

12. Re: Proposed Condominium Apartments
Olive/Beresford/Patterson
Rezoning Reference #26/73

Following is a report from the Director of Planning regarding a proposed condominium apartments project between Olive, Beresford and Patterson as shown on the attached sketch.

RECOMMENDATIONS:

- THAT the proposed development be approved in principle; and
- THAT the proposal be forwarded to a Public Hearing to take place immediately prior to the regular meeting of Council on November 5, 1973; and
- THAT the prerequisites listed by the Director of Planning in his report be adopted; and
- THAT the necessary Road Exchange By-law be brought forward.

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PLANNING DEPARTMENT
OCTOBER 12, 1973

SUBJECT: PROPOSED CONDOMINIUM APARTMENTS
OLIVE/BERESFORD/PATTERSON
REZONING REFERENCE #26/73

A. Background

The subject site falls within an area designated in the Kingsway-Patterson-Olive Area Community Plan for the establishment of high rise apartment development within a specific density range. Council in 1970 implemented this plan by rezoning the sites covered in the Community Plan to Multiple Family Residential District (RM5).

Council zoned the site to RM5 to ensure the utilization of redevelopment to RM5 densities. However the building setback requirements of the RM5 District strictly applied to this site would result in unreasonably shaped building envelopes. Council on May 22, 1973 authorized the Planning Department to work with the applicant towards a suitable plan of development under the Comprehensive Development (CD) zoning using the RM5 regulations as a guideline.

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

B. General Comments

1. The applicant has proposed a condominium apartment project composed of two, 15-storey point block towers. The site is to be extensively landscaped.
2. The project will have two parking accesses - one off Patterson Avenue and one off the lane.
3. The Municipal Engineer reports that the services are generally adequate to serve this site.

C. Lane Exchange

In order for this rezoning to proceed a lane exchange is required (see attached sketch). This lane exchange is to achieve the inclusion of the isolated Lot 16 into the proposed overall consolidated site as outlined in the adopted Community Plan for this area. The details of the lane exchange are the following:

1. Closed portion of lane covers approximately 2,929 sq.ft.
2. The portion of new lane dedicated by the applicant covers approximately 1,990 sq. ft.
3. The Land Agent has estimated that the market value of the difference in the subject lane exchange (2,929 sq. ft. - 1,990 sq.ft. = 939 sq.ft.) is \$5,634.00. This amount is to be paid to the Municipality by the applicant subject to the completion of the lane exchange.
4. The applicant is responsible for the costs of removing a length of sanitary sewer from the closed portion of lane and the construction of a new manhole.
5. The costs of paving the dedicated portion of lane will be borne by the applicant.
6. There are no additional services within the closed portion of lane.
7. All survey and registration costs are to be borne by the applicant.

D. Summary of the Proposal

- a) Site Area 58,693.4 sq. ft.
Site Coverage 14.6%
- b) Allowable Floor Area - F.A.R. = 2.2
2.2 x 58,693.4 = 129,125 sq.ft.
Total Floor Area = 129,077 sq.ft.

- c) Two apartment towers - 15 storeys

Suite Mix

2-Bedroom	84 units @	965 sq. ft. per unit
1-Bedroom	36 units @	789 sq. ft. per unit

Total Units 120 units

- d) Parking - 100% parking
1.7 parking spaces per unit.
204 total parking.

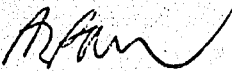
- e) Communal facilities for each tower:

- Games and Recreation Room
- Exercise and Sauna Room
- Hobby Room
- Woodwork Room
- Lounge and Bar
- Laundry.

E. Recommendation

1. The Planning Department recommends approval in principle to this condominium apartment project and that this application be forwarded to Public Hearing on November 5, 1973 (prior to the regular Council meeting scheduled for that date) and that the following be established as prerequisites to the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The consolidation of the subject site into one legal lot.
 - c) The completion of the proposed lane exchange.
 - d) The deposit of monies to cover the cost of providing all requisite services to this site including the removal and relocation of an existing sanitary sewer.
 - e) All electrical servicing (including electrical kiosks, wherever soil conditions permit), telephone, and cable installations be placed underground throughout the development.
2. The Planning Department requests Council authority to introduce a Road Exchange Bylaw according to the terms of the lane exchange outlined in Section C of this report.

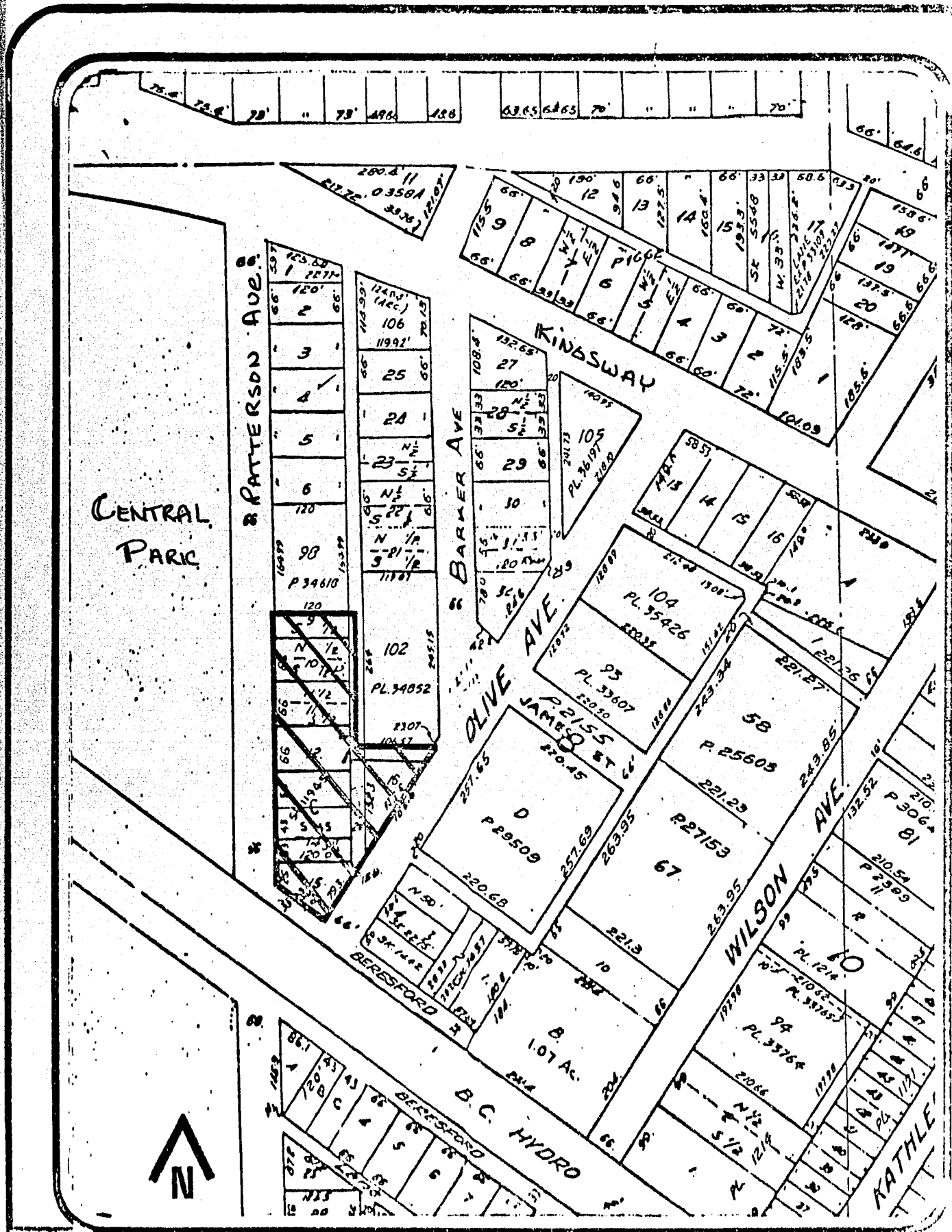
Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

KI:cm

Attach.

ITEM 12
 MANAGER'S REPORT NO. 77
 COUNCIL MEETING Oct. 15/73



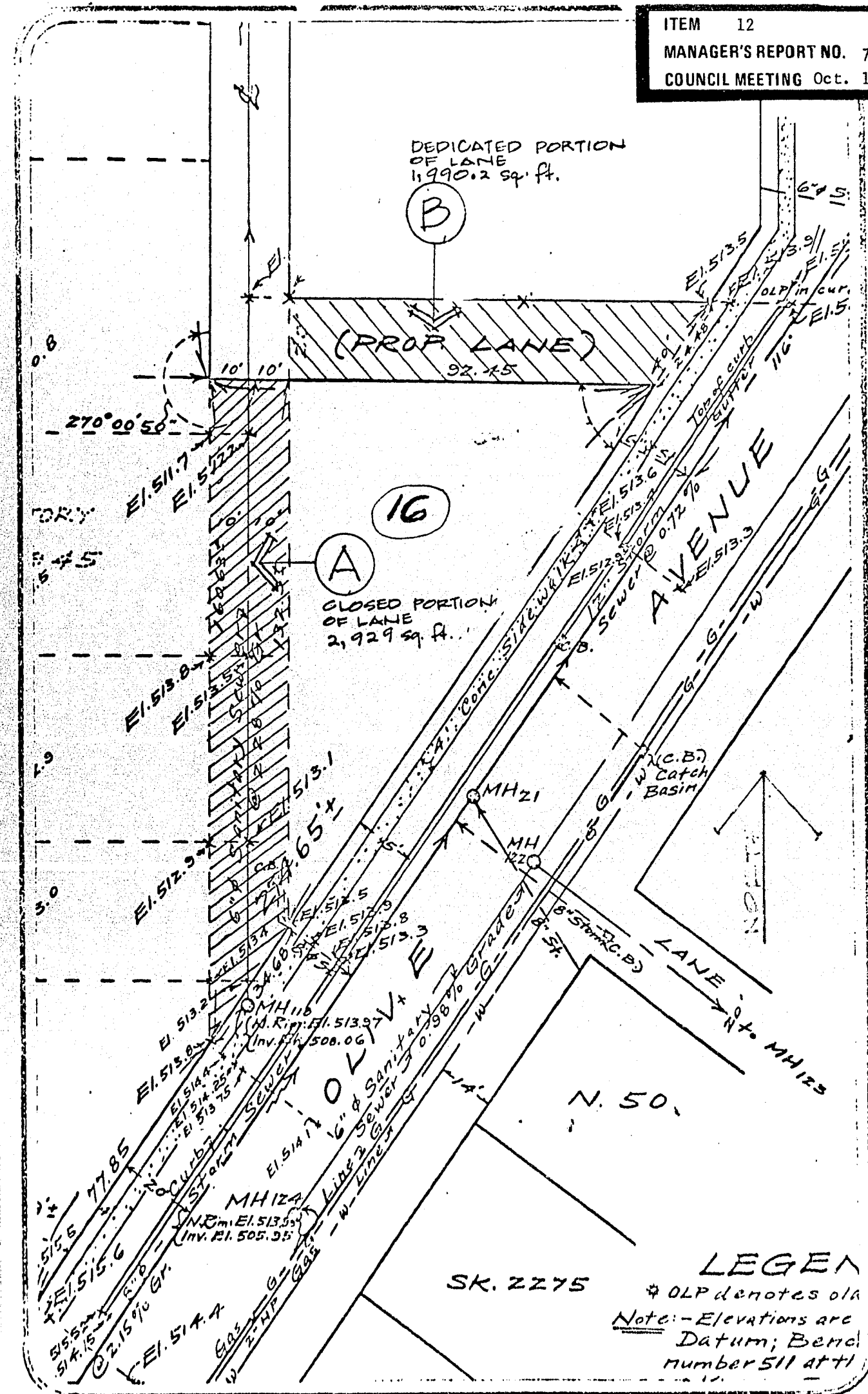
SCALE	1:200
DRAWN	JH
DATE	May 73

REZONING REFERENCE 26/73



BURNABY PLANNING DEPARTMENT

ITEM 12
MANAGER'S REPORT NO. 77
COUNCIL MEETING Oct. 15/73



LEGEND
* OLP denotes old
Note: - Elevations are Datum; Bench number 511 at 11

SCALE 1" = 30'

DRAWN

LANE EXCHANGE
BERESFORD/OLIVE/BARKER.
153 RENTAL HIGH RISE APARTMENTS
RZ. # 26/73.

