

TO: CITY MANAGER 2007 June 04

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #07-06**
4 Storey Apartment Development with Accessory Townhouses
Edmonds Town Centre, Sub-Area 3

ADDRESS: 6688 Byrnespark Drive and 6689 Southpoint Drive (attached Sketch #1)

LEGAL: Lots 1 and 2, D.L. 171, Group 1, NWD Plan LMP30202

FROM: CD Comprehensive Development District (based on RM2 Multiple Family Residential District)

TO: Amended CD Comprehensive Development District (based on RM2 Multiple Family Residential District and the Edmonds Town Centre Plan as guidelines and in accordance with the development plan entitled "Green", prepared by Integra Architecture Inc.)

APPLICANT: Adera Equities Inc.
2200 - 1055 Dunsmuir Street
Box 49214, Vancouver, B.C. V7X 1K8
(Attention: Steve Forrest)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2007 June 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2007 June 11, and to a Public Hearing on 2007 June 26 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.
 - b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be

To: City Manager
From: Director Planning and Building
Re: REZ #07-06, Byrnepark & Southpoint Dr.
2007 June 04..... Page 2

designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. The consolidation of the net project site into one legal parcel.
- e. The completion of the sale of City property.
- f. The provision of four covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding spaces within the underground parking and a commitment to implement the recycling provisions.
- g. Compliance with the guidelines for underground parking for visitors.
- h. The deposit of the applicable GVS&DD Sewerage Cost Charge (Fraser Sewerage Area).
- i. The deposit of the applicable School Site Acquisition Cost Charge.
- j. The deposit of the applicable per unit Edmonds Town Centre South Grade-separated Crossings Cost Charge.
- k. The submission of a suitable on-site storm water management system to the approval of the Director Engineering and the granting of a Section 219 Covenant and deposit of funds to guarantee its provision and continuing operation.
- l. The granting of a Section 219 Covenant to guarantee the provision and continuing operation of methane gas monitoring.
- m. The granting of a Section 219 Covenant restricting enclosure of balconies.
- n. Compliance with the Council-adopted sound criteria.
- o. The provision of facilities for cyclists in accordance with Section 5.5 of the rezoning report.

To: City Manager
From: Director Planning and Building
Re: REZ #07-06, Byrnepark & Southpoint Dr.
2007 June 04..... Page 3

- p. The design and construction of the buildings to meet Enhanced Accessibility guidelines (with an undertaking for additional adaptability provisions in the case of the sale/lease of any unit to a disabled person).
- q. The granting of a Section 219 Covenant preventing age restrictions.
- r. The submission of a Site Profile and resolution of any arising requirements.
- s. Installation of protective chain link fencing along the property line adjacent to Byrne Creek Ravine Park during the whole course of site and construction work.
- t. The granting of a Section 219 Covenant to protect the natural treed area on the site and providing for supplemental planting, and the deposit of sufficient monies to ensure the protection of the existing trees being preserved and to guarantee the supplemental planting.
- u. The submission of a geotechnical review regarding the stability of the site to accommodate the proposed development, to the approval of the Chief Building Inspector and granting of a Section 219 Covenant respecting the approved report.
- v. The provision of a public pedestrian walkway statutory right-of-way and the construction of a concrete walk and lighting through the site.
- w. Confirmation that the development will be eligible for a Gold rating in the Built Green program.
- x. The provision of six co-op cars and parking spaces within the development, and of a one-year car co-op membership for each residential unit, and granting of any necessary covenants, easements and rights-of-way to provide for the long-term retention and use of the designated spaces for car co-op purposes.
- y. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit low-rise apartments and accessory townhouses with underground parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site (see attached sketches), was originally cleared and partially excavated as a gravel pit. It is vacant and covered with underbrush and alder. The northeast portion of the site, adjacent to Mission Walkway, is steeply sloping. Byrne Creek Ravine Park is adjacent to the northwest, and Taylor Park is across Southpoint Drive to the southeast. Abutting to the southwest are two stacked townhouse projects developed by the same applicant, plus one similar future development site.

3.0 BACKGROUND

- 3.1 On 2007 March 26, Council received the report of the Planning and Building Department concerning rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development, with the understanding that a further more detailed report would be submitted at a later date.
- 3.2 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The subject site (see attached Sketch #1) is located within the southwesterly portion of the Edmonds Town Centre Plan and has been designated for low-rise multiple-family housing. This project is consistent with the land use objectives of the Town Centre Plan. The site will be rezoned to CD Comprehensive Development District, utilizing the RM2 Multiple-Family Residential District as a guideline.
- 4.2 The proposed development features 4 four-storey stepped apartment buildings which also incorporate townhouse units with individual front doors oriented towards the abutting walkway /fire lane. The development includes a small children's play area. All parking for the development is provided underground incorporating an innovative "underground street", with accesses from Southpoint Drive and Byrnepark Drive.
- 4.3 The applicant is naming the development "Green" and intends it to be an example of sustainable development which will participate in the Built Green program at a Gold rating level, and include the following features:

To: City Manager
From: Director Planning and Building
Re: REZ #07-06, Byrnespark & Southpoint Dr.
2007 June 04..... Page 5

- solar powered pre-heating for domestic hot water systems
- Energy Star labeled windows containing low E coating and argon gas
- Energy Star labeled refrigerator and dishwasher
- at least 50 percent of light fixtures will be compact fluorescent light bulbs, or LEDs
- motion sensor light switches to reduce electricity use
- increased R value insulation to exterior walls, suspended slab spray insulation and ceiling insulation to reduce heat loss in units, providing 30 percent savings on electric heating
- hardwired carbon monoxide detectors to protect indoor air quality
- all insulation will be third party certified to be low or zero formaldehyde
- interior paints will have low VOC (volatile organic compounds) content
- a comprehensive recycling program for the development will include education, site signage and bins
- low flow faucet aerators in the bathrooms, kitchen faucets, and showers for water conservation
- dishwasher will be a water saving model
- installation of efficient irrigation technology that utilizes rainwater

- 4.4 An additional important component of the “sustainability package” proposed by the developer is a TDM (transportation demand management) initiative involving the development’s active participation and support for car-sharing in the neighbourhood. The Co-operative Auto Network (CAN) is a not-for-profit co-operative incorporated to foster car sharing as an environmentally responsible transportation option resulting in fewer cars in the community. Members of the co-op jointly own vehicles with others. They pay a small monthly administration fee to cover some of the fixed costs of the car, and when they use a car, they pay low fees for it by the hour and by the kilometre. The developer will provide funding for one-year memberships in CAN for each unit at a total cost of \$39,000 and donate 6 cars, including 2 hybrids, to CAN at a total cost of \$165,000. Membership funding not accessed by residents of the development in the first year will remain with CAN to support the car co-op program. The 6 CAN cars will be housed within the development in 6 dedicated parking spaces, but will be available for use by all CAN members, thus facilitating sustainable transportation for residents of the surrounding neighbourhood as well as the development itself. It is expected that this initiative would support a reduction in car-ownership within the development, for example allowing some families to do without a second car. For this reason, as a pilot initiative, staff recommend a reduction of 0.1 space per unit for the development i.e. provision of 491 parking spaces plus the 6 co-op car spaces instead of the 523 spaces which would normally be required for this 325 unit development (19 townhouses and 306 apartments). The net reduction of 26 parking spaces is estimated to result in a construction saving of approximately \$364,000. Net savings to the development of \$160,000 would accrue for the reduction in the proposed parking. However, given the

To: City Manager
From: Director Planning and Building
Re: REZ #07-06, Byrnepark & Southpoint Dr.
2007 June 04..... Page 6

TDM measures and the other additional sustainable measures that the developer is incorporating into the development, staff, on balance, support this minor reduction in parking. The developer and CAN have agreed to monitor the results of this pilot initiative and to provide a report to the City to provide a basis on which to consider the merits of pursuing this approach in future multiple family developments in the City. The longer retention, use and access to the CAN parking spaces for car co-op use will be secured by way of covenant, right-of-way and easement agreements which would allow the City to assign the use of the car co-op spaces in whole or part to an alternate car co-op should CAN cease to operate or choose to use fewer than six (6) spaces for its car co-op program.

- 4.5 The consolidation of the net project site into one legal parcel is required. The site is basically serviced. The City Engineer will assess the need for any further services to the site, including, but not necessarily limited to completion of the fire lane/walkway and lighting along the southwest property line, urban design improvements along Southpoint Drive and a link through the site to the Mission Walkway in the form of a concrete pathway with lighting with the existing statutory right-of-way to be amended as required. Provision of street trees along the road and pathway frontages of the site is also required.
- 4.6 A suitable stormwater management system to the approval of the Director Engineering is required. A Section 219 Covenant and deposit of funds are required to guarantee the system's provision and continuing operation.
- 4.7 Methane gas monitoring is required. A Section 219 Covenant is required to guarantee the provision and continuing operation of the monitors.
- 4.8 A Section 219 Covenant will be registered to protect a large area of the steeply-sloping forested portion of the site as a buffer area and to provide supplemental planting for it.
- 4.9 The site is located adjacent to Byrne Creek Ravine Park. To avoid any damage to the Park, installation of protective chain link fencing along the property line is required during the whole course of site and construction work.
- 4.10 The GVS&DD Sewerage (Fraser Sewerage Area), the School Site Acquisition, and the Edmonds Town Centre South Grade-Separated Crossings Cost Charges apply to this development. The Parkland Acquisition Cost Charge does not apply to this development as extensive park areas were provided through the Community Plan approval process.
- 4.11 Given the site's proximity to Southpoint Drive and Southridge Drive, a sound study will be required showing that the development meets Council-adopted noise criteria.
- 4.12 In our primary town centres, developers are encouraged to voluntarily include 5% of the proposed residential units to be adaptable to meet the needs of persons with disabilities in

To: City Manager
 From: Director Planning and Building
 Re: REZ #07-06, Byrnepark & Southpoint Dr.
 2007 June 04..... Page 7

private multiple-family residential developments. The applicant instead proposes to design and construct the buildings to meet Enhanced Accessibility guidelines (such as those applied in Vancouver) which enable disabled persons to visit and socialize with people in their homes. The developer will also commit to including additional adaptability provisions in the case of the sale/lease of any unit to a disabled person. Staff supports this approach.

- 4.13 Approval by Engineering Environmental Services of a detailed engineered Sediment Control System will be a requirement of Preliminary Plan Approval.
- 4.14 A Section 219 Covenant is required to ensure that there are no age restrictions on owners or tenants of the property which is being sold by the City.
- 4.15 In accordance with the Contaminated Sites Regulation, a Site Profile must be completed.
- 4.16 A geotechnical review regarding the stability of the site to accommodate the proposed development must be submitted to the approval of the Chief Building Inspector, and a Section 219 Covenant registered in this regard.

5.0 DEVELOPMENT PROPOSAL

- 5.1 Site Area - 2.95 ha (7.29 acres)
- 5.2 Density
 - F.A.R. Permitted & Provided - 0.90
 - Gross Floor Area - 26,550 m² (285,791 sq. ft.)
 - Lot Coverage - 23 %
- 5.3 Height - 4 storeys stepped plus underground parking
- 5.4 Unit Mix

Unit Type

31 -	1 Bedroom Apartment	-	57 m ² (619 sq. ft.)
72 -	1 Bedroom + Den Apartment	-	59 m ² (635 sq. ft.)
135 -	2 Bedroom Apartment	-	73 m ² (789 sq. ft.)
24 -	2 Bedroom + Den Apartment	-	70 m ² (753 sq. ft.)
44 -	3 Bedroom Apartment	-	84 - 88 m ² (905 - 952 sq. ft.)
19 -	3 Bedroom Townhouse	-	104 m ² (1121 sq. ft.)
325	units total		

To: City Manager
From: Director Planning and Building
Re: REZ #07-06, Byrnepark & Southpoint Dr.
2007 June 04..... Page 8

5.5 Parking

Vehicle Parking Provided

306 apartments @ 1.5/unit

19 townhouses @ 1.65/unit

491 spaces

(including 4 tandem spaces for 2 cars credited as 1.5 resident spaces each as well as 81 visitors' spaces) plus 6 co-op car spaces (reflects 0.1 space/unit reduction for car co-op program), and 4 carwash stalls

Bicycle Provisions

Secure Resident Parking

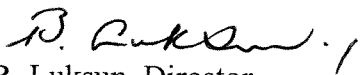
325 spaces

Visitor (Rack) Parking

40 spaces

5.6 Communal Facilities

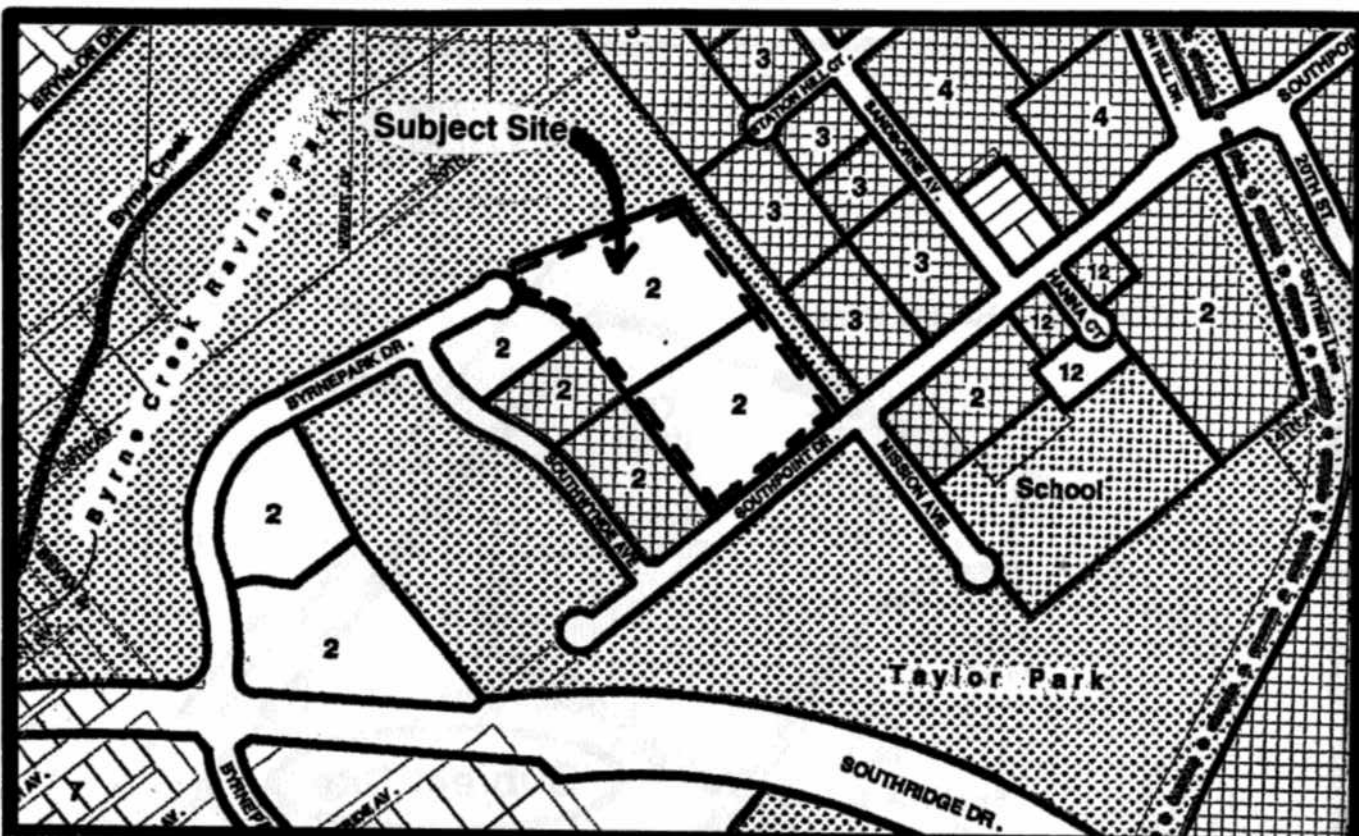
children's play area and amenity pavilion


B. Luksun, Director
PLANNING AND BUILDING

RR:gk

Attachments

cc: City Clerk
City Solicitor
Director Engineering
Director Parks, Recreation and Cultural Services



Legend:

High Rise Apartments

- 5 — RM5 — (100 units per acre maximum)
- 4 — RM4 — (80 units per acre maximum)

Low Rise Apartments

- 3 — RM3 — (50 units per acre maximum)

Low Rise Apartments/ Ground-Oriented multiple Family

- 2 — RM2 — (40 units per acre maximum)

Ground-Oriented Multiple Family

- 1 — RM1 — (25 units per acre maximum)

- 6 — Townhousing — (12 units per acre maximum)

Single and Two-Family Infill

- 7 — Potential Area Rezoning

Commercial

- 8 — C1 Neighbourhood Commercial
- 9 — C2 Community Commercial
- 10 — C3 General Commercial
- 11 — C4 Service Commercial
- 12 — Institutional (including Seniors Housing, Churches, etc.)
- 13 — Industrial
- 14 — Nikkei Complex (Rez. Ref. # 7/93)
- 15 — B.C. Hydro Headquarters Complex (Rez. Ref. # 36/90)

Park, School, Trail,
Ravine and Open Space Area

Completed or Rezoned
in Accordance with
Development Guidelines

Development Sites in
the Edmonds Town Centre
are generally to be Zoned
to Comprehensive
Development District (CD)
utilizing the outlined
zoning designations
as guidelines.

This Sketch is subject
to updating on a
Continuous basis.

Edmonds Town Centre Plan Development Guidelines



Planning and Building Department

Scale: N.T.S.

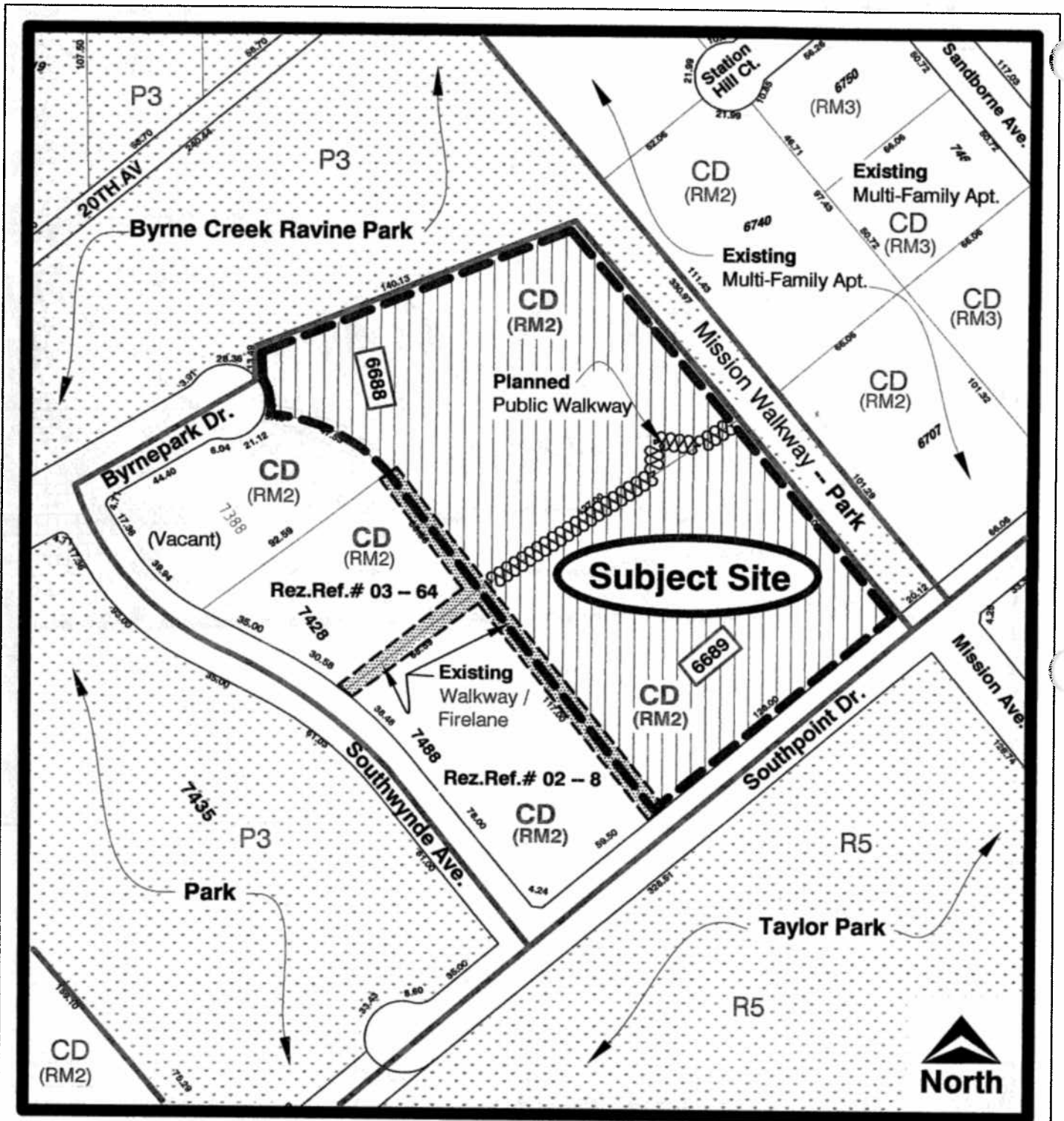
Drawn By: J.P.C.

Date: March 2007

REZONING REFERENCE # 07-- 06

6688 Byrnespark Dr. 6689 Southpoint Dr.

Sketch #2



Planning and Building Department

Scale: 1 = 2500

Drawn By: J.P.C.

Date: May 2007

REZONING REFERENCE # 07-- 06

6688 Byrnespark Dr. & 6689 Southpoint Dr.

Sketch # 1