

Re: Green Tree Village - Phase III
Wayburne/Garden Grove/Woodsworth
Rezoning#19B/73

ITEM 19
MANAGER'S REPORT NO. 23
COUNCIL MEETING Mar. 25/74

Following is a report from the Director of Planning regarding Phase III of Green Tree Village as shown on the attached sketch.

RECOMMENDATIONS:

- THAT the proposed project be approved in principle; and
THAT the rezoning be forwarded to a public hearing on April 23, 1974; and
THAT the following be established as prerequisites to the rezoning:
- (i) the submission of a complete and detailed suitable plan of development, reflecting the objectives and criteria expressed in the various reports on the area;
 - (ii) that sufficient funds be deposited to guarantee the development of all necessary Municipal services to service the site, including sanitary and storm sewers, water, ornamental street lighting with underground wiring, sidewalks, and street construction;
 - (iii) the submission of the requisite subdivision plan dedicating all necessary road rights-of-way including the remainder of the Garden Grove Drive right-of-way north to Woodsworth Street and creating the requisite residential development and community facilities sites;
 - (iv) the granting of any necessary easements;
 - (v) that all electrical servicing, telephone, and cable installations be placed underground throughout the development;
 - (vi) all condominium guidelines adopted by Council shall apply to this development where applicable.

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PLANNING DEPARTMENT
MARCH 19, 1974

SUBJECT: Greentree Village - Phase III
Wayburne/Garden Grove/Woodsworth
RZ# 19B/73

APPLICANT: Daon Developments Ltd.
1050 West Pender Street
VANCOUVER, B.C. V6E 3S8

1.0 BACKGROUND

After extensive deliberations and a number of reports to Council, the Planning Department on November 6, 1972 reported to Council on the Greentree Village Community Plan and the First Phase of Greentree Village. (RZ# 1/72). Council at that time adopted the recommendations of the Planning Department for the establishment of the overall Community Plan for the 50-acre site. Final Adoption of the First Phase (RZ#1/72 - 9.86 acres) was given on March 30, 1973 and the First Phase is now constructed and almost fully occupied. The Final Adoption of the Second Phase (RZ# 19A/73 - 6.3 acres) was given on September 10, 1973 and the Second Phase is now under construction. An initial rezoning application report on the Third Phase (RZ# 19B/73 - 14.9 acres) was also submitted to Council on May 22, 1973. Council authorized the Planning Department to work with the applicant towards a plan of development which can be recommended to Council with the understanding that a further report will be submitted at that time.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

2.0 Third Phase Development Proposal (RZ#19B/73)

The Third Phase of the project encompasses 14.9 acres at the extreme northerly end of the 50-acre site, south of Woodsworth Street, together with the community facilities portion of the project, (1.3 acres), situated adjacent to Wayburne Drive immediately north of the road link to the north end of the school/park

site. Due to minor revisions in the site layout, lot line modifications and existing grade conditions, the third phase site is slightly larger (14.9 acres) than originally indicated (13.45 acres). The following comments apply to this proposal:

1. The housing development within the Third Phase follows the same general pattern and unit balance of the Community Plan, with 85 condominium units and 51 single-family dwellings using the reduced lot, zero side-yard approach introduced in Phase I and continued in Phase II.
2. The remainder of Garden Grove Drive from the school/park site to Woodsworth Street is to be dedicated and constructed to the full standard as a prerequisite to the rezoning of Phase III.
3. The development of Phase III is to include the provision of four small retail shops and extensive communal facilities which will be utilized by all condominium and single-family dwelling residents in the overall Greentree Village project.

3.0 Summary of the Project

3.1 Condominium Townhouses.

Gross Site Area	=	8.3 acres
Unit Distribution		
3-bedroom Units	=	77
2-bedroom Units	=	8
Total Units	=	85.
Units per acre (gross)	=	10.3
F.A.R.	=	0.27
Parking Provided	=	148 spaces @ 1.74 spaces/unit.

Major exterior materials are cedar shingle roofing, cedar siding, and approved stucco treatment.

3.2 Single Family Dwellings.

Gross Site Area	=	6.6 acres
Unit Distribution		
3-bedroom	=	51 units
Units per acre (gross)	=	7.7
F.A.R.	=	0.21
Parking provided	=	102 spaces @ 2.0 spaces/unit

Major exterior materials are cedar shingle roofing, cedar siding and approved stucco treatment.

3.3 Community Facilities.

Site Area	=	1.3 acres
4 Retail Shops	=	4755 sq. ft.
Communal Facilities including:	=	8835 sq. ft.
		Indoor Swimming Pool
		Washroom and Change Areas
		Office
		Storage
		Kitchen
		Crafts Area
		Community/Meeting Room
		Landscaped Plaza.
Parking Provided	=	17 spaces.

Major exterior materials are cedar shingle roofing and brick.

4.0 Recommendation

It is recommended that:

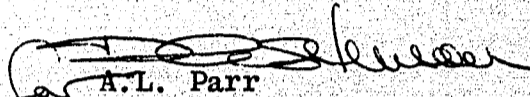
1. Council approve in principle the development proposal for Greentree Village Phase III as outlined, including the creation of a Townhouse Strata Title development, consistent with the goals of the Community Plan,
2. This proposal be advanced to a Public Hearing on April 23, 1974 for rezoning to the CD category, and
3. The following be established as prerequisite to the subject rezoning:
 - (i) the submission of a complete and detailed suitable plan of development, reflecting the objectives and criteria expressed in the various reports on the area;
 - (ii) that sufficient funds be deposited to guarantee the development of all necessary Municipal services to service the site, including sanitary and storm sewers, water, ornamental street lighting with underground wiring, sidewalks, and street construction;
 - (iii) the submission of the requisite subdivision plan dedicating all necessary road rights-of-way including the remainder of the Garden Grove Drive right-of-way north to Woodsworth Street and creating the requisite residential development and community facilities sites.
 - (iv) The granting of any necessary easements.

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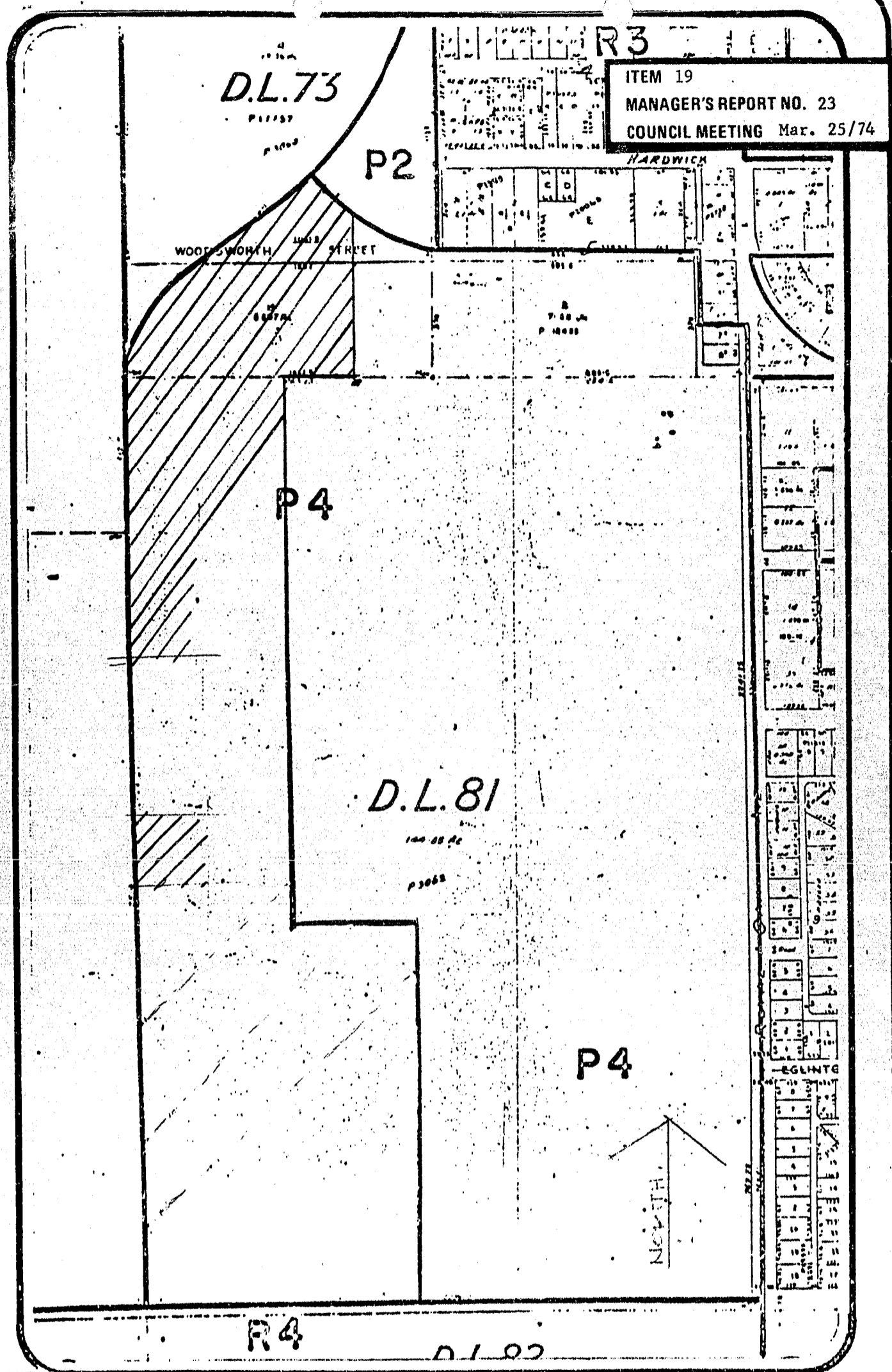
- (v) that all electrical servicing, telephone, and cable installations be placed underground throughout the development.
- (vi) All condominium guidelines adopted by Council shall apply to this development where applicable.

Respectfully submitted


A.L. Parr
DIRECTOR OF PLANNING


KI:ea

Attached - Site Sketch



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SCALE	1:400
DRAWN	JH
DATE	MAY

GREENTREE VILLAGE - PHASE III
 REZONING REFERENCE
 1973 B.
 BURNABY PLANNING DEPARTMENT

