

ITEM

MANAGER'S REPORT NO.

COUNCIL MEETING 91/12/09

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TO: MUNICIPAL MANAGER

1991 November 21

FROM: DIRECTOR PLANNING AND BUILDING

Our File: RZ51/91

X-Ref: SD 50/91

PS-5-91

SUBJECT: PROPOSED REZONING OF CORPORATION LANDS

4905 CANADA WAY, 4336 & 4456 PERCIVAL AVENUE

LOT 1 "A", D.L. 80, PLAN 792; REM. N-1/2 OF 1, D.L. 80, PLAN

792; REM. S-1/2 EXCEPT S 213', D.L. 80, PLAN 792

PURPOSE: To obtain Council's authorization to initiate the rezoning of Corporation lands in the Central Administrative Area preparatory to their servicing and sale.

RECOMMENDATIONS:

1. THAT a bylaw be prepared rezoning the subject properties from A2 Small Holdings District to CD Comprehensive Development District as more particularly outlined in this report and that this bylaw be advanced to First Reading on 1992 February 03 and to a Public Hearing on 1992 February 25 at 19:30h.

SUMMARY

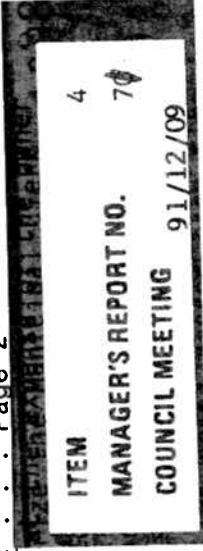
The following report proposes that Corporation lands west of the municipal complex be rezoned prior to their servicing and sale. With the establishment of definitive development criteria, an opportunity will be available to continue attracting business interests which want to capitalize on high-profile sites in a central location.

R E P O R T

1.0 BACKGROUND

The Corporation has, in the Willingdon Green Executive Park, established an ongoing program for the sale and development of its holdings with the result that corporations such as Teleglobe Canada, Health and Welfare Canada, Southland Canada, B.C. Cellular, B.C. Automobile Association and the United Way have located within the park. One of the key factors in being in a position to attract these business interests was the fact that serviced sites were available within an area with established development criteria.

The Willingdon Green Business Park is now fully developed and therefore, it is considered appropriate to pursue development of municipal lands in the Central Administrative Area. Within this area, the Corporation owns lands abutting Canada Way as shown on Figure 1 attached. They are currently zoned A2 Small Holdings District and are within the area of the Central Administrative Area development concept which permits office/administrative use.



The most southerly lot (4456 Percival Avenue) contains an older single family dwelling which is being rented.

The area to the west of Percival Avenue is an established R2 Residential area. 112

## 2.0 EXISTING SITUATION

### 2.1 Redesignation of Zoning

In order to establish firm parameters for development which will ensure an appropriate interface with the adjacent neighbourhood, it is proposed that these lands be rezoned to CD Comprehensive Development District utilizing the Central Administrative Area development concept guidelines.

Specifically, the following development criteria are proposed:

- a) Permitted uses - banks, business and professional offices, internalized cafes or restaurants.
- b) Maximum building height of 3 storeys.
- c) Maximum floor space ratio of 0.75
- d) Site coverage of approximately 25 percent.
- e) Extent of permissible surface parking to be 10 percent of net remaining site after buildings are located on the sites (driveways not included). The remainder of the required parking would be suitably located under-ground.
- f) A 15 metre buffer area is to be provided adjacent Percival Avenue and a covenant provided to ensure preservation of existing trees and restoration of understorey planting.
- g) Provision of services including the upgrading of Percival Avenue.
- h) Resubdivision of the lands to create 2 parcels as shown on Figure 1.

### 2.2 Servicing and Sale by Public Tender

Prior to placing these lands in a sale position, certain services will need to be provided at an estimated cost of \$330,000. Once the proposed rezoning bylaw has been finally adopted, a further report will be submitted to Council prior to initiating services for approval of the expend-



The Municipal solicitor has estimated a market value for the fully serviced lands in the range of \$13.00 to \$15.00 per square foot. The net parcel sizes total approximately 186,605 sq. ft. (4.28 acres) which equates to a market value of \$2,426,000 to \$2,800,000. It should be noted that this estimated value is not based on a detailed proposal nor is it considered to establish a minimum bid value as Council will set the bid based on prevailing market conditions once a decision is made to offer the sites for sale.

Based on the foregoing information, a return in the order of \$2,096,000 to \$2,470,000 could be expected.

  
A.L. Parr, Director  
PLANNING AND BUILDING

PB/mm  
Attach:

- cc: Director Finance
- Director Engineering
- Director Administrative & Community Services
- Municipal Solicitor
- Economic Development Coordinator

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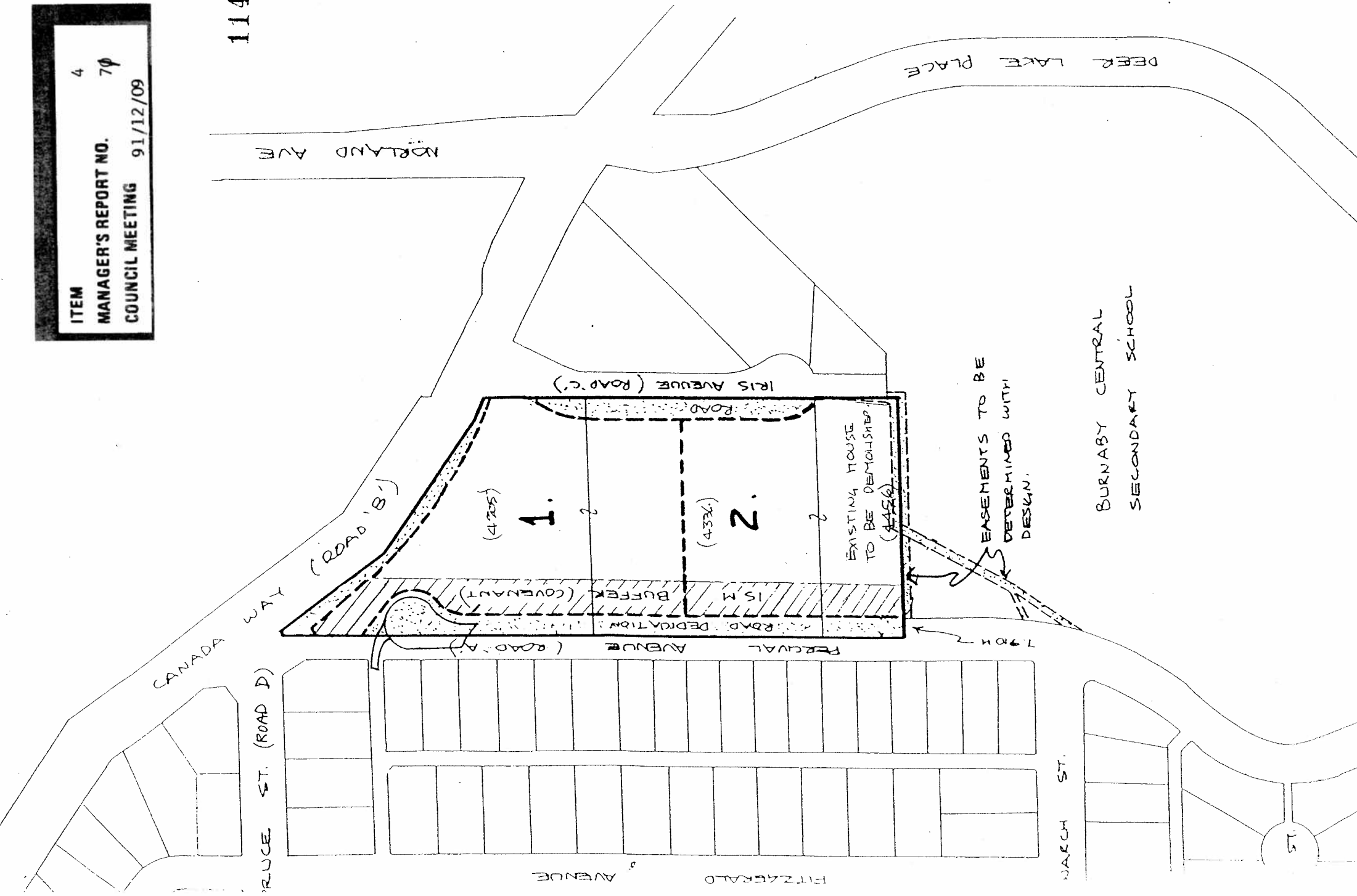
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BRUCE ST. (ROAD D)

FITZGERALD AVENUE

MARCH ST.

CANADA WAY

(ROAD 'B')

NORLAND AVE

DEER LAKE PLACE

1. (4205)

2. (4336)

IRIS AVENUE (ROAD 'C')

15 M BUFFER (COVENANT)

ROAD DEDICATION

EXISTING HOUSE TO BE DEMOLISHED (4336)

EASEMENTS TO BE DETERMINED WITH DESIGN.

BURNABY CENTRAL SECONDARY SCHOOL

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