

ITEM	12
MANAGER'S REPORT NO.	5
COUNCIL MEETING	1981 01 19

RE: REZONING REFERENCE #40/80
 1405 GREYSTONE DRIVE
 (REZONING ITEM #9 WHICH COUNCIL CONSIDERED ON 1980 SEPTEMBER 15,
 REPORT NO. 58, PAGES 349 - 354)

Following is a report from the Director of Planning on Rezoning Reference #40/80.

RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1981 JANUARY 12
 FROM: DIRECTOR OF PLANNING
 SUBJECT: REZONING REFERENCE #40/80
 (SEE ATTACHED SKETCHES 1, 2, 3 and 4)

RECOMMENDATION

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1981 February 02 and to a Public Hearing on 1981 February 17 at 19:30 h, and that the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The granting of any necessary easements.
 - c) The retention of as many existing trees as possible around the perimeter of the site.
 - d) The retention of the watercourse in an open condition where appropriate across the site.

REPORT

1.0 GENERAL INFORMATION

- 1.1 Applicant: Bosa Bros. Construction Ltd.
 4585 East Hastings Street
 Burnaby, B.C. V5C 2K3
- 1.2 Subject: Application for the rezoning of:
 Lot 434, D.L. 138, Plan 54899
 From: A2 - Small Holdings District
 To: CD - Comprehensive Development District (based upon C2 guidelines)
- 1.3 Address: 1405 Greystone Drive

ITEM	12
MANAGER'S REPORT NO.	5
COUNCIL MEETING	1981 01 19

- 1.4 Location: The subject site is located southwest of the intersection of Greystone Drive and Phillips Avenue.
- 1.5 Size: The subject site has an area of 2.64 hectares (6.53 acres).
- 1.6 Services: All necessary services will be provided by the Municipality with the exception of treatment of the watercourse through the site, any required on-site hydrants and connections to services.
- 1.7 Zoning Intention: The intent of the proposed bylaw is to accomodate the development of a community level shopping centre in accordance with the Community Plan and proposal call.

2.0 SITE OBSERVATIONS:

The site is currently undeveloped. To the west is a townhouse development which is nearing completion. To the south across Woodbrook Place is a vacant Municipally-owned site. To the east across Phillips Avenue is vacant Municipally-owned land. To the north across Greystone Drive is land to be subdivided for residential development.

3.0 GENERAL DISCUSSION:

- 3.1 The subject site, which is Municipally-owned, was the subject of a proposal call in which Bosa Bros. was the successful proponent.
- 3.2 The Legal and Lands Department is in the process of finalizing the sale agreement with Bosa Bros. This agreement will be signed prior to the Public Hearing.
- 3.3 The site is to be developed in accordance with the plans and model submitted in response to the proposal call with minor modifications resulting from detailed design study and compliance with Municipal standards and bylaws. A plan of development has been submitted which is suitable for presentation to a Public Hearing.
- 3.4 Access to the site will be taken from Greystone, Woodbrook and Phillips. The centre is to serve the needs of the area outlined on the attached Sketch 4. Traffic will be handled by the collector streets within the area.

4.0 DEVELOPMENT PROPOSAL:

- 4.1 The proposal involves the development of a community level shopping centre developed around a paved square containing a range of smaller shops, a restaurant and a food floor. A neighbourhood pub may be included subject to compliance with Provincial government regulations.
- 4.2 Development Statistics:

Net Site Area:		2.64 h (6.53 acres)
Floor Area:	Food Floor	1700.0 m ² (18,300 sq.ft.)
	Retail Shops & Services	3447.0 m ² (37,100 sq.ft.)
	Offices	1207.7 m ² (13,000 sq.ft.)
	Restaurants	334.4 m ² (3,600 sq.ft.)
	Total	6688.8 m ² (72,000 sq.ft.)
Floor Area Ratio:		0.253

REZONING REFERENCE #40/80

ITEM	12
MANAGER'S REPORT NO.	5
COUNCIL MEETING	1981 01 19

3.

Site Coverage: 22%

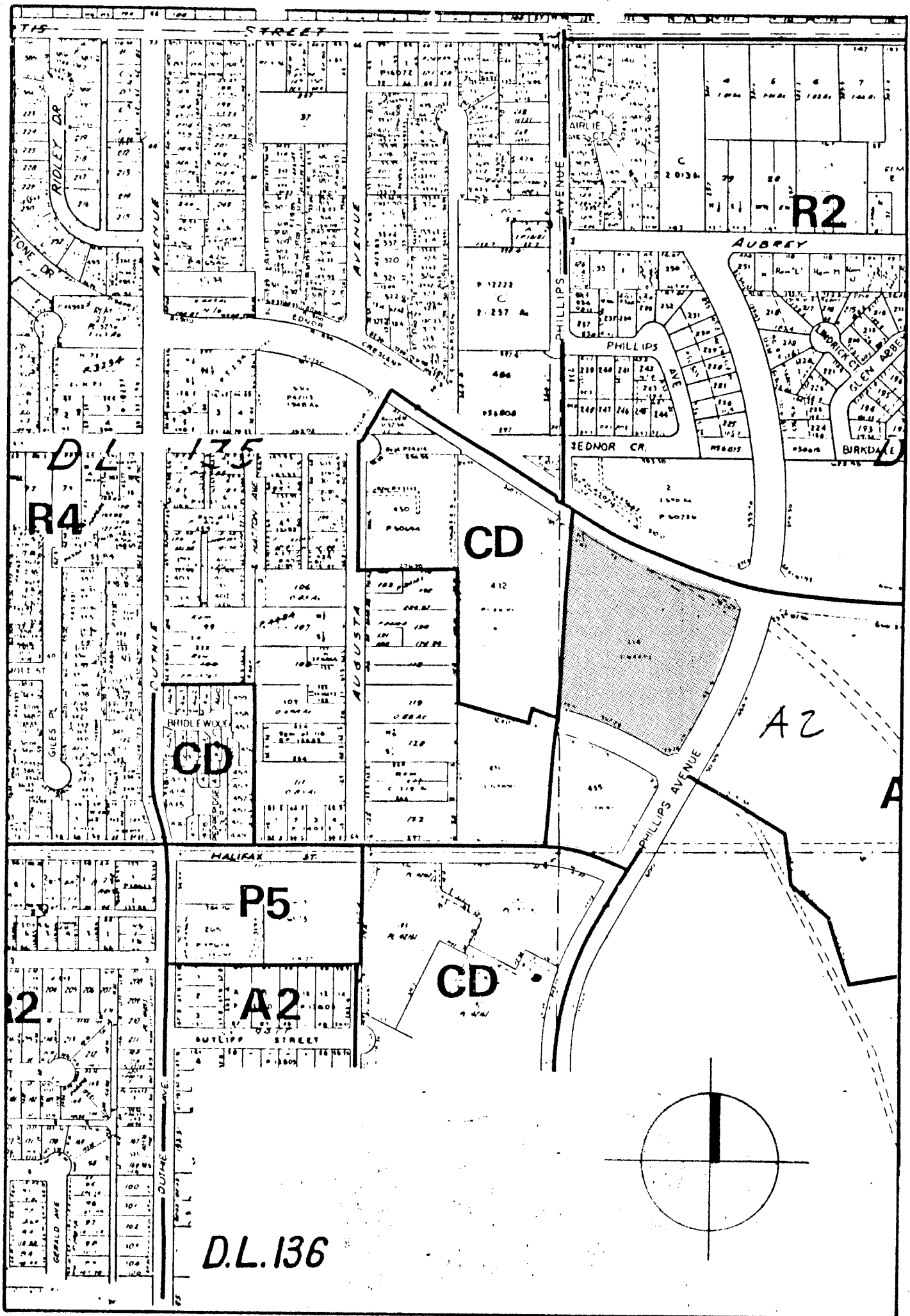
Parking: 352 spaces
(based upon 1/14 m² for the shopping portion, 1/5 seats for the restaurant, 1/46 m² for offices and 1/28 m² for medical/dental offices).

Loading: 4 bays

Materials: Brick, cedar, interlocking pavers.

AP
CBR/nb
atts.

[Signature]
A. L. Parr
DIRECTOR OF PLANNING



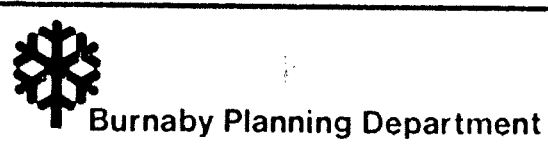
Date

SEPT 1980

Scale

1" = 400'

Drawn By



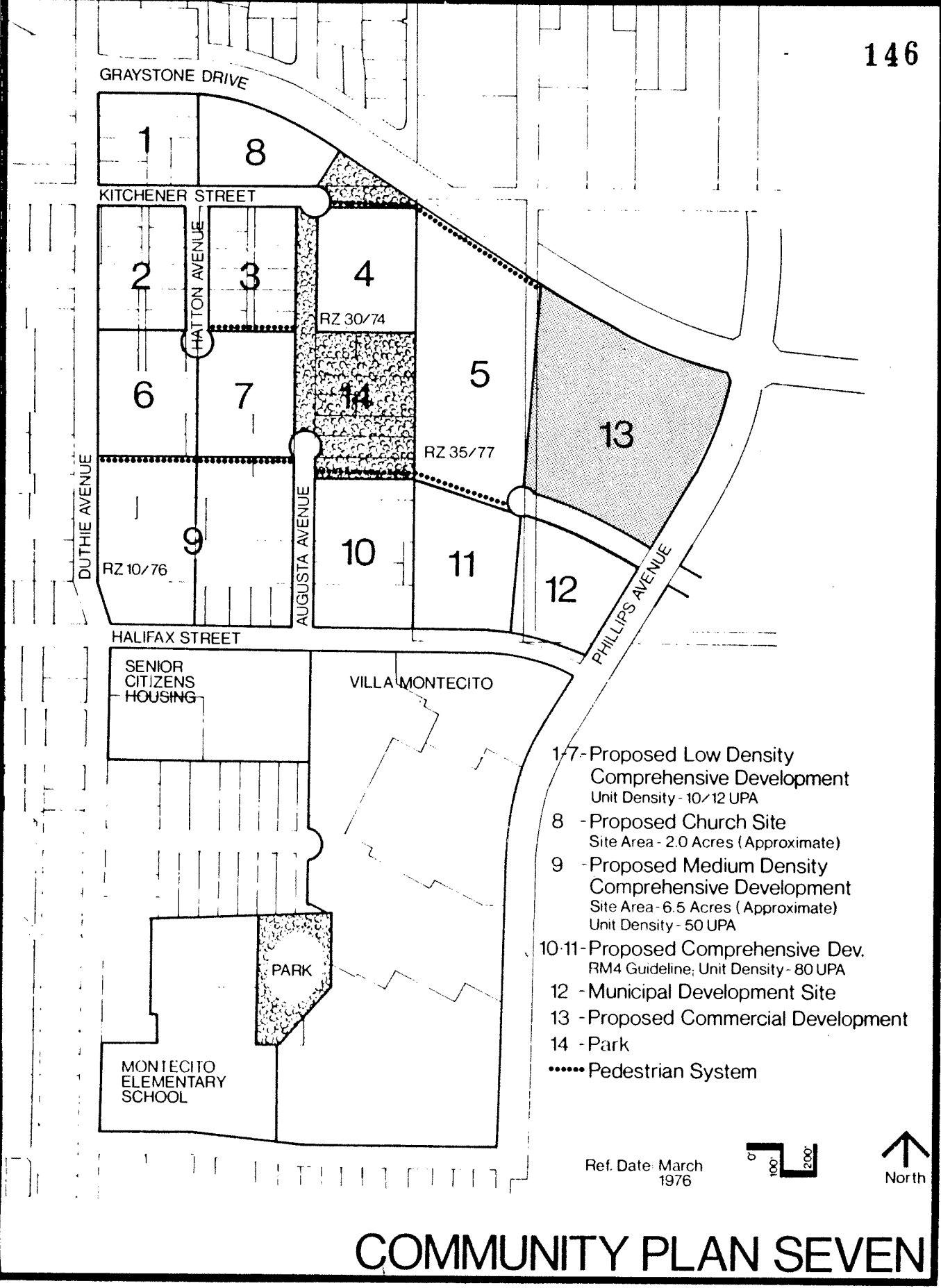
ITEM	12
MANAGER'S REPORT NO.	5
COUNCIL MEETING	1981 01 19

RE ZONING REFERENCE 40/80

SKETCH 2

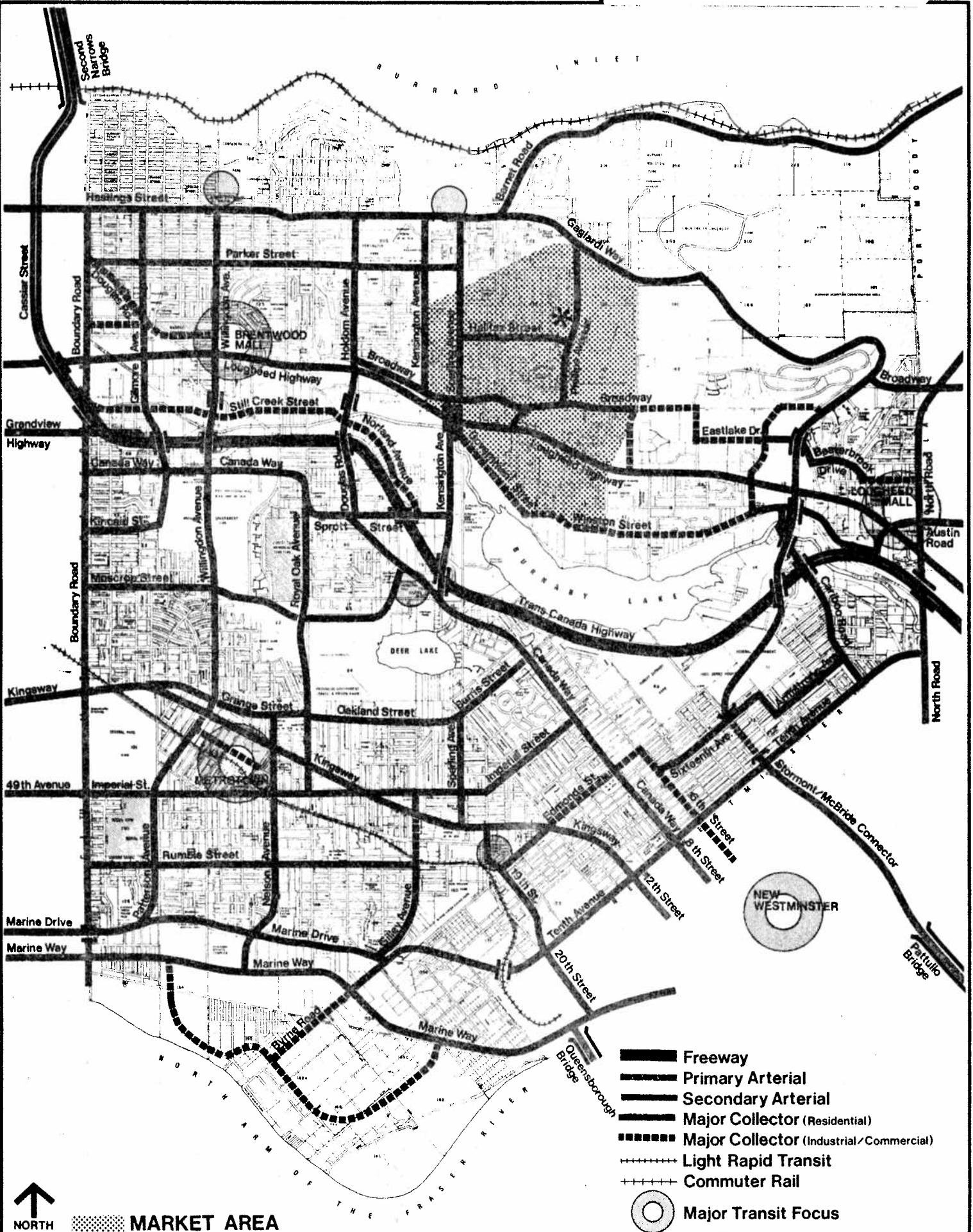
ITEM	12
MANAGER'S REPORT NO.	5
COUNCIL MEETING	1981 01 19

146



SKETCH B

ITEM	12
MANAGER'S REPORT NO.	5
COUNCIL MEETING	1981 01 19



CONCEPTUAL TRANSPORTATION PLAN

1979 JULY

SKETCH 4

