

- 1.3 In response to recent interest that has been expressed by several parties who wish to purchase and develop the subject site, Council on 1989 December 11 authorized staff to pursue the offering of the subject property for sale by Public Tender.
- 1.4 Pursuant to the sale of the site, Council on 1990 January 22 gave favourable consideration to Rezoning Reference #93/89 which established the general development guidelines for the site and the basic steps for tendering. This rezoning was advanced to a Public Hearing on 1990 February 20 and given Final Adoption on 1990 April 09.

## 2.0 PUBLIC TENDER:

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- 2.1 The site is proposed to be offered for sale as two separate parcels (see attached Sketch #2). The westerly site will have an area of approximately 1.26 acres and the easterly site, approximately 3.69 acres. All final site areas will be determined by survey prior to the completion of sale. The interior property line will coincide with the westerly top of bank of the existing watercourse. The watercourse will remain within the easterly site but will be preserved in an open condition and protected by a statutory right-of-way and a Covenant under Section 215 of the Land Title Act. It will therefore be necessary for Council to authorize the Director Engineering to prepare the necessary survey plan to create two parcels as well as the appropriate right-of-way plans and explanatory plans.
  - 2.2 Prospective purchasers may bid on one or both of the two sites. A written description of the uses proposed for each site together with a schematic outline of the development concept and site analysis indicating the relationship of the project to existing developments must be submitted with the tender.
  - 2.3 Prospective purchasers must also submit a letter of intent to apply for a rezoning amendment to the CD bylaw for their particular use and to provide their proposed construction schedule.
  - 2.4 The tender call will 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.
  - 2.5 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 within six weeks of Councils' acceptance of their bid.
  - 2.6 The Municipal solicitor has recommended that a minimum acceptable bid of \$17.50 per sq. ft. for site #1, and \$16.00 per sq. ft. for site #2 be established. Copies of the appraisal are available in the office of the Municipal Solicitor.
- ## 3.0 GENERAL DISCUSSION:
- 3.1 It will be necessary to preserve the existing watercourse that runs through the subject site in as close to its natural state as possible. The watercourse will be maintained in its present alignment and the developer will be required to provide appropriate landscaped treatment of the watercourse to prevent soil erosion. All watercourse treatment must be approved by the Director Engineering and the Provincial Ministry of the Environment and Parks. The watercourse will be covered by a Municipal easement for access and maintenance purposes and a Section 215 Covenant to preserve the existing natural vegetation as much as possible. The area covered by the easement will include the watercourse itself and extend approximately 15 feet beyond the top of bank.

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The area of the Covenant will coincide with the easement area with an additional 6 feet on both sides. Together, these two items will prohibit any development within a 21 ft. distance from the top of bank of the watercourse and help preserve its natural state as much as possible. In addition, a building setback of 50 ft. will be required from the top of bank.

It will therefore be necessary for Council to authorize the Director Engineering and the Municipal Solicitor to prepare the necessary documents for the easement and covenant.

3.2 The existing easement that runs east-west through the subject site is redundant since the services have been relocated to the south adjacent to Canada Way. It would therefore be appropriate to authorize the Municipal Solicitor and Director Engineering to discharge and relocate this right-of-way as required.

3.3 In view of the recent development that has taken place in the immediate area, the further development anticipated in the near future and the resultant traffic generation, staff have identified the need to increase the capacity of Canada Way from Westminster Avenue to Willingdon Avenue. Widening Canada Way adjacent to the site to provide for three through traffic lanes both east and westbound is recommended. A 6.5 meter dedication adjacent to Canada Way for future road widening purposes will be required at this time.

These road improvements, covering the design and construction of Canada Way from Westminster Avenue to Willingdon Avenue, are proposed to be included in the Roads Component of the Five Year Capital Program. It will therefore be necessary for Council to authorize the Director Engineering to prepare the necessary survey plans to accommodate this road widening requirement.

#### 4.0 DEVELOPMENT GUIDELINES:

Given the strategic location of the subject site and the quality of development that exists in the immediate area, the following specific community plan guidelines for the sites will apply:

##### SITE #1 - Westerly Site

Site Size: Net site area is approximately 1.26 acres and reflects the dedication required for Canada Way widening. Final area to be determined by survey.

Site Coverage: Maximum 30%

Building Height: Maximum 4 stories

Floor Area Ratio: Maximum 1.0

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

Vehicular Access: All access from Willingdon Green. No access will be permitted from Canada Way.

Building Setbacks: Generally 50 feet from Canada Way (after dedication), 30 feet from Willingdon Green and 50 feet from east property line. First storey may project to a minimum of 40 feet from Canada Way with additional storeys observing the full 50 ft. setback.

Landscaping: A fully developed landscaped strip 40 ft. wide adjacent to Canada Way (after dedication), 30 ft wide adjacent to Willingdon Green and 21 ft. wide adjacent to the east property line will be required. These landscaped areas will exclude all buildings and parking. Surface parking areas will require an 8 ft. wide landscaped island with trees at the end of parking rows and an 8 ft. wide landscaped strip with trees between double rows of parking.

Soil: A complete Geotechnical soils analysis and a hydrology study must be conducted and submitted by the developer prior to development.

Servicing: Certain minor service connections and boulevard treatment (sidewalks and trees) adjacent Canada Way and Willingdon Green will be the responsibility of the purchaser.

Uses: Corporate office headquarters as a principal use with possible accessory service activities. Single identity, owner-occupants would be preferred.

Zoning: The lands are presently zoned CD based on the M5 District and the community plan guidelines noted in RZ #93/89. Subsequent to sale and prior to development, the successful purchaser will be required to pursue the rezoning of the site to an Amended CD District based on these guidelines and the specific development for the site.

SITE #2 - Easterly Site

Site Size: Net development area is approximately 3.69 acres and reflects the dedication required for Canada Way widening. Final area to be determined by survey.

Site Coverage: Maximum 30%

Building Height: Maximum 4 stories

Floor Area Ratio: Maximum 1.0

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

Vehicular Access: All access from Willingdon Green or Beta Avenue. No access will be permitted from Canada Way.

Building Setbacks: Generally 50 feet from Canada Way (after dedication), 30 feet from Willingdon Green and Beta Avenue and 50 feet from the easterly top of bank of the watercourse. However, only two storeys may be built at the minimum 30 ft. setback from Willingdon Green and Beta Avenue with additional storeys observing a further 10 ft. setback per storey.

Landscaping: A fully developed landscaped strip 40 ft. wide adjacent to Canada Way (after dedication), 30 ft. wide adjacent to Willingdon Green and Beta and 21 ft. wide adjacent to the easterly top of bank of watercourse will be required. These landscaped areas will exclude all building and parking. Surface parking areas will require an 8 ft. wide landscaped island with trees at the end of parking rows and an 8 ft. wide landscaped strip with trees between double rows of parking.

Soil: A complete Geotechnical soils analysis and a hydrology study must be conducted and submitted by the developer prior to development.

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Servicing: Certain minor service connections, watercourse treatment and boulevard treatment (sidewalks and trees) adjacent Canada Way, Willingdon Green and Beta Avenue will be the responsibility of the purchaser.

Uses: Corporate office headquarters as a principal use with possible accessory service activities. Single identity, owner-occupants would be preferred.

Zoning: The lands are presently zoned CD based on the M5 District and the community plan guidelines noted in RZ #93/89. Subsequent to sale and prior to development, the successful purchaser will be required to pursue the rezoning of the site to an Amended CD District based on these guidelines and the specific development for the site.

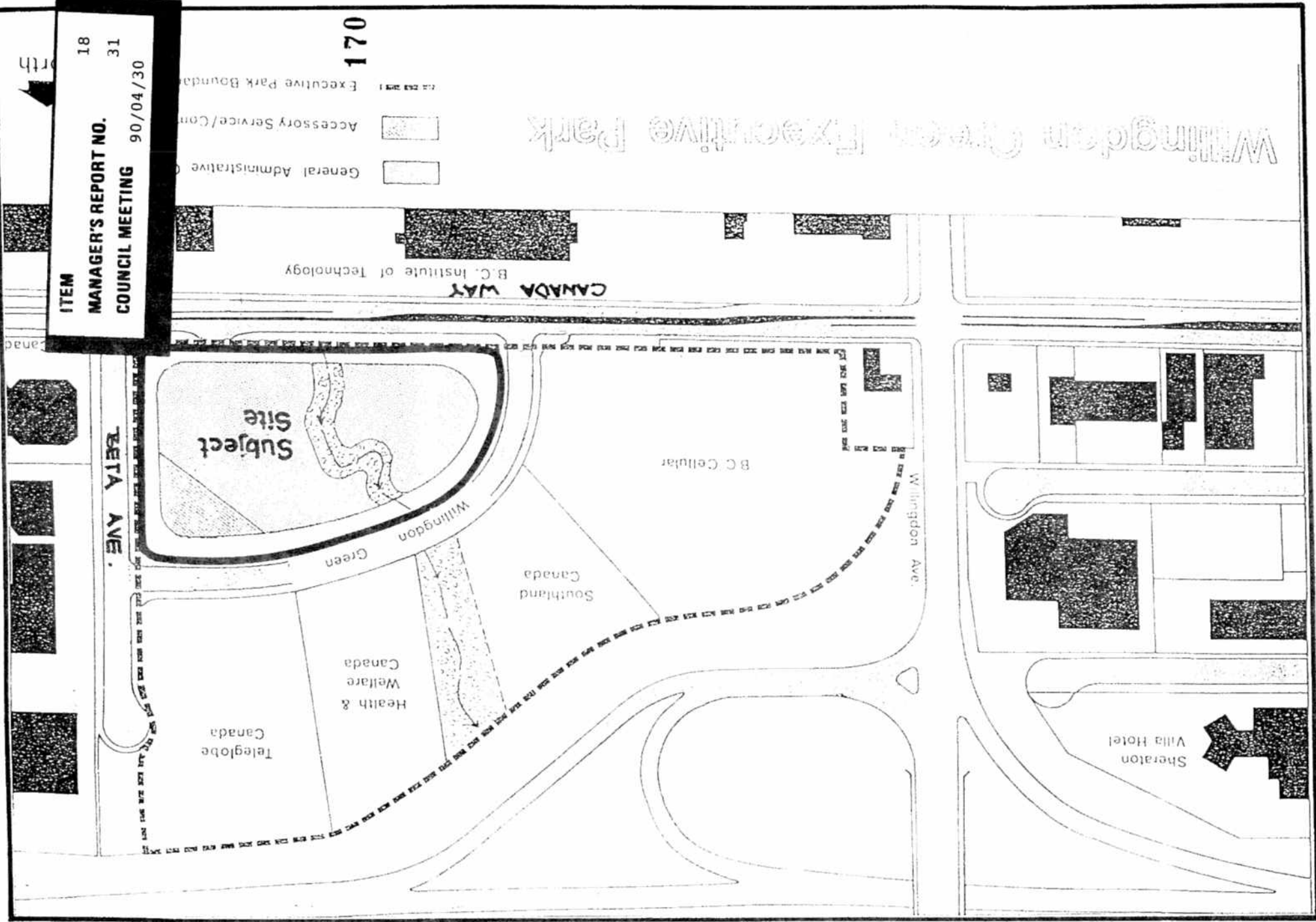
PS/ds

Attachments

cc: Director Engineering  
Municipal Solicitor  
Director Finance  
Director Community and Administrative Services



A. L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION



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Date: APRIL 1990

Scale: N1S.

Drawn By:



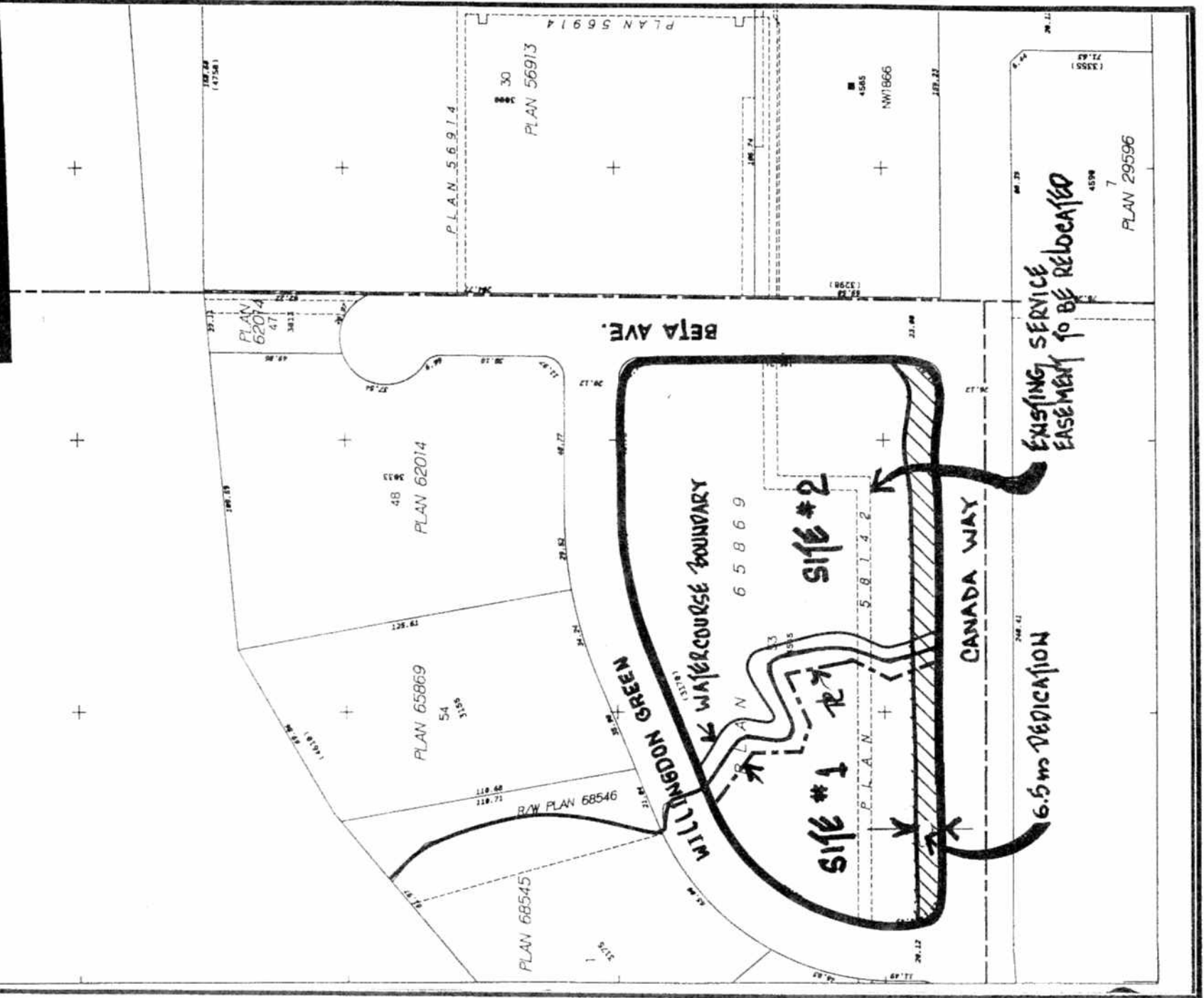
Planning & Building Inspection Department

**4545 CANADA WAY**  
 MUNICIPAL LAND SALE

SKETCH # 1.

REM 12	REM 22	REM 23	4615	20	4635	4645	4655	4665	4675	4681	4689	12	1981	18	1981
12	22	23	15	20	35	45	55	65	75	81	89	12	1981	18	1981
REM 23	REM 22	REM 23	4615	4625	4635	4645	4655	4665	4675	4681	4689	12	1981	18	1981
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Date: APRIL 1990

Scale: 1:2000

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 MUNICIPAL LAND SALE



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SKETCH # 2.

