

2020/21 Sales (SPL)

SPP #	Sector	Description	Sale Price (in thousands)
SPP-109	HLTH	Old Matsqui-Sumas Abbotsford Hospital, Abbotsford (FHA)	\$ 24,500
SPP-127	TRAN	8099 Nordel Way (Boomerany #7), Delta	\$ 14,200
SPP-391	FLNR	LNGC Dry Streambed Crown Parcel, Kitimat (LNGC portion 13.38 ha)	\$ 6,400
SPP-393	FLNR	RTA Dry Streambed Crown Parcel, Kitimat (RTA portion 11.84 ha)	\$ 1,227
SPP-408	AEST	Portion of UBC Okanagan West Campus, Kelowna	\$ 6,670
SPP-409	EDUC	Former Board Office, 570 Johnstone Road, Nelson (SD08)	\$ 1,120



2179 McCallum Road, Abbotsford



SALE BENEFITS: The vacant property was determined surplus by Fraser Health Authority. The sale of this property will create a positive social and economic impact in the Abbotsford area and supports government reconciliation efforts with the Matsqui First Nation. Matsqui intends on developing a mixed-use project on the lands that may include rental housing, commercial, and other uses. This will generate economic activity that will create jobs and provide housing and services to the community.

BID PROCESS: The property was sold directly to the Matsqui First Nation

SALES DATA

Civic address: 2179 McCallum Road, Abbotsford

PID: 005-178-908

Sale price: \$24,500,000

Date of sale: October 22, 2020

Appraised value: \$24,500,000 (2018)

Purchaser: 2179 McCallum Nominee LTD



8099 Nordel Way, Delta



SALE BENEFITS: The vacant site was surplus to the needs of the Ministry of Transportation and Infrastructure and government. The sale of this property will permit the realization of its highest and best use and contribute 4.4 acres of industrial land to the Metro Vancouver market. The site's potential economic impact is summarized below.

BID PROCESS: The property was marketed and listed for sale by commercial real estate brokerage Cushman & Wakefield

SALES DATA

Civic address: 8099 Nordel Way, Delta

PID: 025-542-371

Sale price: \$14,200,000

Date of sale: February 23, 2021

Appraised value: \$12,075,000 (2020)

Purchaser: S&J Capital Group Inc

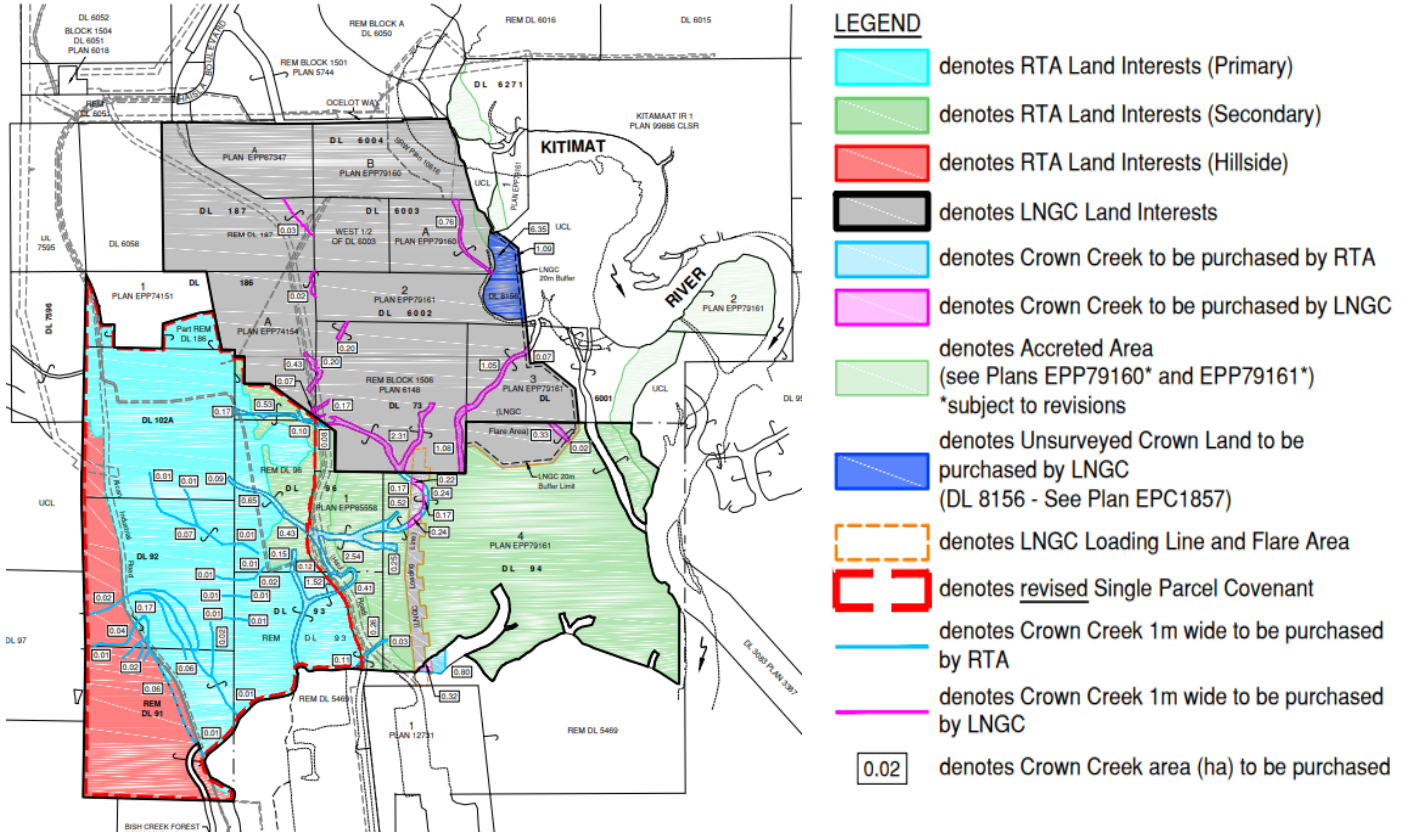
Economic Impact Assessments British Columbia

Total impact, including direct, supplier industry & induced effects				
	Direct	Indirect	Induced**	Total impact
Output (\$M)	12.84	5.59	3.39	21.82
GDP at basic prices* (\$M)	6.14	3.18	1.80	11.12
Employment (#)	57	29	20	106
FTE (#)	52	25	15	91
Household income (\$M)	4.97	2.21	1.24	8.42
Average wage (\$)	87,205	75,799	61,870	79,286
Total tax revenue (\$M)	2.02	.68	.54	3.24
Federal (\$M)	.81	.38	.23	1.42
<i>Personal income tax</i>	.69	.27	.11	1.07
<i>Corporation income tax</i>	.07	.09	.03	.19
<i>Indirect taxes on products and production</i>	.05	.02	.09	.16
Provincial (\$M)	.81	.26	.21	1.28
<i>Personal income tax</i>	.26	.11	.04	.41
<i>Corporation income tax</i>	.05	.06	.02	.13
<i>Indirect taxes on products and production</i>	.50	.09	.15	.74
Local (\$M)	.40	.04	.09	.54

* Economic Impact Assessments are conducted by BC Stats, based on the assumptions provided by Real Property Division of the Ministry of Citizens' Services

** Assumptions based on highest and best use, zoning, OCP land use designation, and information provided by local municipal planning and development services

LNGC Dry Streambed Crown Parcel, Kitimat (LNGC portion)



BENEFITS OF SALE TO CITIZENS OF BC: The site was underutilized and determined surplus by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. The sale of the property will support LNG Canada's proposed \$40 billion capital project that will bring significant investment and jobs to the British Columbia economy. Construction is anticipated to include \$2.5 - \$4.1 billion dollars spent in BC, \$200 - \$320 million in provincial tax revenue and 10,000 jobs. Once in operation the project will continue to significantly contribute to spending in British Columbia, generating an estimated \$23 billion in direct tax revenue for government while providing 950 long-term jobs. The project will also result in ancillary development and improvement to community infrastructure.

BID PROCESS: The property was sold directly to LNG Canada

SALES DATA

Civic address: No civic address - LNGC Dry Streambed Crown Parcel, Kitimat (LNGC portion 13.38 ha) Kitimat Harbour Area

PID: N/A

Sale price: \$6,399,760

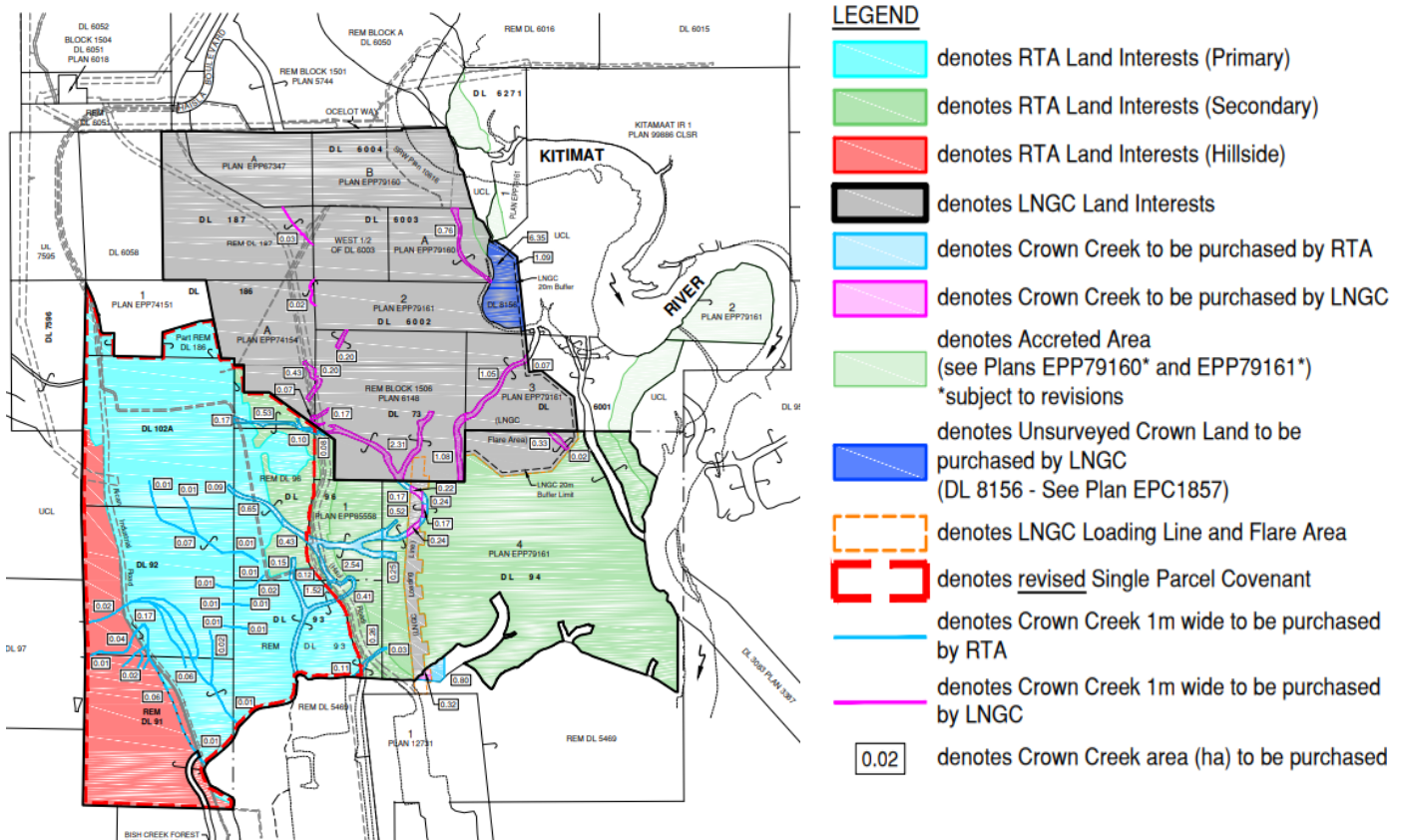
Date of sale: 07/10/2019

Appraised value: \$6,399,760 (2018)

Purchaser: 0892818 BC Ltd.

* BC Stats is unable to provide Economic Impact Assessments on this property due to insufficient data given the future use of the site. The input-output model used by BC Stats requires specific and detailed development information that is unavailable for this property.

RTA Dry Streambed Crown Parcel, Kitimat (RTA portion)



BENEFITS OF SALE TO CITIZENS OF BC: The site was underutilized and determined surplus by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. The sale of the property to Rio Tinto Alcan (RTA) is crucial for the operation of RTA's smelter in Kitimat Harbour. RTA is a significant economic driver for the province, in particular for the Skeena region. A recent upgrade to their smelter brought employment opportunities and economic benefits to the region, including to the Haisla Nation. The upgraded smelter provides approximately 1,000 jobs.

BID PROCESS: The property was sold directly to Rio Tinto Alcan

SALES DATA

Civic address: No civic address - RTA Dry Streambed Crown Parcel, Kitimat (RTA portion)

PID: N/A

Sale price: \$1,227,022

Date of sale: 11/01/2019

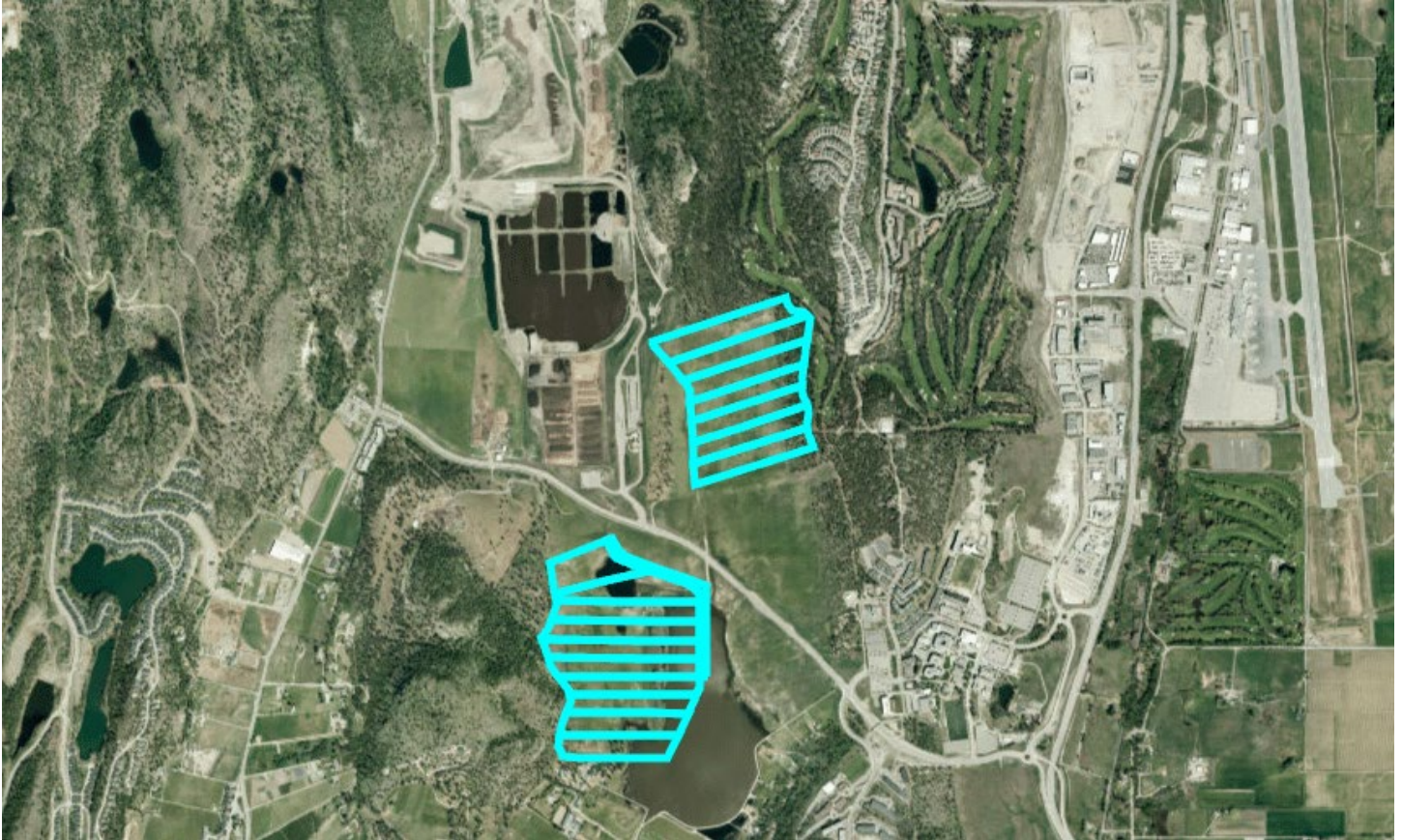
Appraised value: \$1,207,024 (2018)

Purchaser: Rio Tinto Alcan

* BC Stats is unable to provide Economic Impact Assessments on this property due to insufficient data given the future use of the site. The input-output model used by BC Stats requires specific and detailed development information that is unavailable for this property.



Portion of UBC Okanagan West Campus, Kelowna



SALE BENEFITS: The City of Kelowna's acquisition of the property will support the city's landfill management strategy. UBC plans to reinvest sale proceeds to support a downtown Kelowna campus. Further UBC investment in Kelowna will promote economic generation and encourage further enrollment in post secondary education programs.

BID PROCESS: The property was sold directly to the City of Kelowna

SALES DATA

Civic address: Multiple parcels (see PIDs below) - UBC Okanagan West Campus Lands

PID: 011-843-411, 011-843-420, 011-843-438, 011-843-349, 011-843-446, 011-843-454, 011-843-462, 011-842-598, 011-842-601, 011-842-822, 011-842-831, 011-842-849, 011-842-857, 011-842-865, 011-842-873, 011-842-881, 011-842-890, 030-324-408

Sale price: \$6,670,153 (Additional \$750,000 deposit hold to be paid in future)

Date of sale: November 6, 2020

Appraised value: \$7,420,000 (2019)

Purchaser: The City of Kelowna

* BC Stats is unable to provide Economic Impact Assessments on this property due to insufficient data given the future use of the site. The input-output model used by BC Stats requires specific and detailed development information that is unavailable for this property.



570 Johnstone Road, Nelson (Regional District of Central Kootenay)



SALE BENEFITS: School District 8's Board of Education determined the vacant school site was surplus to the future educational needs of the school district. Sale proceeds will support school district capital projects. Valid Manufacturing acquired the site to accommodate an engineering and manufacturing facility. The site's potential economic impact is summarized below.

BID PROCESS: The Ministry of Education granted approval for School District 8 to undertake the disposal process.

SALES DATA

Civic address: 570 Johnstone Road, Nelson
PID: 014-881-110
Sale price: \$1,120,000
Date of sale: February 8, 2021
Appraised value: \$650,000 (2020)
Purchaser: Valid Manufacturing

Economic Impact Assessments British Columbia

Total impact, including direct, supplier industry & induced effects				
	Direct	Indirect	Induced**	Total impact
Output (\$M)	2.25	.97	.54	3.76
GDP at basic prices* (\$M)	.99	.53	.28	1.79
Employment (#)	10	5	3	18
FTE (#)	9	4	2	16
Household income (\$M)	.78	.36	.19	1.33
Average wage (\$)	78,080	70,881	58,910	72,718
Total tax revenue (\$M)	.33	.11	.08	.53
Federal (\$M)	.12	.06	.04	.22
<i>Personal income tax</i>	.10	.04	.02	.16
<i>Corporation income tax</i>	.01	.02	.01	.03
<i>Indirect taxes on products and production</i>	.01	.00	.01	.03
Provincial (\$M)	.14	.04	.03	.21
<i>Personal income tax</i>	.04	.02	.01	.06
<i>Corporation income tax</i>	.01	.01	.00	.02
<i>Indirect taxes on products and production</i>	.09	.01	.02	.13
Local (\$M)	.07	.01	.02	.09

* Economic Impact Assessments are conducted by BC Stats, based on the assumptions provided by Real Property Division of the Ministry of Citizens' Services

** Assumptions based on highest and best use, zoning, OCP land use designation, and information provided by local municipal planning and development services