

ITEM 16
MANAGER'S REPORT NO. 53
COUNCIL MEETING 89/08/21

RE: PROPOSED SALE OF SITE 1, WILLINGDON GREEN EXECUTIVE PARK

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1989 AUGUST 15

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: PS-1-89
D.L. 70

SUBJECT: PROPOSED SALE OF SITE 1, WILLINGDON GREEN EXECUTIVE PARK

PURPOSE: To establish guidelines for the development of Municipal lands in the Willingdon Green Executive Park and to obtain Council's authority to place these lands in a sale position.

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 community plan guidelines outlined in this report, and that this bylaw be advanced to First Reading on 1989 September 05 and to a Public Hearing on 1989 September 19.
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 August 31 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.

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SUMMARY

Staff is in receipt of a request to make the subject lands available for sale for the development of a facility to provide for the current and long range requirements for several of a major communication company's diversified high technology operations. Adoption of the foregoing recommendations and the community plan guidelines outlined in this report will enable staff to implement the procedures necessary to place these lands in a sale position.

R E P O R T

1.0 BACKGROUND

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. This business park is presently occupied by Southland Canada Inc., Teleglobe Canada, and Health and Welfare Canada who have each built their own freestanding facilities on separate parcels which were purchased by way of the public tender process.

Site 1 comprises two parcels with a total net area of approximately 5.5. acres as shown on Figure B attached. It is presently split-zoned between M1 (Manufacturing District) and R5 (Residential District) and, therefore, requires rezoning prior to development.

2.0 EXISTING SITUATION

The Planning & Building Inspection Department has been reviewing the potential for making Site 1 available for sale and development with several interested parties. These discussions have resulted in a joint venture proposal from the British Columbia Telephone Company and The Dominion Company to develop a twin building office complex to provide for the current and long range needs for several of B.C. Telephone's Diversified Operations Group high technology companies. Initial tenancies would include head office facilities for B.C. Cellular Ltd., Canadian Telephone and Supplies Ltd., and B.C. Telephone Equipment Services Ltd. Space not initially required for these companies is proposed to be leased until such time as business operations expand.

This department has undertaken an initial review of the basic development concept and has concluded that it would be compatible with objectives established for the Willingdon Green Executive Park.

It should be recognized, however, that other parties have expressed an interest in this site and the B.C. Telephone Company may not be the successful purchaser.

3.0 COMMUNITY PLAN GUIDELINES

Given the strategic location of the subject site relative to existing and future development, it is essential that specific community plan guidelines be adopted and the lands rezoned to a Comprehensive Development District utilizing these guidelines, to ensure that the resultant development is compatible with the high quality of development already established in the Willingdon Green Executive Park.

The following guidelines are proposed for adoption by Council:

Site Size:

Total 5.5 acres (approx.) - includes large 4.8 acres parcel fronting Willingdon Green plus 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 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 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 based on the 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.

4.0 PUBLIC TENDER

The Municipal Solicitor has recommended that a minimum acceptable bid of \$3,593,700 (\$15.00 per sq. ft.) be established for the public tender. 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.

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 use and the overall benefit to the community through job creation and tax return will be factors in awarding the tender.

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.

PLANNING & BUILDING INSPECTION DEPARTMENT
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5.0 NOTICE TO VACATE EXISTING BUILDING FRONTING ON CANADA WAY

As can be seen on Figure A, a portion of the site fronting on Canada Way is occupied by an existing single-storey office building on a smaller parcel. This property was purchased by the Municipality in 1984 to facilitate the development of its larger interior holdings which are vacant. The lease arrangements with the existing tenants are structured such that 6 months notice to vacate must be issued. Therefore, it is proposed that this notice be issued no later than 1989 August 31.

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A.L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

PB/jp

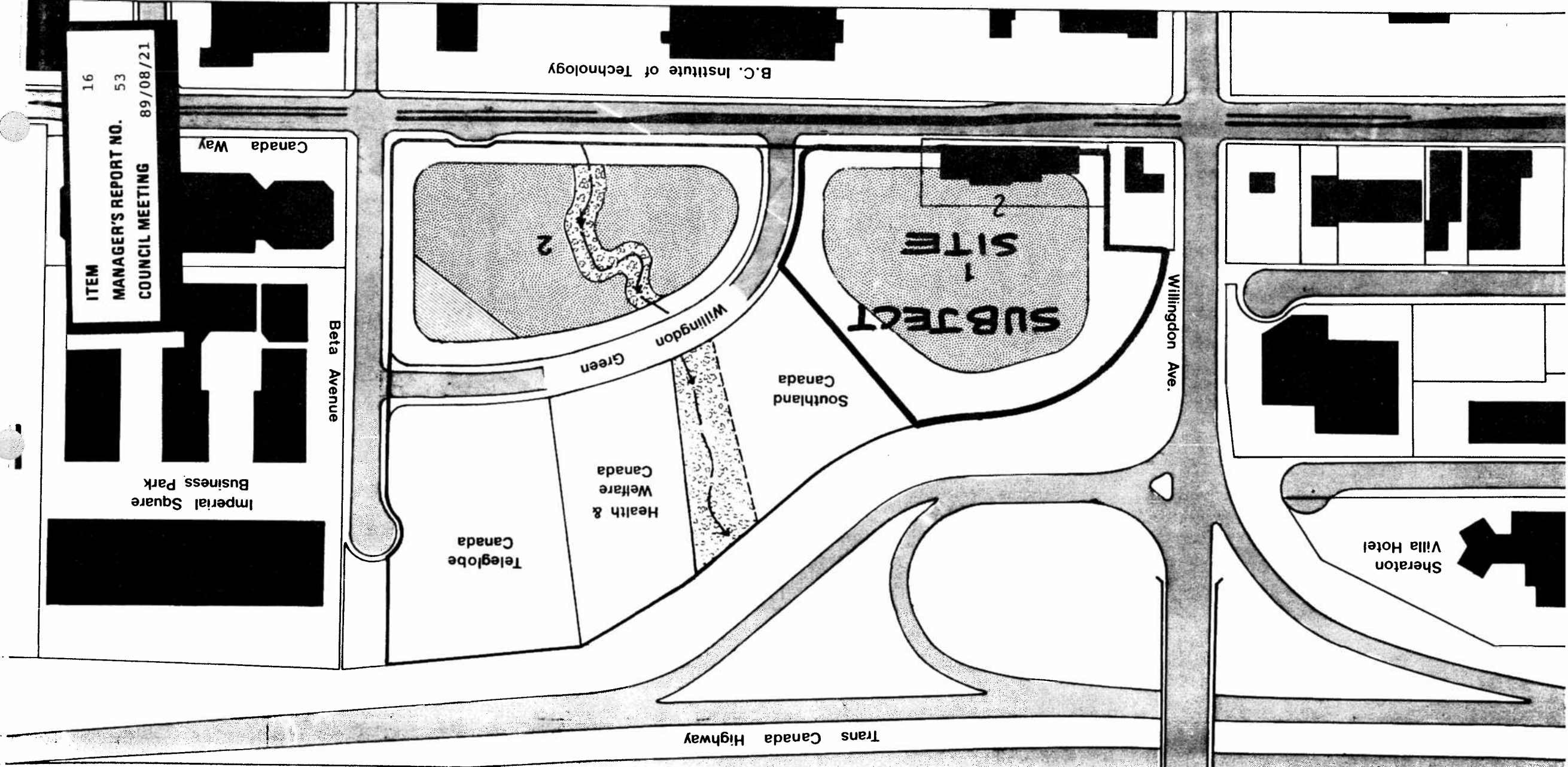
Attachments




cc: Director Administrative & Community Services
Municipal Solicitor
Director Finance
Acting Director Engineering

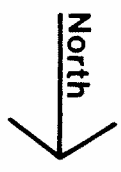
Generalized Land Use Concept

Willingdon Green Executive Park
PS-1-89, D.L.70

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



Scale: 1" = 200'

Figure A

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Imperial Square
Business Park

Beta Avenue

Canada Way

Teleglobe
Canada

Health &
Welfare
Canada

Southland
Canada

B.C. Institute of Technology

Sheraton
Villa Hotel

Trans Canada Highway

Willingdon Ave.

SUBJECT
SITE
1

Willingdon
Green
SITE
2

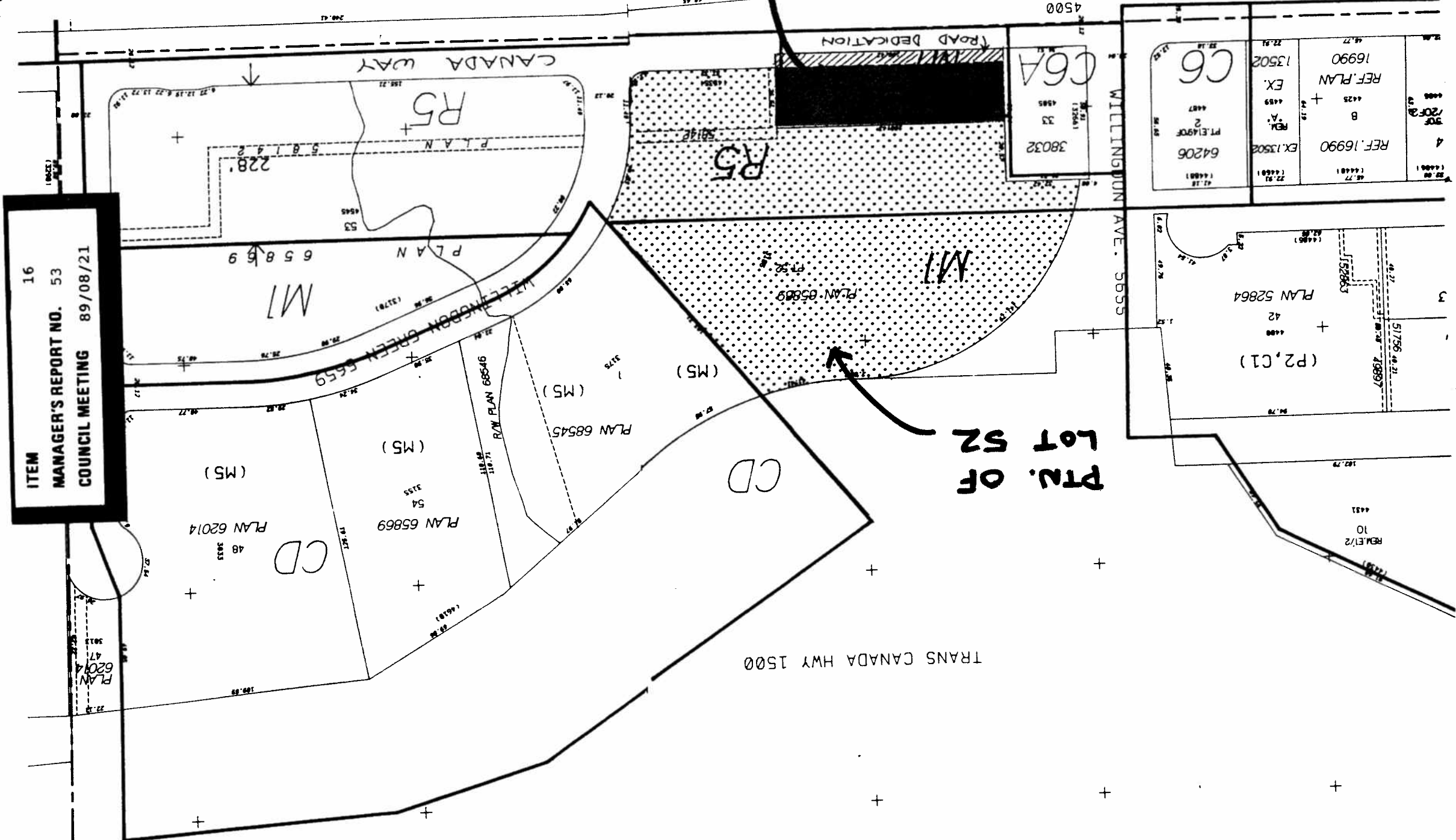
NORTH

FIGURE B
SCALE 1:2000
1989 Aug. 14

981 P6

PTN. OF LOT 36

P6



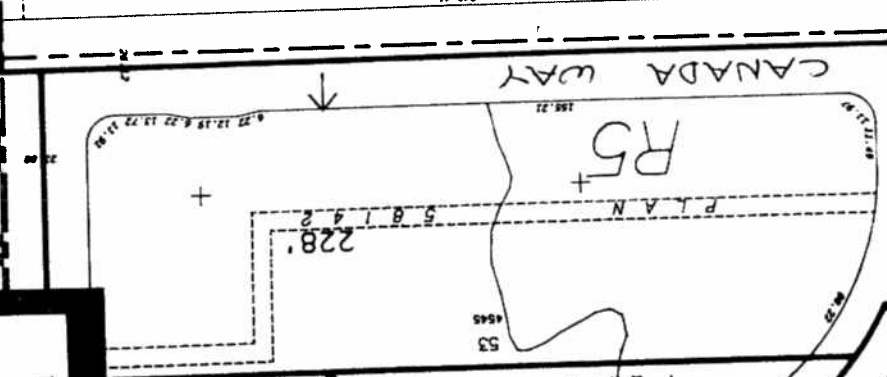
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PTN. OF LOT 52

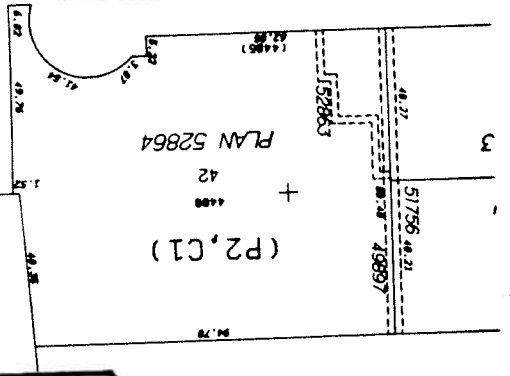
TRANS CANADA HWY 1500

WILLINGDON AVE. 5055

CANADA WAY



REF. PLAN EX. 13502	REF. PLAN EX. 16990	REF. PLAN EX. 13502	REF. PLAN EX. 16990
4425	4425	4425	4425
4487	4487	4487	4487
64206	64206	64206	64206
PT. E1490F	PT. E1490F	PT. E1490F	PT. E1490F
2	2	2	2
C6	C6	C6	C6



REMEI/2
10
4431

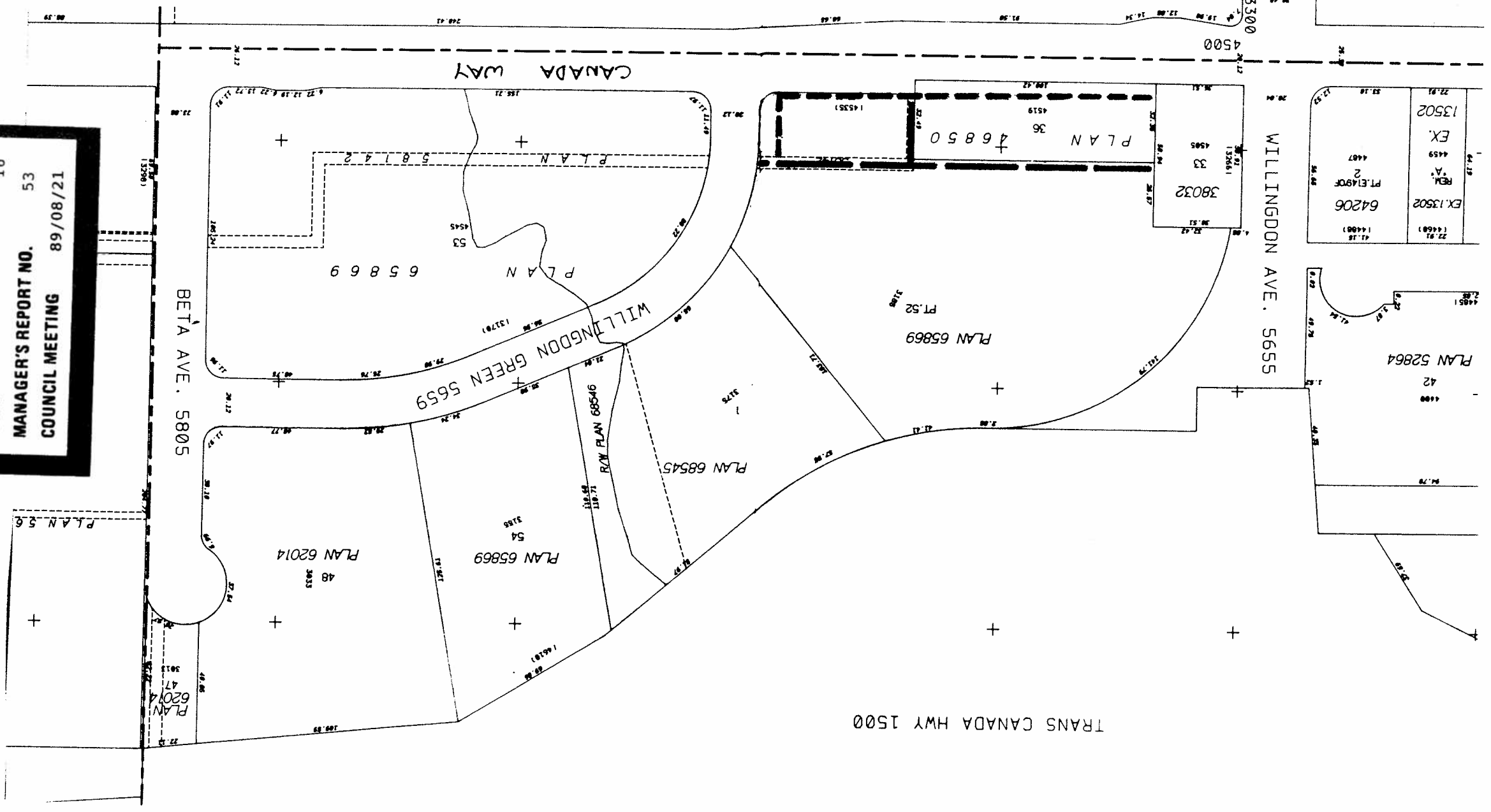
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SCALE 1:2000
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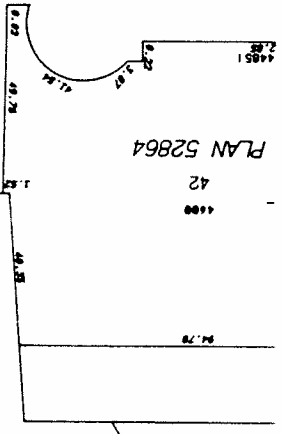
FIGURE C

NORTH

EXISTING SANITARY SEWER
 SAN. SEWER TO BE RELOCATED
 ADJACENT TO CANADA WAY



EX. 13502 (14468)	EX. 13502 (14468)
PT. E1490F 2 4487	PT. E1490F 2 4487
EX. 64206	EX. 64206
EX. 13502	EX. 13502
EX. 4459	EX. 4459
EX. 13502	EX. 13502



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