

25. Re: Rezoning Reference #73/73
 Condominium Apartment Project
Acorn Avenue and Beresford Street

The following is the report of the Planning Director dated February 14, 1974 regarding the above.

RECOMMENDATION:

THAT the recommendations of the Planning Director be adopted.

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PLANNING DEPARTMENT
 FEBRUARY 14, 1974.

MR. M. J. SHELLEY,
 MUNICIPAL MANAGER.

Dear Sir:

APPLICANT: W. Ralph Brownlee, Architect,
 913 Brentwood Centre,
 Burnaby 2, B. C.

RE: Rezoning Reference #73/73
 Condominium Apartment Project
Acorn Avenue and Beresford Street
 [See attached sketch]

1.0 Short Description of Project:

This project as proposed is a 56 unit condominium apartment housed in a ten-storey tower on a 39,818 square foot site.

2.0 Background:

The subject site is located within Area "O" of the 1969 Apartment Study and within Community Plan Area #6 (as updated in August, 1972). In these studies the subject properties are proposed to be consolidated and redeveloped as a high density apartment site (RM5) with an approximate unit density indicated as 100 units per acre.

On January 21, 1974, Council approved in principle the subject application to rezone the properties from Residential District Five (R5) to Comprehensive Development District (CD). The Comprehensive Development rezoning designation was based on the fact that the project is proposed for Condominium use and it was stated that the bylaw requirements of Multiple Family Residential District (RM5) would be used as guidelines in conjunction with the established guidelines for condominiums as put forward in the General Report on Residential Condominiums and Conversions. Approval in principle for the proposed rezoning was based on the fact that the proposed development conforms both in use and site configuration with the above noted planning studies that have been endorsed by Council.

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At the time of approval in principle, the Planning Department was authorized to work with the applicant toward a suitable plan of development which has now been put forward as described below.

3.0 Proposed Development:

The proposed development is composed of a faceted 10-storey tower with 100% underground parking, auto access to which is from Acorn Avenue. The major exterior materials are striated concrete, painted concrete, glass, with bronze sashes, and concrete balconies with bronze railings. The tower is set in a well landscaped site. The Municipal Engineer reports that Water and Sanitary Sewer services are available and adequate for the proposed use but that Storm Sewer service is not available at present.

The following is a statistical summary of the project:

3.1 Overall net site area = 33,907.25 sq. ft.

3.2 Site coverage:

Maximum allowable site coverage = 30% of site area
Designed site coverage = 19.6% of site area

3.3 Useable open space:

Minimum required useable open space = 30% of site area
Designed useable open space = approximately 56% of site area

3.4 Floor area ratio:

Maximum allowable F.A.R.
(including area & parking bonuses) = 2.059 or 69,815.03 sq. ft.
Designed F.A.R. = 2.055 or 69,667.95 sq. ft.

3.5 Unit mix:

One bedroom (type A) @ 1,011 sq. ft.	= 36
One bedroom (type B) @ 970 sq. ft.	= 18
Two bedroom penthouse (type C) @ 1,718 sq. ft.	= 1
Two bedroom penthouse (type D) @ 1,839 sq. ft.	= 1
Total number of units	56

3.6 Parking:

Required parking ratio for condominiums = 1.5 spaces per unit
Required parking accommodation (1.5 x 56 units) = 84 spaces
Designed parking accommodation = 88 spaces
Designed parking ratio = 1.57 spaces per unit
This project provides for 100% underground parking.

3.7 Communal facilities:

Swimming pool (indoor)
Swirl pool (indoor)
Sauna and associated facilities
Recreation room with serving bar
Lobby
Furniture-holding room

3.8 Location relative to amenities:

The site is located approximately 1,000 ft. east of Power House Park and directly to the south of the project, beyond Beresford Street is the B.C. Hydro and Power Authority right-of-way proposed for future park use. Approximately 400 ft. east of the site is the Kingsway Branch of the Burnaby Public Library and approximately 600 ft. to the north, beyond Kingsway are the commercial facilities of Middlegate Shopping Centre. Because the project is essentially proposed for adult rather than family use, the location of amenities as noted above in conjunction with the on-site open-space and recreational amenities provide adequate accommodation for the shopping and leisure activities of the proposed residents.

4.0 Required Street Improvements:

As discussed in the first report to Council on this rezoning, the existing streets in the area are currently at an interim standard such that the proposed development will require the upgrading of adjacent streets. Council's approval in principle was in part based upon the guidelines for street improvement noted in the first report and reiterated as follows:

- 4.1 the upgrading of Acorn Avenue via a 12' dedication along the east edge of the proposed site and the construction of the street adjacent to the property to the required standard (i.e., a 36' asphalt roadway curbed and guttered on both sides, and a boulevard sidewalk, boulevard landscaping and street trees on the side adjacent to the subject site);
- 4.2 the upgrading of Beresford Street via a 17'+ dedication along the south edge of the site and the construction of the street adjacent to the property to connect to and at the standard of the existing paved portion of Beresford Street to the west (i.e., a 28' asphalt roadway, sidewalk, boulevard landscaping and street trees on the side adjacent to the subject site-- this configuration will require the prohibition of on-street parking along the south side of Beresford Street between Salisbury Avenue and Acorn Avenue, the consent should be obtained from the adjacent property owner to the west by the developer);
- 4.3 dedication of a 20' x 20' truncation at the intersection of Beresford Street and Acorn Avenue and a 10' x 10' truncation at the intersection of Beresford Street and the lane to the west of the subject site;
- 4.4 street lighting to be provided by the developer along both Acorn Avenue and Beresford Street, all electrical wiring for the development to be located below grade.


5.0 Recommendation:

It is recommended THAT the rezoning be forwarded for further consideration and to a Public Hearing to be held on Tuesday, March 19, 1974, and THAT the following be established as prerequisites to the completion of rezoning:

- 5.1 The submission of a suitable plan of development that conforms in all respects to the guidelines as established in the General Report on Residential Condominiums and Conversions.

- 5.2 The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected.
- 5.3 The consolidation of the properties into one legal lot.
- 5.4 The dedication of 12' along the east edge of the consolidated site for the upgrading of Acorn Avenue; the dedication of 17' along the south edge of the consolidated site for the upgrading of Beresford Street; the dedication of a 20' x 20' truncation at the intersection of Beresford Street and Acorn Avenue; and, the dedication of a 10' x 10' truncation at the intersection of Beresford Street and the lane to the west of the subject site.
- 5.5 The deposit of sufficient monies to cover the costs of all street improvements as delineated in points 4.1 and 4.2 of this report (above), including asphalt paving, curbs and gutters, sidewalks, boulevard landscaping and boulevard trees.
- 5.6 The deposit of sufficient monies to cover the costs of provision of street lighting as delineated in point 4.4 of this report (above).
- 5.7 The deposit of sufficient monies to cover the costs of providing Storm Sewer service to the consolidated site.
- 5.8 The installation of all electrical, telephone and cable servicing and all other wiring underground throughout the development.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

LBB:bp
Attach.

COUNCIL MEETING Feb. 18/74

