

20. Re: Amendment to Rezoning Reference #57/71
Proposed Condominium Development
Beaverbrook Crescent/Centaurus Circle
Lake City East - Area 3
RZ #57A/71

Attached is a report from the Director of Planning regarding the subject condominium development.

RECOMMENDATIONS:

THAT the proposed development which is an amendment to Rezoning #57/71 be approved in principle; and

THAT this amending application be forwarded to a public hearing on February 19, 1974; and

THAT the following be established as prerequisites to the rezoning:

1. The submission of a suitable plan of development.
2. The relocation of an existing pedestrian easement maintaining a walkway link between Area 5 to the west and the school site to the east of the subject site.
3. Agreement by the developer to bear proportionate cost of extending the necessary major B.C. Hydro loop service line along the frontage of the subject lot 293.
4. The deposit of sufficient funds to cover the costs of construction of the pedestrian overpass and any other municipal services deemed requisite.

PLANNING DEPARTMENT
January 17, 1974.

SUBJECT: Amendment to Rezoning Reference #57/71
Proposed Condominium Development
Beaverbrook Crescent/Centaurus Circle
Lake City East - Area 3
RZ#57A/71.

Applicant: Dunhill Development Corp. Ltd.,
145 East Fifteenth Street,
North Vancouver, B.C.
V7L - 2P8.

1.0 Short Description.

A residential condominium proposal of 222 units consisting of a 20 storey-120 unit apartment tower, 40 maisonette units and 62 townhouse units, and containing extensive communal facilities.

2.0 Background.

On April 24, 1972, Council gave final adoption to a Comprehensive Development for part of Area 1 and all of Area 3 as outlined in the Lake City East Community Plan. This subject rezoning amendment concerns only the 222 units in Area 3 which is lot 293, D.L. 56, Plan 41353. (See attached sketch)

The original proposal for Lot 293 was composed of:

High Rise Tower	120 units.
Maisonette	40 units.
Townhouses	62 units.
1 Bedroom units	20 units.
2 Bedroom units	55 units.
3 Bedroom units	133 units.
4 Bedroom units	14 units.
Total Units =	222 units @ 29.1 units/acre.
Site Area =	7.62 acres.
Site Coverage =	30.6%
F.A.R. =	0.85

3.0 Applicant's Proposal.

The applicant has requested a revision to the original adopted rezoning project. The applicant has stated that the main reasons for the revision were to provide an alternate solution for the previously designed maisonette building, provide a more acceptable siting relationship between the townhouses and the highrise building, provide "scaled-down" revisions of the townhouses that would reduce

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their cost, but still maintain, on the average, a larger unit type than in adjoining townhouse developments, and provide more open space in the townhouse site so as to be compatible with the intent of establishing a higher quality townhouse development than on adjoining sites.

The applicant has submitted drawings with the following improvements:

- a) More open space on the site.
- b) Flexibility to orient all townhouses away from the high density areas of the site.
- c) Increase in setback at the critical portions of the bank along Beaverbrook Crescent.
- d) Creation of a continuous pedestrian easement.
- e) Increased site area for the communal recreation facilities.
- f) Increased parking area to conform to the recently ratified Condominium guidelines.

In addition:

1. The construction of a pedestrian overpass from Lot 293 over Beaverbrook Crescent to the School/Park site was a prerequisite for the original rezoning. It appears that the estimated cost of this pedestrian structure would require upward revision and additional monies deposited by the developer.

Any required upgrading of any other services would be co-ordinated with the Engineering Department.

2. B.C. Hydro is desirous of completing a major electrical loop service line through the Community Plan area due to the overall densities proposed. This line has been extended as development has progressed through this area. It would be the responsibility of the developers of Areas 3, 5, and 2 of the Lake City East Community Plan to share the cost of providing this loop service line according to frontage proportions.

The applicant has now submitted a plan of development suitable for presentation to a public hearing.

4.0 Summary of the Project.

4.1 Site Area 331,927 sq. ft. = 7.62 acres.
Site Coverage 23.1%.

4.2 Floor Area Ratio = 0.82
0.82 x 331,927 = 272,180 sq.ft.

4.3a) Townhouses.

3-Bedroom 62 units @1,301-1562 sq.ft./unit.

b) Maisonettes

1 Bedroom 10 units @ 728 sq.ft/unit
2 Bedroom 20 units @ 927-1018 sq.ft/unit.
2 Bedroom & den 10 units @ 1405 sq. ft/unit.

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c) High Rise.

1-Bedroom & den	10 units @ 901 sq. ft/unit.
2-Bedroom	30 units @901 sq.ft/unit.
3-Bedroom	80 units @ 1034-1067 sq.ft/unit.

d) Total Unit Mix.

1-Bedroom	10 units
1-Bedroom & den	10 units
2-Bedroom	50 units
2-Bedroom & den	10 units
3-Bedroom	142 units.
Total	222 units @29.1 units/acre.

4.4. Parking Spaces.a) Townhouse and Maisonettes

Underground	83 spaces
Carports	46 spaces
Open	45 spaces
Total	174 spaces
Parking Ratio =	1.7 spaces/unit.

b) High Rise.

Underground	180 spaces
Parking Ratio =	1.5 spaces/unit.

c) Total Parking = 354 spaces.
Overall Parking Ratio - 1.6

4.5 Communal Facilities Provided.

- Lounge and Recreation Room
- Children's Playground
- Women's and Men's Saunas, change areas, and washrooms.
- Kitchen/Storage
- Outdoor Swimming Pool

5.0 Recommendation.

The Planning Department recommends approval in principle to this residential condominium project which is an amendment to Rezoning #57/71 and that this amending application be forwarded to Public Hearing on February 19, 1974, and that the following be established as pre-requisites to the rezoning.

- 5.1. The submission of a suitable plan of development.
- 5.2 The relocation of an existing pedestrian easement maintaining a walkway link between Area 5 to the west and the school site to the east of the subject site.
- 5.3 Agreement by the developer to bear proportionate cost of extending the necessary major B.C. Hydro loop service line along the frontage of the subject lot 293.

ITEM 20

MANAGER'S REPORT NO. 5

COUNCIL MEETING Jan. 21/74

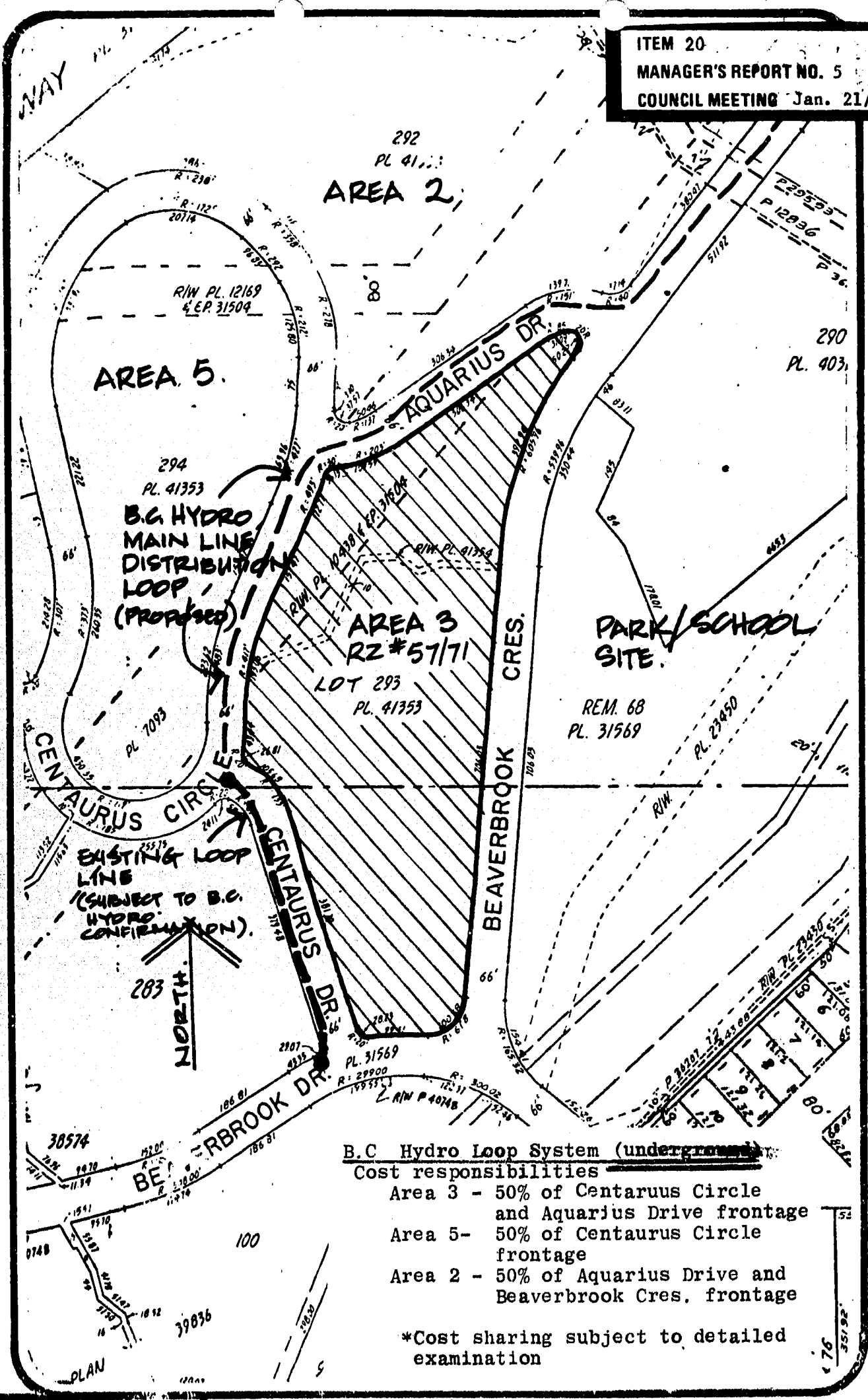
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5.4 The deposit of sufficient funds to cover the costs of construction of the pedestrian overpass and any other municipal services deemed requisite.

AP
K.I:dp
Attachment.

A. L. Parr
A. L. Parr,
Director of Planning.

ITEM 20
 MANAGER'S REPORT NO. 5
 COUNCIL MEETING Jan. 21/74



B.C. Hydro Loop System (underground)
 Cost responsibilities
 Area 3 - 50% of Centaurus Circle and Aquarius Drive frontage
 Area 5 - 50% of Centaurus Circle frontage
 Area 2 - 50% of Aquarius Drive and Beaverbrook Cres. frontage
 *Cost sharing subject to detailed examination

SCALE	1"=200
DRAWN	
DATE	JAN/74.

AREA 3- LAKE CITY EAST.
 CONDOMINIUM PROPOSAL.
 COMPREHENSIVE DEVELOPMENT.
 DISTRICT.
 AMENDMENT TO RZ# 57/71.

BURNABY PLANNING DEPARTMENT

RZ# 57/71. A.

