

ITEM	SUPPLEMENTARY	23
MANAGER'S REPORT NO.		85
COUNCIL MEETING	1979 12 17	

RE: REZONING REFERENCE #41/79
GOLDEN ARROW INVESTMENTS LTD
LOT 434, D.L. 138, PLAN 54890
1405 GREYSTONE DRIVE

Following is a report from the Director of Planning regarding Rezoning Reference #41/79.

RECOMMENDATION:

1. THAT the recommendations of the Director of Planning be adopted.

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TO: MUNICIPAL MANAGER PLANNING DEPARTMENT
FROM: DIRECTOR OF PLANNING 1979 December 12
SUBJECT: REZONING REFERENCE #41/79
GOLDEN ARROW INVESTMENTS LTD.
Lot 434, D.L. 138, PLAN 54890 - 1405 GREYSTONE DRIVE
(See ATTACHED Sketches 1, 2 and 3)

RECOMMENDATIONS:

1. THAT Council request a rezoning bylaw be prepared; that the rezoning be advanced to a Public Hearing on 1980 January 15, and that the following be established as prerequisite conditions to the completion of the rezoning:
 - (a) The submission of a suitable plan of development.
 - (b) The deposit of sufficient monies to cover the costs of services outlined in Section 3.5 of this report.
 - (c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - (d) The granting of any necessary easements.
 - (e) The retention of as many existing mature trees as possible on the site.
 - (f) The retention of the majority of the existing watercourse in an open condition over the subject site, to the approval of the Municipal Engineer.
 - (g) The satisfactory resolution of the details of the purchase arrangement.

Recommendations - cont'd.

2. THAT Council authorize staff to permit the applicant to commence site preparation including removal of peat prior to Final Adoption of this rezoning.

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REPORT

1.0 GENERAL INFORMATION

- 1.1 Applicant: Golden Arrow Investments Ltd.
#306 - 626 West Pender Street
VANCOUVER, B.C. V6B 1V9
- 1.2 Subject: Application for the rezoning of
Lot 434, D.L. 138, Plan 54890
- From: A2 Small Holdings District
To: CD Comprehensive Development District
- 1.3 Address: 1405 Greystone Drive
- 1.4 Location: The site is located at the south-west corner of Greystone Drive and Phillips Avenue
- 1.5 Size: The site is irregular in shape and has an area of 2.64 Hectares (6.53 acres).
- 1.6 Services: All offsite services will be completed by the Municipality. Onsite services will be completed by the applicant.
- 1.7 Applicant's Intentions: The applicant requests rezoning in order to construct a local shopping centre.

2.0 BACKGROUND

Council on 1979 November 05 selected the development proposal and purchase price of Golden Arrow Investments Ltd. for the subject Municipally-owned commercial site. Council authorized the Director of Planning to work with the successful proponent towards a rezoning submission.

This report discusses the applicant's proposal, outlines site servicing aspects and recommends advancement of the rezoning to a Public Hearing on 1979 January 15.

The Municipal Solicitor is in the process of finalizing the details of the land purchase arrangement. A separate report will be forwarded in early January. In order to avoid delay, the rezoning is being advanced at this time with the understanding that the details of the land purchase will be reported on prior to the Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The property which is currently owned by the Municipality is to be sold to the applicant for \$1,517,987.00.
- 3.2 The development proposal is in compliance with the adopted Community Plan Seven wherein the site is designated for commercial development.
- 3.3 The Fire Prevention Office will be requested to comment upon fire truck accesses and required hydrants. Hydrants and associated water mains will be protected by easements.
- 3.4 The applicant will be responsible for all on-site services including driveway crossings, water service, hydrants, sanitary sewer and watercourse treatment. The watercourse is to be maintained in an open condition for much of its length. Treatment will be subject to the approval of the Municipal Engineer. An easement will be required for the watercourse. A letter of credit will be required to cover the cost of these services.
- 3.5 As outlined in the proposal call information package, the site is to be sold as a serviced site.

A more detailed cost estimate for the construction of Greystone Drive and associated services has not yet been obtained from the consulting engineer hired to do the detailed design. This estimate is expected later this month and will be included in the Solicitor's report on the land sale or in a separate report on the same agenda from the Municipal Engineer. As mentioned previously, these reports will be presented to Council prior to the Public Hearing and it is desirable, to avoid delay, to schedule the Public Hearing for 1980 January 15.

The construction of Phillips Avenue has been completed to a single twenty-three foot standard from Woodbrook Place to Aubrey Street. The applicant of Rezoning Reference #31/78 has commenced construction of Woodbrook Place and has indicated that he expects construction to be completed in the next few months. This developer is also upgrading Phillips from Halifax to Woodbrook. An interim pavement currently exists on this section.

As requested by Council on 1979 November 05, the pro-rated servicing costs attributable to this site will be outlined in the forthcoming report of the Municipal Solicitor or Municipal Engineer.

- 3.6 Due to the boggy nature of the site, the applicant has requested permission to commence site preparation including the removal of peat during frost conditions prior to Final Adoption of the rezoning. The merits of this approach are to be substantiated in a letter from the applicant's consulting engineer. We recommend that Council authorize staff to pursue this approach with the applicant. Any permits issued for soil removal would ensure that appropriate perimeter trees are retained. A legal agreement would be obtained to ensure that:
 - (a) As much peat as is useful to the Municipality for park development purposes will be provided to the Municipality at no cost.
 - (b) If additional peat is sold at a profit over and above the cost of its removal, the profits will go to the Municipality.
 - (c) The applicant will be responsible for any liability associated with the removal of the peat.

3.6 Cont'd.

This approach is consistent with other development sites where soils removal and preloading has been permitted prior to a change of zoning being finalized. For example, site preparation and preloading of the Canadian Freehold Industrial Park site east of Willingdon at Still Creek was pursued for a number of years prior to rezoning of the site to accommodate the current development.

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Although final adoption of a rezoning bylaw for this property is expected to proceed in the normal manner, it should be pointed out that the Municipality would experience no adverse consequences from the removal of peat should the rezoning not be approved by Council. In fact, the opposite would probably result because when the peat is removed, the preparation of the site for construction is thereby advanced, and this in turn should cause the overall site to be increased in value.

4.0 DEVELOPMENT PROPOSAL

4.1 The development proposal is as submitted in response to the proposal call. A few details are to be resolved prior to the Public Hearing. These details include:

- (a) improvement of pedestrian access from the residential area to the west including adequate screening of the loading area;
- (b) elimination of a driveway directly connecting Greystone Drive to Woodbrook Place to avoid "shortcutting" through the site; and
- (c) improvement of the roof design in the southern portion to achieve better integration with the overall roof concept and to reduce the "service" character of this area which will be viewed by pedestrian and residents of future residential high rises.

4.2 Development Statistics

Total Floor Area	.....	65,500 sq.ft.	(6 091.5 m ²)
Supermarket	.....	33,000 sq.ft.	(3 069.0 m ²)
Retail Shops and Services	.....	32,500 sq.ft.	(3 022.5 m ²)
Floor Area Ratio	.....	0.23	
Site Coverage	.....	23 per cent	
Parking	.....	326 cars	
Loading	.....	4 bays	
Indicated Uses	.....	supermarket, travel, music, pharmacy, restaurant, florist, pub, audio, men's boutique, bakery, children's shop, shoes, women's boutique, books, crafts, pets, sporting goods, fabrics, cheese, coffee and tea, toys, cards, dry cleaning, bank, women's accessories, news stand, hair salon and jewellery.	
Materials	.....	brick, cedar, exposed aggregate concrete paving.	

4.3 The applicant has indicated that he wishes to subdivide the site so that the food floor can be under separate ownership. This is a requirement of the food floor operator. This approach is acceptable provided that the shopping centre functions as a single entity as originally proposed. This can be achieved through legal documentation (easements and/or restrictive covenants) to ensure:

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4.0 Development Proposal - cont'd.

4.3 cont'd.

- (a) normal public and vehicular access rights across both properties; that is, they function as one on a day-to-day basis,
- (b) the properties will be uniformly maintained, and
- (c) the development conforms in all respects to the finally adopted Comprehensive Development Plan which is based upon the submission in response to the Proposal Call.

With respect to item (c), it is necessary that one architectural firm function as the project architect for the entire project.


A. L. PARR
DIRECTOR OF PLANNING

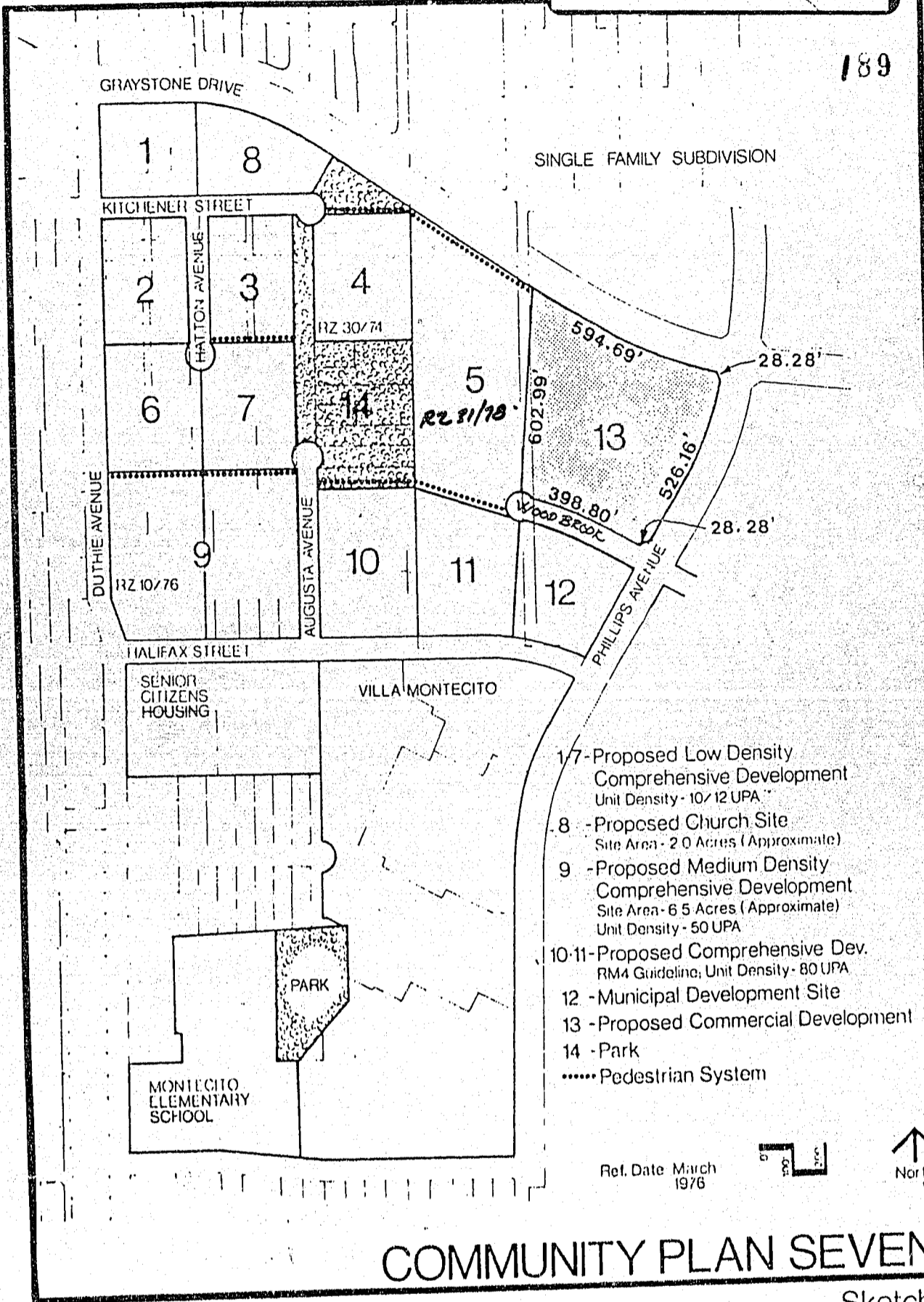
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cc: Municipal Solicitor
Municipal Engineer
Municipal Treasurer

Attachments

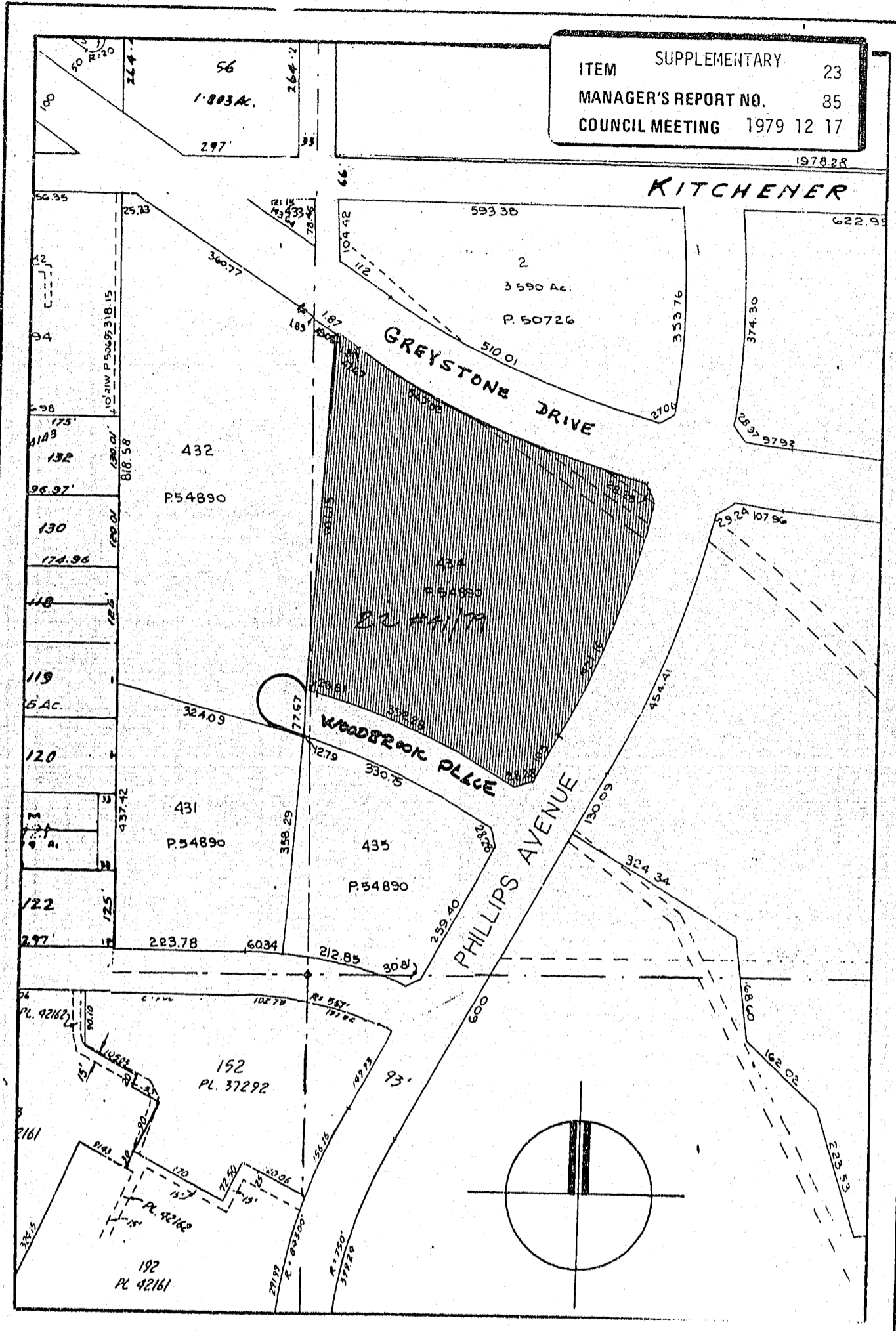
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COMMUNITY PLAN SEVEN

Sketch 1



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Date
DEC. 79

Scale
1" = 200'

Drawn By



Burnaby Planning Department

PERSONAL REFERENCE #41/79

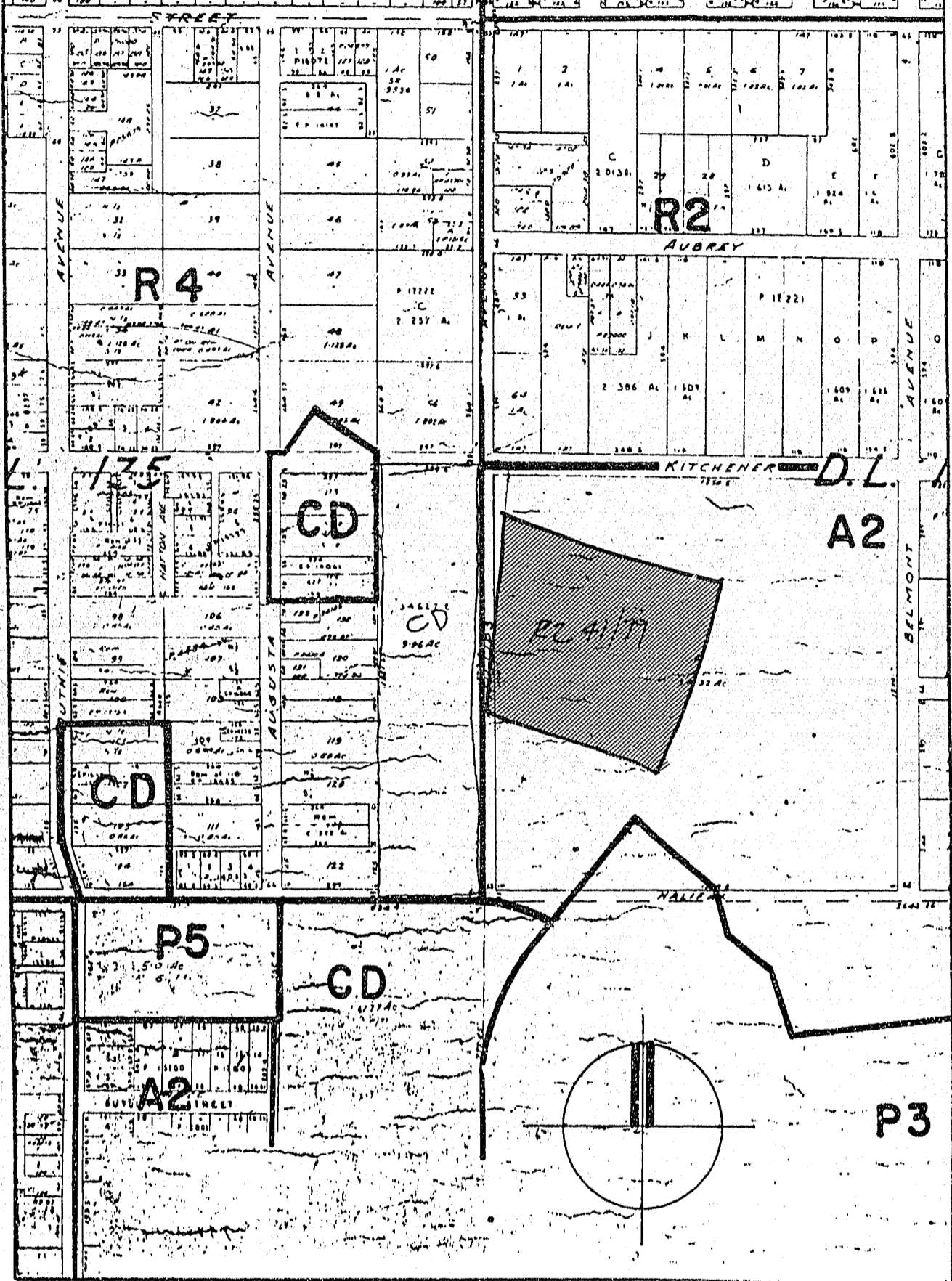
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SKETCH 2

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A2



Date
 DEC 1979

Scale
 1" = 400'

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SKETCH 3