

RE: REZONING REFERENCE NO. 76/89
4519 & 4535 CANADA WAY

ITEM	1
MANAGER'S REPORT NO.	56
COUNCIL MEETING	89/09/11

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER **DATE:** 1989 SEPTEMBER 06

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #76/89
4519 AND 4535 CANADA WAY

PURPOSE: TO ESTABLISH GUIDELINES FOR THE SALE AND DEVELOPMENT OF THE SUBJECT MUNICIPAL LANDS IN THE WILLINGDON GREEN EXECUTIVE PARK

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RECOMMENDATIONS:

1. **THAT** the rezoning Bylaw be given First Reading and advanced to a Public Hearing on 1989 September 26 at 7:30 p.m. and that the following be established as prerequisites to the completion of rezoning:
 - a) The consolidation of the net project site into one legal parcel.
 - b) The approval of the Ministry of Transportation and Highways to the rezoning.
 - c) The dedication of a portion of the subject site adjacent to Canada Way for road widening.

SUMMARY:

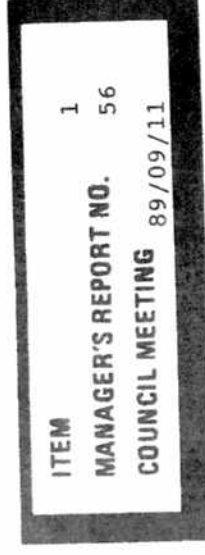
This rezoning application will further implement the procedures necessary to place the subject Municipal lands in a sale position as part of the Municipality's ongoing program for the development of its holdings in the Willingdon Green Executive Park.

R E P O R T

- 2.1 Applicant: Corporation of the District of Burnaby
4949 Canada Way
Burnaby, B. C.
V5G 1M2
- 2.2 Subject: Application for the rezoning of:
Portion of Lot 52 DL 70 Plan 65868 and Portion of Lot
36 DL 70 Plan 46850 NWD

From: M1 Manufacturing District and R5 Residential District

To: CD (Comprehensive Development District) utilizing the M5 (Light Industrial District) use guidelines and the Community Plan guidelines outlined in this report.



- 2.3 Address: 4519 and 4535 Canada Way
- 2.4 Location: The subject site is located on the north side of Canada Way between Willingdon Green and Willingdon Avenue (see attached sketches).
- 2.5 Size: The site is irregular in shape with an area of approximately 5.5 acres. 102
- 2.6 Services: The Director Engineering will be requested to provide all relevant servicing information.

2.7 Rezoning Purpose: The purpose of the proposed bylaw amendment is to establish guidelines for the development of the subject Municipal lands in the Willingdon Green Executive Park.

3. NEIGHBOURHOOD CHARACTERISTICS:

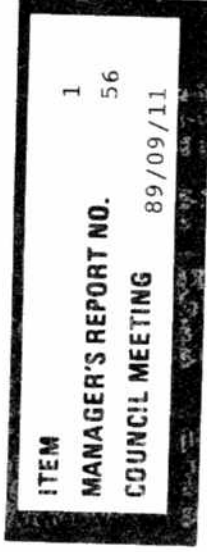
The majority of the site is presently undeveloped while the southerly portion located adjacent to Canada Way is occupied by a single storey multi-tenant office building. The B.C.I.T. campus is located to the south across Canada Way, a gas station, Willingdon Avenue and various office and industrial facilities beyond are located to the west, the Trans Canada Highway #1 is located to the north and another vacant parcel and an office building are located to the east. Access is presently from Willingdon Green and Canada Way.

4. BACKGROUND:

4.1 The Willingdon Green Executive Park is a 20 acre suburban business park developed by the Municipality over the last 8 years. It is well situated adjacent to the intersection of Willingdon Avenue and the Trans Canada Highway, across from B.C.I.T. as shown on Figure A attached. The established development concept provides for a group of low-scale individual office buildings together with limited high-quality internal light industrial uses in a designed landscaped environment. To date, three sites have been sold by the Municipality which has resulted in the development of facilities for Teleglobe Canada, Health and Welfare Canada and Southlands Canada.

4.2 In consideration of a Manager's Report regarding the sale and development of the subject site, Council on 1989 September 05 adopted the following recommendations:

1. THAT Council authorize the sale, by public tender, of a 5.5 acre site comprised of a Portion of Lot 52, D.L. 70, Plan 65869, and a Portion of Lot 36, D.L. 70, Plan 46850, N.W.D. with a minimum acceptable bid of \$3,593,700 (\$15.00 per sq. ft.) as outlined in this report.
2. THAT staff be authorized to prepare and submit a bylaw to rezone these properties from M1 (Manufacturing District) and R5 (Residential District) to CD (Comprehensive Development District), utilizing the M5 (Light Industrial District) use guidelines and the community plan guidelines outlined in this report in order to establish guidelines for potential developers, and that this bylaw be advanced to First Reading on 1989 September 11 and to a Public Hearing on 1989 September 26.
3. THAT the Acting Director Engineering be authorized to prepare the survey plans to create the subject parcel.
4. THAT notice to vacate be given no later than 1989 September 30 to the tenants of the building located on Lot 36, D.L. 70, Plan 46850, N.W.D. pursuant to the terms of their lease agreements.



5.0 **COMMUNITY PLAN GUIDELINES:**

Given the strategic location of the subject site and the quality of development that exists in the immediate area, the following specific development guidelines will be utilized:

Site Size:

Total 5.5 acres (approx.) - includes large 4.8 acres parcel fronting Willingdon Green plus the smaller 0.7 acre parcel (after Canada Way dedication for road widening) fronting Canada Way which contains an existing single-storey building.

Site Coverage:

Maximum 30%, yielding a building footprint of approximately 72,500 sq. ft.

Building Height:

Maximum 4 storeys.

Floor Area Ratio:

Maximum 1.5

Parking:

Minimum 50% of total required parking to be provided under structure. All surface parking to be visually screened from adjacent streets. Total required parking subject to Ministry of Transportation and Highways and calculated at minimum of 1 space per 400 sq. ft. gross floor area for office uses.

Building Setbacks:

Minimum 70 ft. from Canada Way and 50 ft. from the Trans Canada Highway. If parking is to be provided within this 50 ft. setback area, the nearest parking stalls shall not be located closer than 25 ft. on average to the property line of the Highway to provide a landscape buffer.

Servicing:

The site is essentially fully serviced to an urban industrial standard. A sanitary sewer main will be required to be relocated by the purchaser as shown on Figure C attached at an estimated cost of \$41,140. Certain minor service connections will also be the responsibility of the purchaser from the building(s) to the property line.

Soils:

A complete Geotechnical soils analysis should be commissioned by the purchaser/developer.

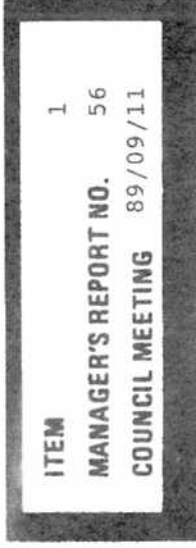
Zoning:

The lands are to be rezoned to CD utilizing the M5 use guidelines and the community plan guidelines noted herein. The successful purchaser will then be required to pursue the rezoning of the site to an Amended CD District based on the specific development intended for the site.

6.0 **GENERAL COMMENTS:**

- 6.1 The subject site will be offered for sale by public tender with a minimum acceptable bid of \$3,593,700 (\$15.00 per sq. ft.) as noted above. A prospective purchaser will be required to submit, with the tender, a written description of the uses proposed for the site, together with a schematic outline of the development concept and site analysis indicating the relationship of the project to existing developments. They will also be required to submit a letter of intent to apply for an amendment to the CD bylaw for their particular use, and to provide their proposed construction schedule.

MUNICIPAL MANAGER
REZONING REFERENCE #76/89
4519/4535 CANADA WAY
1989 SEPTEMBER 06



The tender call is proposed to state that the highest bid will not necessarily be accepted, as all bids will be reviewed by Council and the nature and quality of the proposed used and the overall benefit to the community through job creation and tax return will be factors in awarding the tender. **104**

All bids are to be accompanied by a 5% deposit which is subject to forfeiture in the event that the successful bidder does not enter into a final agreement to buy the lands. The balance of the monies would be due once the lands are finally rezoned from M1 and R5 to CD.

- 6.2 A portion of the site adjacent to Canada Way will require dedication for road widening purposes.
- 6.3 The approval of the Ministry of Transportation and Highways to this rezoning will be required.
- 6.4 The tenants in the existing single-storey office building fronting Canada Way will be given notice to vacate no later than 1989 September 30. The existing lease arrangements require 6 month notice to vacate.




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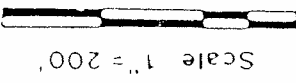
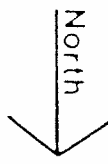
Attachments



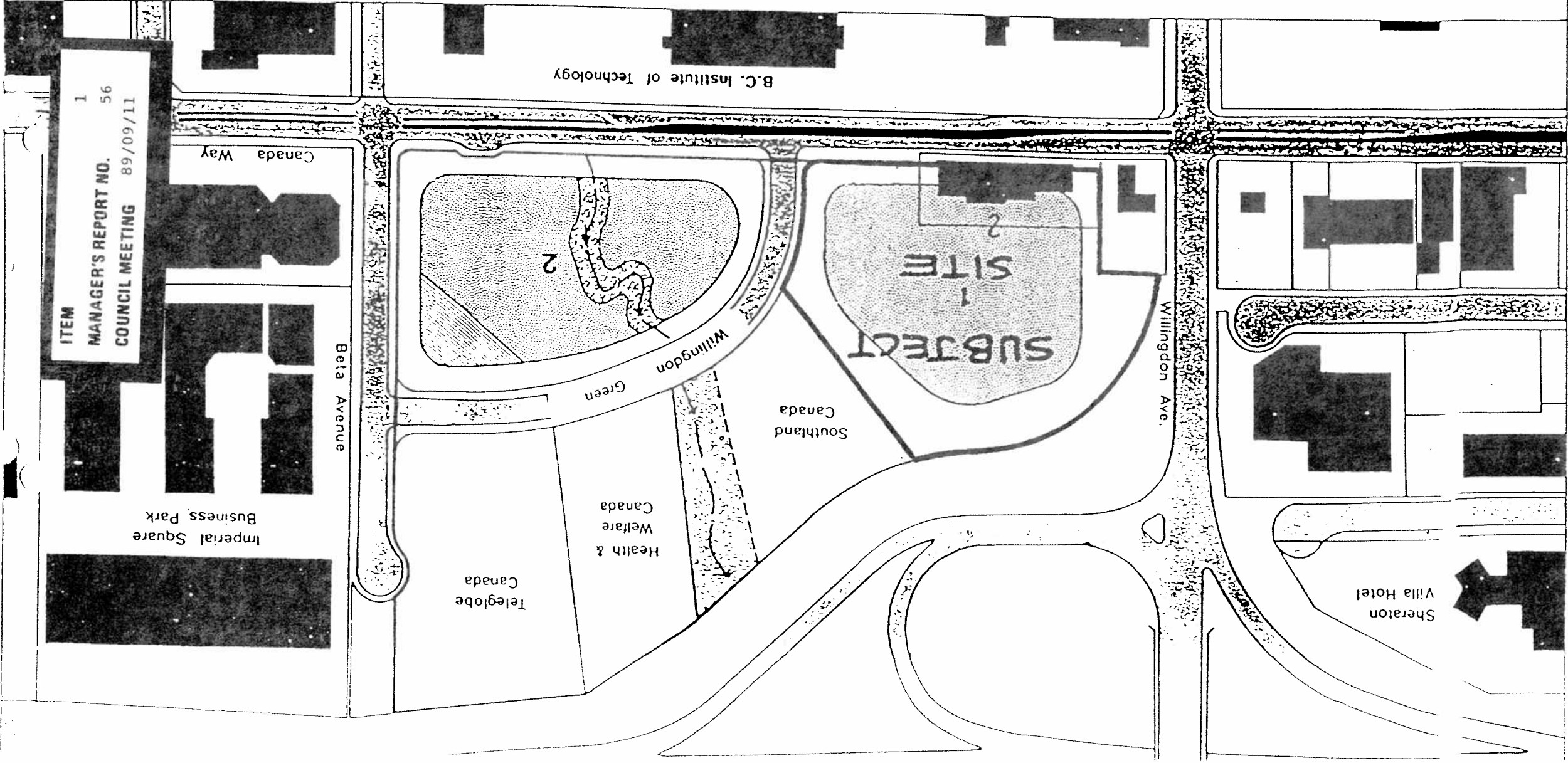
A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

Generalized Land Use Concept

-  General Administrative Office
-  Qualified Light Industrial Uses
-  Certain Commercial Uses



1989 Aug. 14
Figure A



ITEM 1
MANAGER'S REPORT NO. 56
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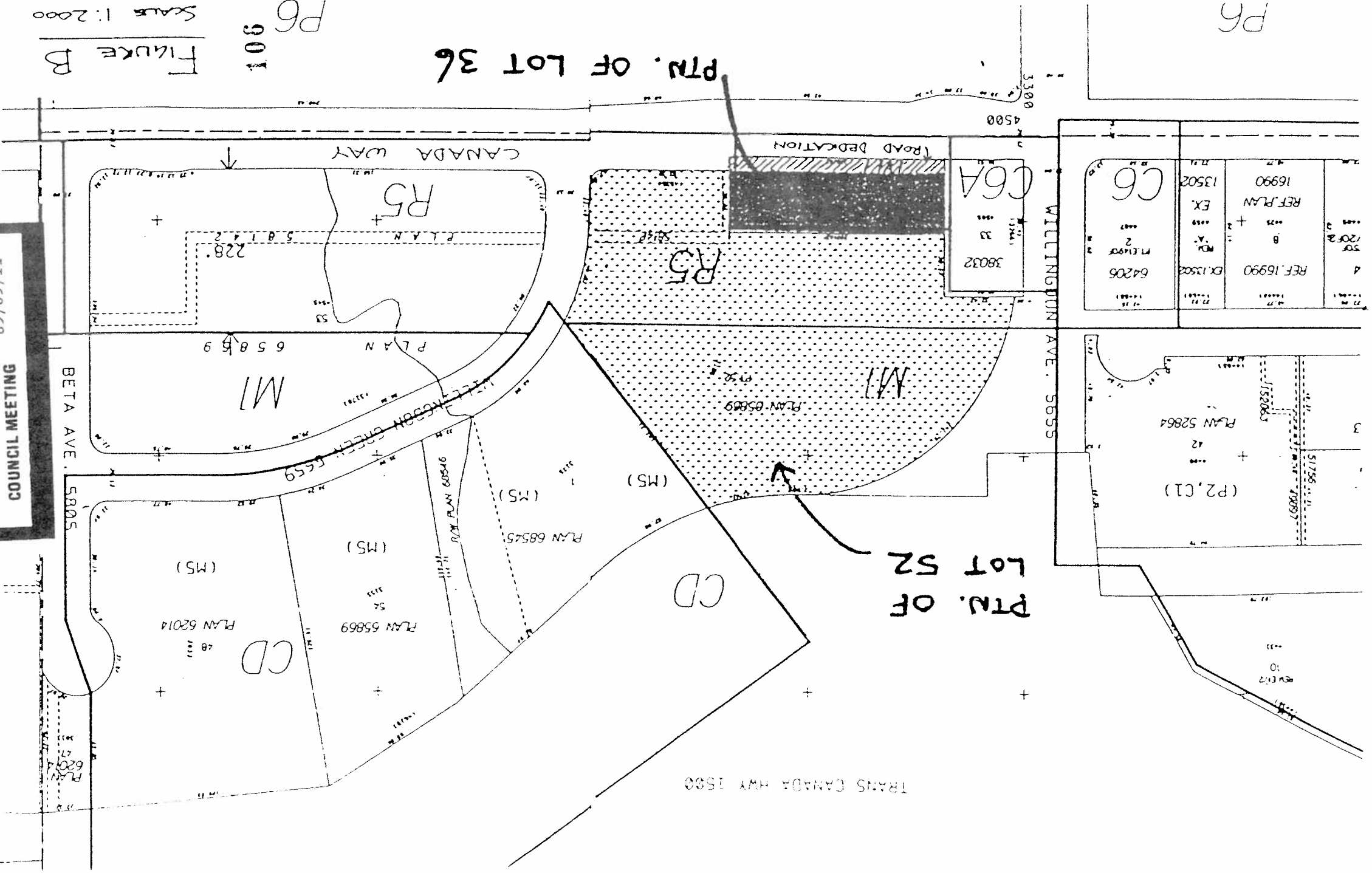
NORTH

FIGURE B
 SCALE 1:2000
 1989 Aug. 14

105 P6

PTN. OF LOT 36

P6



C6A
 38032

C6	EX. 13502	REF. PLAN 16990	16990
64206	EX. 13502	REF. 16990	16990

PTN. OF LOT 52

TRANS CANADA HWY 1500