

Re: Proposed Exterior and Plan Adjustment
Condominium Apartments
Beresford/Patterson/Olive
Rezoning Reference #26A/73

Following is a report from the Director of Planning regarding Rezoning Reference #26A/73 (see attached sketch).

RECOMMENDATIONS:

1. THAT a rezoning by-law be prepared; and
2. THAT the rezoning be advanced to a Public Hearing on March 18, 1975; and
3. THAT the submission of a suitable plan of development be established as a prerequisite to the completion of the rezoning.

PLANNING DEPARTMENT
FEBRUARY 20, 1975

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

SUBJECT: PROPOSED EXTERIOR AND PLAN ADJUSTMENTS
CONDOMINIUM APARTMENTS
BERESFORD/PATTERSON/OLIVE
R.Z. #26A/73

1.0 Applicant: Bosa Brothers Construction
Suite 1 - 3853 East Hastings Street
Burnaby 2, B.C.

Subject: Application for the Rezoning of:
Lot 120, Blk. 7, D.L. 151, Plan 45668

From: Comprehensive Development District (CD)
To: Amended Comprehensive Development District (CD)

Address: 5932 Patterson Avenue

Site Size: 1.34 Acres

2.0 Background:

The requisite rezoning bylaw (R.Z. #26/73) was given final adoption by Council on March 11, 1974. The adopted suitable plan of development consisted of 120 condominium units (84 - 2 Bedroom Units and 36 - 1 Bedroom Units) in two 15-storey apartment towers with full underground parking and suitable communal facilities.

The applicant has requested consideration of a redesign of the elevations of the apartment towers and adjustments to the typical floor plan in order to create more efficient and varied unit plan arrangements. The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

3.0 Proposed Amendment

On the typical floor plan, the central laundry facilities on each floor and a small additional washroom in the two-bedroom units have been deleted in favour of a more efficient unit arrangement, laundry facilities in each unit, and den areas in the one-bedroom unit and a two-bedroom unit. The dining rooms have been shifted adjacent to an exterior view window.

On the exterior elevations, the wrap-around balconies on the four corners of the towers have been divided into two separate smaller balconies. Extensive adjustments have been made to various exterior details and architectural proportions. The basic use of stucco textures has been maintained.

No adjustments have been made to the allowable floor area and quality standards provided in the originally adopted suitable plan of development.

In summary, the Planning Department is of the opinion that the proposed plan adjustments are acceptable and that the exterior changes have resulted in a simpler, stronger and more sculptural architectural statement than the previous scheme.

4.0 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 March 18, 1975 and that the submission of a suitable plan of development be established as a prerequisite to the completion of the rezoning.


A. L. Parr,
DIRECTOR OF PLANNING.

KI:cm
Attached - Sketch
Letter of Intent

c.c. Municipal Clerk

ITEM 5
 MANAGER'S REPORT NO. 13
 COUNCIL MEETING Feb. 24/75

