

Re: Proposed Mixed-Use Residential/Commercial Complex
Bonsor Avenue/Beresford Street
Rezoning Reference #24/74
From: Community Commercial District (C2)
To: Comprehensive Development District (CD)

Following is a report from the Director of Planning regarding the subject proposed development.

RECOMMENDATIONS:

THAT the Director of Planning's recommendation be adopted; and
THAT the Public Hearing be set for 6:45 p.m. (prior to the Council Meeting).

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PLANNING DEPARTMENT
JULY 4, 1974

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

SUBJECT: PROPOSED MIXED-USE RESIDENTIAL/COMMERCIAL COMPLEX
BONSOR AVENUE/BERESFORD STREET
REZONING REFERENCE #24/74
FROM: COMMUNITY COMMERCIAL DISTRICT (C2)
TO: COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

APPLICANT: T. A. Hale, Architect,
1070 West Broadway,
Vancouver 9, B. C.

1.0 SHORT DESCRIPTION

A proposed 12-storey, 72-unit condominium apartment tower with an integrated 1- and 2-storey commercial offices component (15,000+ sq. ft.) oriented around a pedestrian plaza, all on a 1.005 acre site.

2.0 BACKGROUND

On 21 May, 1973, Council authorized the Planning Department to work with the applicant towards the creation of a suitable plan of development for the proposed complex. This was done with the understanding that a detailed report would be submitted to Council on the matter when general agreement had been reached between the Municipality and the applicant concerning the project. Council also, at the time of the first report, established a number of design criteria that should be utilized in the

preparation of a detailed development proposal.

Since that date, discussions have been held with the applicant and a plan of development has been received which is suitable for presentation to a Public Hearing (see attached location Sketch 1).

This development plan delineates a quality comprehensive development following the requisite development criteria established previously by Council (see below). The proposal reflects a sympathy with the requirements of the complex being located within the Kingsway/Central Park metrotown as well as being closely related and integrated with the adjacent similar comprehensive development to the northeast. The residential component is clearly dominant in this scheme but the design encompasses the potential for installing pedestrian connections between the commercial component on the site and the large scale commercial uses proposed for those larger sites to the west. It is felt that the proposed scheme in both use and configuration is appropriate relative to adjacent uses and Municipal goals in the area.

3.0 SUMMARY OF THE PROJECT

3.1 Following is a statistical review of the proposed scheme:

3.1.1 Site Area: 37,794.73 sq. ft. (after dedication)
Site Coverage: 63% (this includes 13,188 sq. ft. of landscaped roof area which, if at grade, would encompass 35% of the site area).

3.1.2 Floor Area Ratio:

- F.A.R. proportions as per Council's design criteria:

Commercial: 0.4
Residential: 1.9

- F.A.R. proportions as designed:

Commercial: 0.38
Residential: 1.85

3.1.3 Floor Area:

- Maximum permitted floor area utilizing the F.A.R. proportions as per Council's design criteria: 86,904 sq. ft.

- Designed floor area:

Commercial: 14,456 sq. ft.
Residential: 70,080 sq. ft.
Total: 84,536 sq. ft.

3.1.4 Residential Unit Mix:

- Two Bedroom Units

24 Type A @ 1,060 sq. ft. = 25,440 sq. ft.
12 Type B @ 940 sq. ft. = 11,280 sq. ft.

- One Bedroom Units

24 Type C @ 700 sq. ft. = 16,800 sq. ft.
12 Type D @ 695 sq. ft. = 8,340 sq. ft.

Total - 72 units = 61,860 sq. ft.

3.1.5 Parking:

- Required Parking Ratio for Residential Condominiums: 1.5 spaces per unit
- Required Residential Parking: 108 spaces
- Designed Parking Ratio: 1.58 spaces per unit
- Designed Residential Parking: 114 spaces
- Designed Commercial Parking: 31 spaces
- Total Parking Provided: (100% underground) 145 spaces

3.1.6 Loading:

- Loading Spaces Required: 2
- Loading Spaces Provided: 2 (underground)

3.2 Facilities Provided:

3.2.1 Rooftop Recreation Area and Gardens of 13,188 sq. ft. including:

- swimming pool
- sun deck and seating areas
- activity space for team sports
- three garden areas

3.2.2 Grade level landscaped plaza.

3.2.3 Party Room.

3.2.4 Interior Recreation Area including:

- men's and women's sauna and change rooms
- men's and women's exercise rooms
- general recreation and game room

3.2.5 Basement area storage including:

- general storage rooms
- individual suites storage lockers
- bicycle storage room

3.2.6 Lobby on two levels.

3.3 Exterior materials used are essentially painted concrete and sand blasted concrete with brown aluminum sashes and glazing. The buildings are well articulated and extensive planters and berms are provided on the south and west facades to mediate the scale relative to pedestrians.

4.0 GENERAL COMMENTS

In reference to the development criteria established by Council, the proposed scheme complies as follows:

4.1 The residential tower has been designed as a point-block with a stepped configuration such that views from windows of every unit are available toward Bonsor Park and away from the Simpson Sears' on-grade parking and warehouse area.

- 4.2 Residential and Commercial vehicular access and parking are separated and Commercial servicing and access is from the west.
- 4.3 Servicing areas are designed so as not to conflict with present or future pedestrian ways.
- 4.4 Provision has been made for future pedestrian connections to the commercial core of the Kingsway/Central Park metrotown and to any future rapid transit station.
- 4.5 Commercial and Apartment uses are separated.
- 4.6 An extensive recreation component is provided on two levels (interior and exterior).
- 4.7 The scheme is closely related in form, siting, and facade to the adjacent development to the northeast.
- 4.8 The design quality is appropriate to a mature urban core.

5.0 SERVICING REQUIREMENTS AND STREET IMPROVEMENTS


- 5.1 In reference to servicing requirements, further to the comments of the first report to Council, the following is applicable:
 - 5.1.a Water service is available and adequate for the proposed use.
 - 5.1.b Sanitary sewer service is available to the site but the Municipal Engineer is presently evaluating its adequacy to serve the proposed uses. Consequently, the developer should be responsible for any upgrading of this service that may be required.
 - 5.1.c Storm sewer service is not presently available to the site. Consequently, the developer should be responsible for the installation of such to serve the site.
 - 5.1.d All electrical servicing, telephone and cable-vision installations should be placed underground throughout the development.
- 5.2 In reference to requisite street improvements, further to the comments of the first report to Council, the following is applicable:
 - 5.2.a A dedication of 28' is required to provide a 66' right-of-way for Beresford Street. As Beresford Street is currently at an interim standard, the developer should be responsible for upgrading the street to a finished standard to serve the proposed project.
 - 5.2.b Bonsor Avenue is at an interim standard but scheduled to be upgraded under a Municipal improvement program.
 - 5.2.c Where not included in a present Municipal improvement program, the developer should be responsible for the installation of street lighting, street trees (and associated landscaping), separated sidewalks, all abutting the site.

6.0 RECOMMENDATION

It is recommended that Council receive the report of the Planning Department and request that a rezoning bylaw be prepared and that the rezoning be advanced to a Public Hearing on 6 August, 1974, and that the following be established as prerequisites to the completion of rezoning:

- 6.1 The submission of a suitable plan of development encompassing those design guidelines as heretofore established by Council.
- 6.2 The dedication of 28' from the site to provide a 66' right-of-way for Beresford Street.
- 6.3 The construction and submission of monies to guarantee such construction of all requisite servicing and street improvements as delineated in Section 5.0 of the present report.
- 6.4 All electrical, telephone and cablevision lines and equipment to be placed underground throughout the site.
- 6.5 The submission of a letter of undertaking to remove all existing structures from the site within six months of the completion of rezoning but not prior to Third Reading of the zoning amendment bylaw.
- 6.6 The submission of a letter of undertaking that the developer will comply in all respects with the requirements of the Guidelines for Residential Condominiums and Conversions.

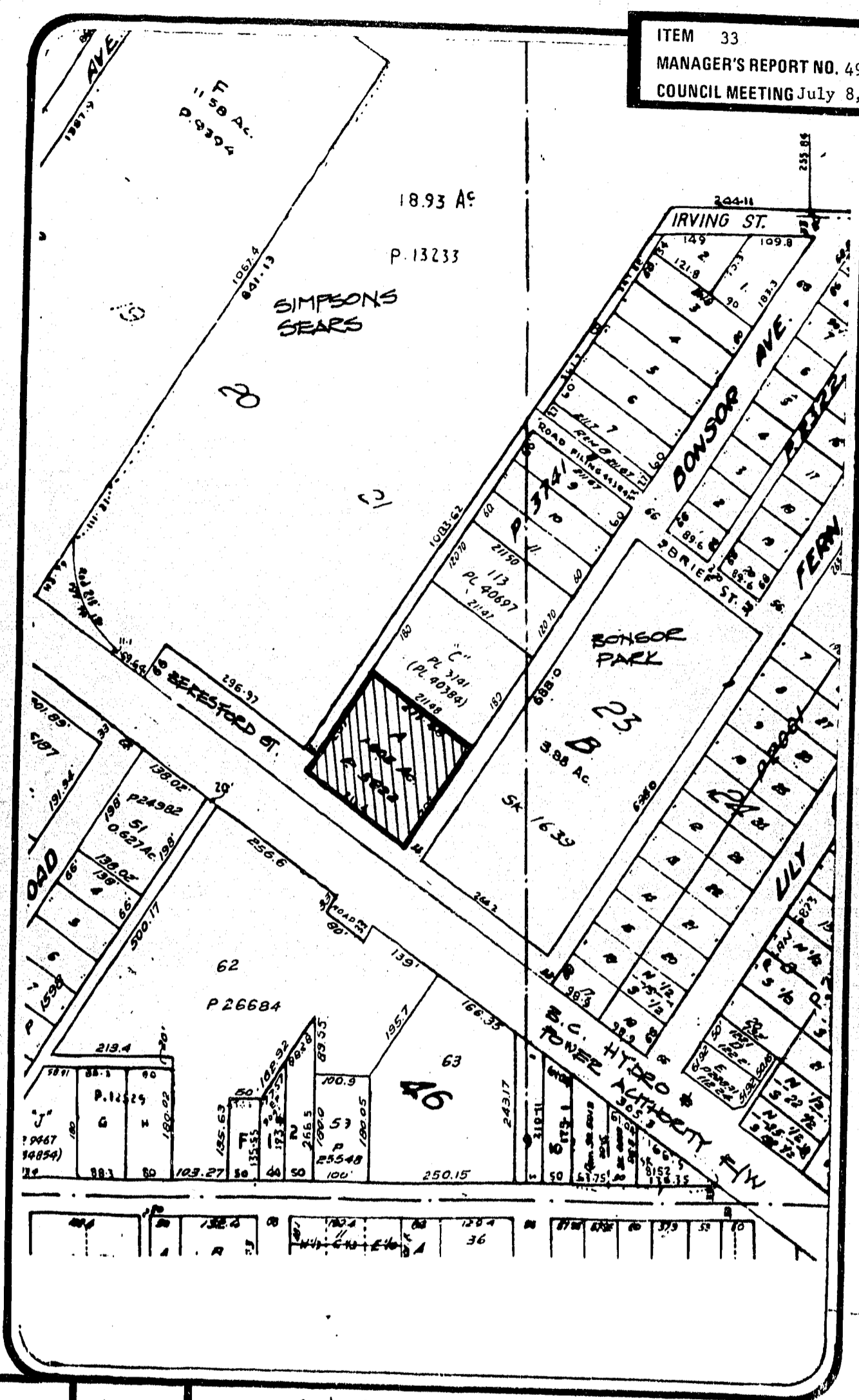
Respectfully submitted,



A. L. Parr,
DIRECTOR OF PLANNING.

LBB:bp
Attach.

ITEM 33
 MANAGER'S REPORT NO. 49
 COUNCIL MEETING July 8, 1974



SCALE	1" = 200'
DRAWN	lbb
DATE	MAY 1974

RZ # 24/74



BURNABY PLANNING DEPARTMENT
 SKETCH # 1