

Our File: 15.111

March <sup>11</sup>, 1971

Robco Construction Ltd.  
1350 E. Georgia  
Vancouver, B. C.

Attention Mr. W. Robillard

Dear Sirs:

Re: Preliminary Development Proposal -  
Willingdon Avenue - Buchanan Street


Further to your recent telephone discussion with Mr. Hulsbosch of this Department, regarding a development proposal at the Northwest corner of Willingdon Avenue and Buchanan Street, we would advise that the Brentwood Town-Centre Study formulated a guide plan for this area which was adopted by Council in principle. This plan suggested a high density commercial development for the two properties involved.

It is understood that your proposal would be based on the design submitted some time ago by Mr. D. Manning, Architect. However, you have proposed two levels of office space and no retail uses would be included.

It is our opinion that in view of the prime location of the subject lots, high intensity retail uses with a considerable drawing power should be a part of the proposed development. This approach would further facilitate the establishment of a proper relationship between the two areas of the Town Centre on each side of Willingdon Avenue.

In view of the above consideration, this Department would not be in a position to support and recommend to Council the proposal which you have submitted. If any further information would be required please do not hesitate to contact us.

Yours truly,

  
A. L. Parr,  
DIRECTOR OF PLANNING

HH/mp