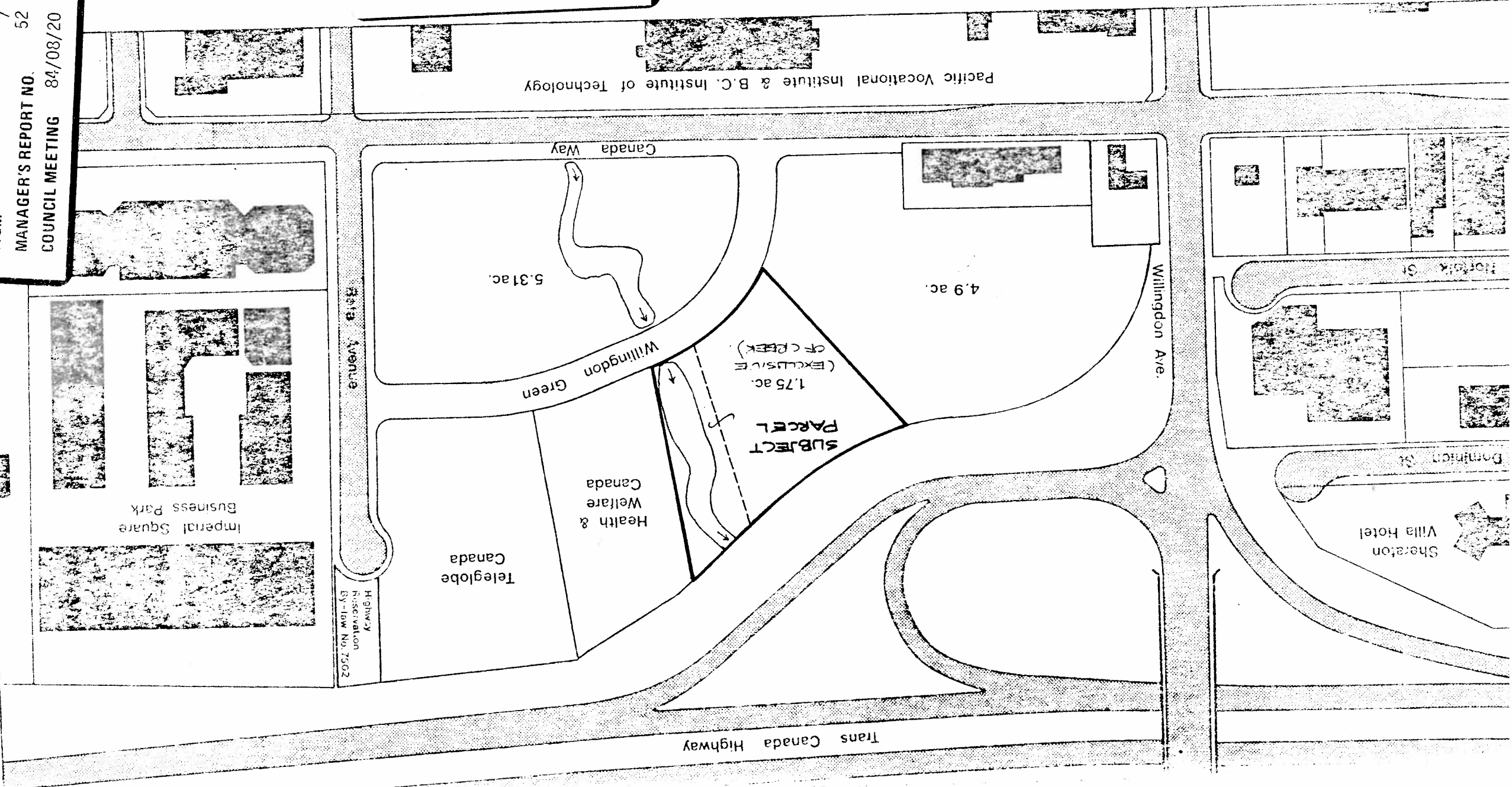
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Scale: 1" = 200'
1984 MAY 29



Figure A



Trans Canada Highway

8118 Avenue

Highway
Reservation
By-law No. 7502

Willingdon Green

Canada Way

Willingdon Ave.

5.31 ac.

4.9 ac.

1.75 ac.
(EXCLUSIVE
OF CREEK)

SUBJECT
PARCEL

Canada
Wellfare &
Health

Canada
Teleglobe

Canada
Imperial Square
Business Park

Sheraton
Villa Hotel

Dominion St

Horlock St

Pacific Vocational Institute & B.C. Institute of Technology

