

ITEM SUPPLEMENTARY 30
MANAGER'S REPORT NO. 55
COUNCIL MEETING 89/09/05

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 29

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 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.

SUMMARY

The Municipality has established an ongoing program for the development of its holdings within the Willingdon Green Executive Park. These lands are fully serviced and guidelines for development have been established. This business park is presently occupied by Teleglobe Canada, Health and Welfare Canada, and Southland Canada who have each built their own freestanding facilities on separate parcels purchased by way of the public tender process. Staff has been pursuing the marketing of the remaining lands with several interested parties, resulting in a decision to recommend that the subject 5.5 acre parcel be made available for sale by public tender.

Adoption of the recommendations contained 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. 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.

In the initial phase of its development program, the Municipality serviced a single site at the northwest corner of the intersection of Beta Avenue and Willingdon Green in 1981. This site was sold to Teleglobe Canada by way of the public tender process. The balance of the site was fully serviced in 1983 with the recognition that individual sites would be available for sale as market conditions dictate. Health and Welfare Canada purchased and developed lands adjacent to Teleglobe Canada in 1983. In 1984 the Municipality negotiated the acquisition of a single-storey office building fronting on Canada Way, as it was not compatible with the overall development of a high quality comprehensive integrated project on the adjacent Municipal lands. It was recognized at that time that this acquisition would enable the Municipality to place the subject site 1 in a sale position once market conditions were favorable. In that same year, a separate parcel was tendered for sale, purchased and developed by Southland Canada.

Site 1, which is currently being considered for sale and development is comprised of 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 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 prior to their being finally sold, to ensure that the resultant development is compatible with the high quality of development already established in the Willingdon Green Executive Park. The successful purchaser would then apply for an amendment to this CD zone (requiring a Public Hearing and Council approval) for their particular use based on these guidelines.

The following specific guidelines are proposed for adoption by Council for Site 1:

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 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.

3.0 PUBLIC TENDER

It has been the practice of the Municipality to offer its commercial/ industrial lands for sale by public tender with the resultant revenues accruing to the Land Assembly and Development Reserve to recover servicing and acquisition costs and for other Municipal purposes. Consideration has been given to leasing these lands; however, after canvassing others who have attempted to lease commercial/industrial lands, this alternative was not considered to be practical. Unlike the multi-family residential situation where demand far exceeds supply, commercial/industrial businesses can obtain fee simple parcels as an alternative to leasehold lands. Most such companies are asset based and end users building for their own requirements who want to be in a position of ownership.

The Municipal Solicitor has recommended that a minimum acceptable bid of \$3,593,700 (\$15.00 per sq. ft.) be established for site 1 and that it be sold by public tender (copies of the appraisal can be obtained from the Director Administrative & Community Services if required). 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.

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4.0 NOTICE TO VACATE EXISTING BUILDING FRONTING ON CANADA WAY


As noted previously, a portion of the Site 1 fronting on Canada Way is occupied by an existing single-storey office building on a smaller parcel. This property was purchased by the Municipality 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 September 30.

5.0 EXISTING SITUATION

Based upon previous Council approvals and the adopted land use concept, the Planning & Building Inspection Department has been reviewing with several parties the potential for making Site 1 available for sale and development. These preliminary 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. Council authority is, therefore, being requested at this time to advance the sale of the subject property.

It should be emphasized that until such time as these lands are actually tendered and the successful bidder known from among interested parties, it is not possible to determine the full benefit to be realized through their sale and development. Notwithstanding this fact, using the B.C. Telephone example, gross taxes for 1989 (assuming full completion of project) would be approximately \$715,000, with Municipal taxes being approximately \$335,000. Total projected employment would be 930 persons.





A.L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

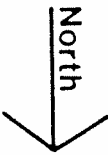
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Attachments

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

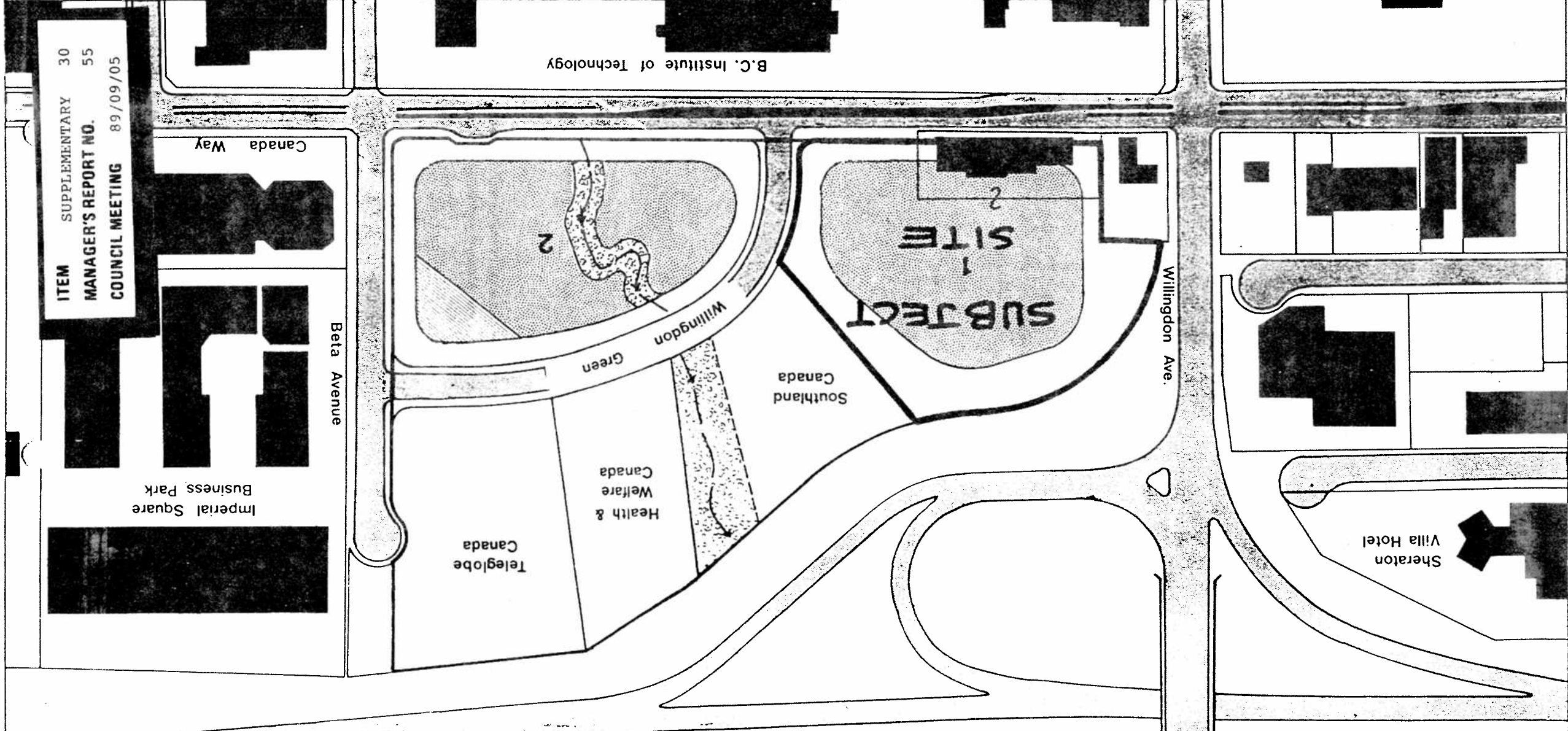
Generalized Land Use Concept

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



Scale: 1" = 200'

1989 Aug. 14
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

Willingdon Ave.

Willingdon
Green

SUBJECT
SITE
1

2

2

NORTH

Figure B
Scale 1:2000
1989 Aug. 14

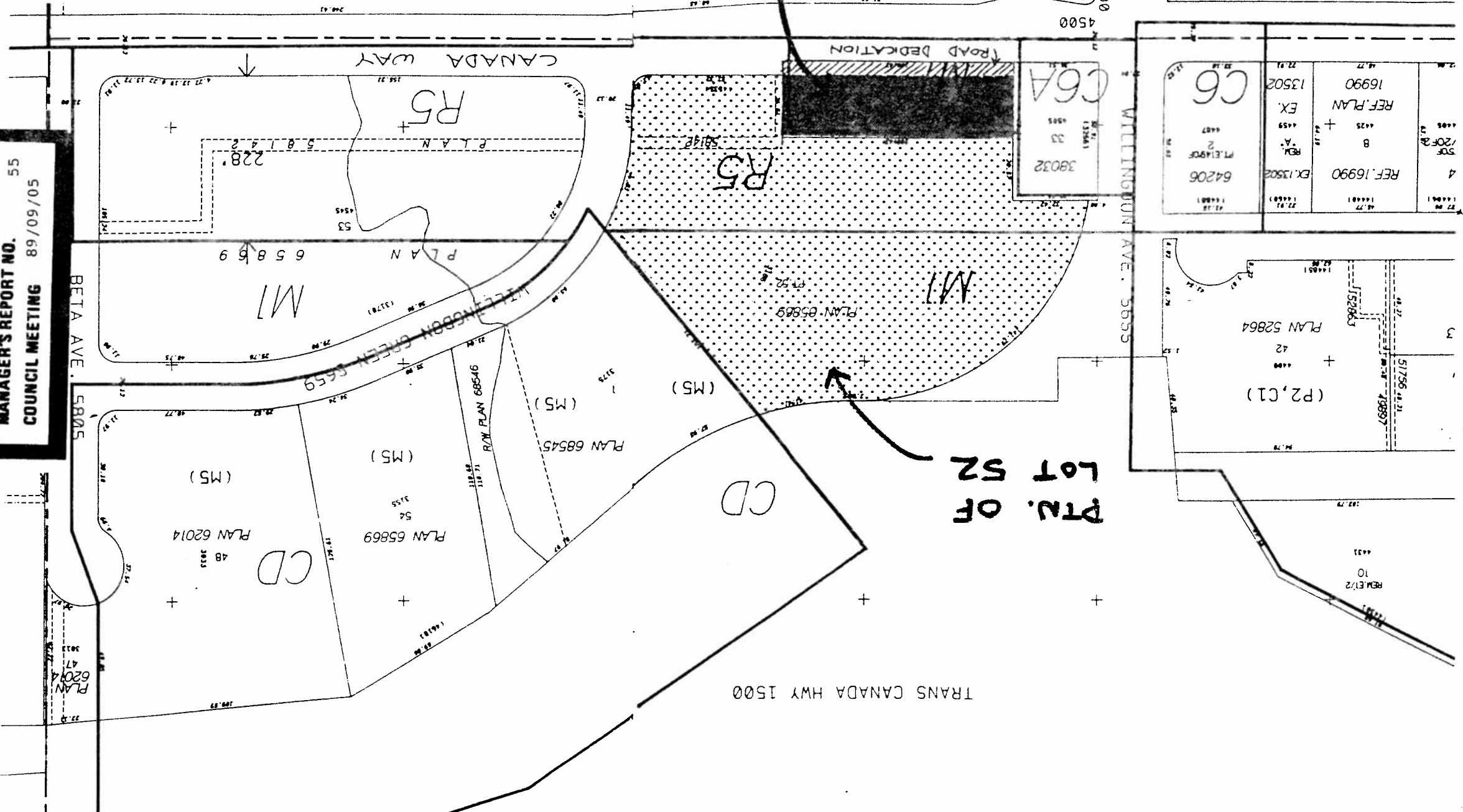
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PTN. OF LOT 36

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PTN. OF LOT 52

TRANS CANADA HWY 1500

BETA AVE. 5805

WELLINGTON AVE. 5605

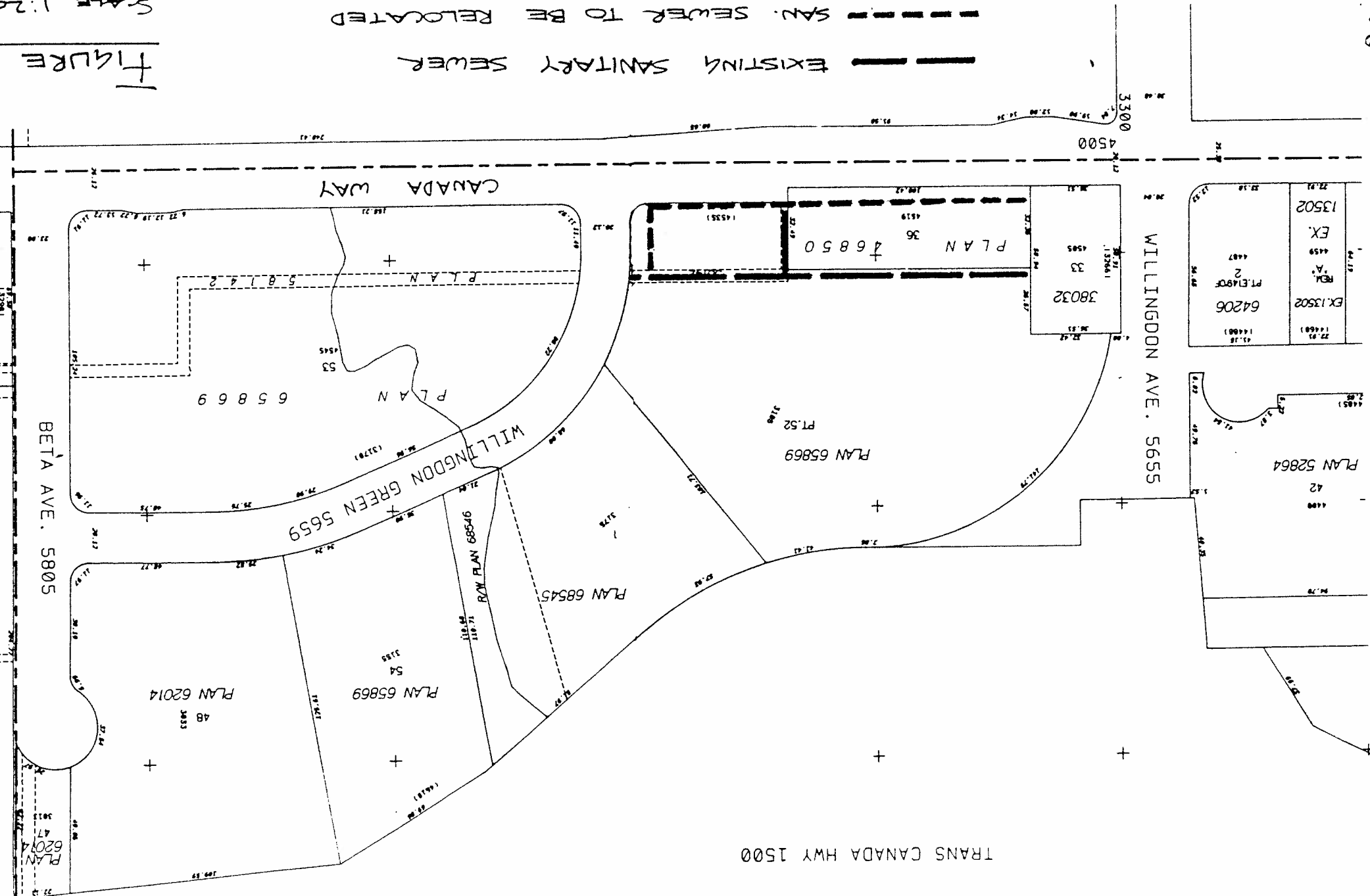
CANADA WAY

NORTH

Scale 1:2000
1989 Aug. 14
FIGURE C

EXISTING SANITARY SEWER
SAN. SEWER TO BE RELOCATED

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TRANS CANADA HWY 1500

