

RE: REZONING REFERENCE NO. 79/87
6850 TWENTIETH AVENUE AND 6749, 6813 STRIDE AVENUE
(Item 19 of Supp. Item 27, Municipal Manager's
Report No. 45, 1987 July 13)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director Planning & Building Inspection be adopted.

* * * * *

TO: MUNICIPAL MANAGER 1987 SEPTEMBER 16

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #79/87

ADDRESS: 6850 Twentieth Avenue and 6749,
6813 Stride Avenue

LEGAL: Lot 71, D.L. 171, Group 1, NWD, Plan
34756; Lot 10, Block 4, D.L. 171, Group 1,
NWD, Plan 992; Lot 15, D.L. 171, Group 1,
NWD, Plan 25271

From: M2 General Industrial District & R5
Residential District
To: CD Comprehensive Development
District (based on RM3 & RM4
Multiple Family Residential
District guidelines)(refer attached sketches)

RECOMMENDATIONS:

1. THAT Council authorize the introduction of Highway Exchange Bylaw, according to the terms outlined in Section 3.2 of this report, contingent upon the granting by Council of First and Second Readings of the subject Rezoning Bylaw.
2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1976 September 28 and to a Public Hearing on 1987 October 20 at 19:30 h.
3. 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 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 designed to Municipal 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.

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- d) The consolidation and resubdivision of the site into appropriate development parcels.
- e) The granting of any necessary easements.
- f) The dedication of any rights-of-way deemed requisite.
- g) The provision of a public pedestrian walkway easement and the construction of a concrete walk and lighting to the approval of the Director Engineering.
- h) The payment of a development cost charge towards provision of a pedestrian overpass/underpasses of the Gilley Alternate.
- i) The retention of as many existing mature trees as possible on the site.
- j) The undergrounding of existing overhead wiring abutting the site.

REPORT

1.0 Rezoning Purpose

The purpose of the proposed rezoning bylaw amendment is to establish community plan guidelines for low-rise and high-rise multi-family residential development of the subject properties in accordance with the approved Edmonds Town Centre South Plan.

2.0 Background

The subject site is located within the area of the Edmonds Town Centre South Development Plan adopted by Council on 1987 July 13. This rezoning application was previously considered by Council on 1987 July 13 when Council authorized staff to work with the applicant towards the preparation of plan of development suitable for presentation to a Public Hearing. A plan which establishes community plan guidelines for the development of the site has now been prepared by the developer which is in accordance with the adopted area Plan and is suitable for presentation to a Public Hearing.

3.0 General Comments

- 3.1 The purpose of the rezoning is to establish community plan guidelines for a development of the site in accordance with the adopted development plan. The first phase consisting of the low-rise RM3 sites would be subdivided and serviced in conjunction with the current rezoning as a community plan guideline. The rezoning would also provide for the future subdivision and future servicing of the high-rise sites to the north.
- 3.2 The initial servicing for this rezoning would include construction of the road connecting Stride Avenue and the Gilley Alternate as well as the cul-de-sac that's being proposed to extend southward into this area. Servicing would also include upgrading of Stride Avenue.

This first phase subdivision to create these low-rise development parcels will involve a highway exchange bylaw. The future subdivision to create the high-rise development sites to the north will involve further dedication, servicing including construction upgrading of the roads in that area as well as the construction of the over-pass into the Edmonds SkyTrain Station as a condition of development of the high-rise area.

The servicing for the initial rezoning and subdivision at this time should also include construction of the walkway on the easement as well as a half share of the walkway on parkway along the Mission Avenue alignment, excluding of course, the over or underpass of the Gilley Alternate which is to be covered by development cost charge over the larger plan area.

3.3 Further Comprehensive Development amendment rezonings will be necessary as individual development sites are specifically developed. At the time the developer or new owners of the individual parcels which are being created as part of this guideplan rezoning (#79/87) apply for these future site specific amendment rezonings to accommodate their building plans, all applicable development cost charges will be required. These would include the neighbourhood park acquisition charge and a proposed Gilley Alternate pedestrian crossing charge, the latter to be the subject of a further report in the near future.

3.4 The developer has indicated that the existing factory building which lies on the northern (future RM4) portion of the lands will remain in place as a warehouse. It is proposed that this use be permitted until the high-rise component of the development is initiated, but the CD zoning of the site permitting the existing building to remain as a continuing interim use and in accordance with the Community Plan will prevent any alteration or expansion of the industrial activity.

3.5 A landscaped buffer area will be planted along the Gilley Alternate route adjacent these development sites.

3.6 Provision for undergrounding of existing overhead wiring in the area will be made in conjunction with this rezoning.

3.7 The development area will include a small local commercial area oriented to the pedestrian overpass to the SkyTrain Station. The area of this development is to be limited to approximately 4000 sq. ft. and will be integrated with adjacent residential development.

3.8 There remain some lots near Stride Avenue which have not been assembled which lie in the future Phase II RM4 area. This report does not propose to rezone those properties (refer to sketch #3). Prior to the rezoning of the individual RM4 sites in the future, the consolidation of those lands would be necessary.

4.0 Development Proposal

The purpose of this rezoning is to establish a concept plan for a low-rise (RM3) area and a future high-rise (RM4) area with a proposed subdivision pattern. The subdivision contemplated includes a cul-de-sac south of the proposed road connecting Stride with the Gilley Alternate, to facilitate subdivision of the adjacent lands. (See tables on next page)

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The following breakdown of development sites has been prepared by the developer and should be read in conjunction with attached sketch #3.

TABLE 1

SITE AREA	F.A.R.	G.F.A.	NO. UNITS	SITE COVERAGE
HIGHRISE RM4 GUIDELINES				
	<u>ACRES</u>	<u>SQ.FT.</u>		<u>%</u>
1	2.99	148,854	240	23
2	2.01	148,781	161	9.25
3	2.28	168,849	183	8.15
4	3.08	228,095	247	12.07
5	1.89	139,967	152	9.83
6	1.64	121,453	132	11.33
SUB TOTAL:			955,999	1,115

TABLE 2

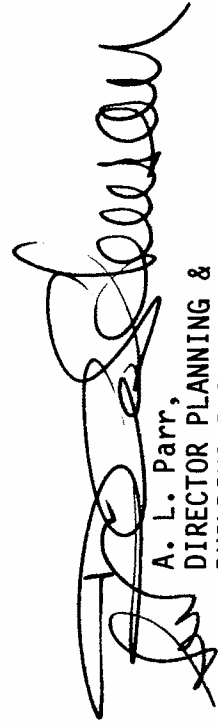
LOWRISE RM3 GUIDELINES				
	<u>ACRES</u>	<u>SQ. FT.</u>		<u>%</u>
7A	2.7	129,382	135	32
7B	2.26	108,297	113	30.7
8A	1.82	87,213	91	32
8B	1.7	81,462	85	35.2
9	1.71	81,941	86	34
10	1.71	81,941	86	34
SUB TOTAL:			570,236	596
TOTAL:			1,526,235	1,711

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5.0 CONCLUSION:

The applicant has submitted a development proposal for the subject lands that is suitable for presentation to a Public Hearing, to establish community plan guidelines for the development of this site in accordance with the adopted Edwards Town Centre South Plan.



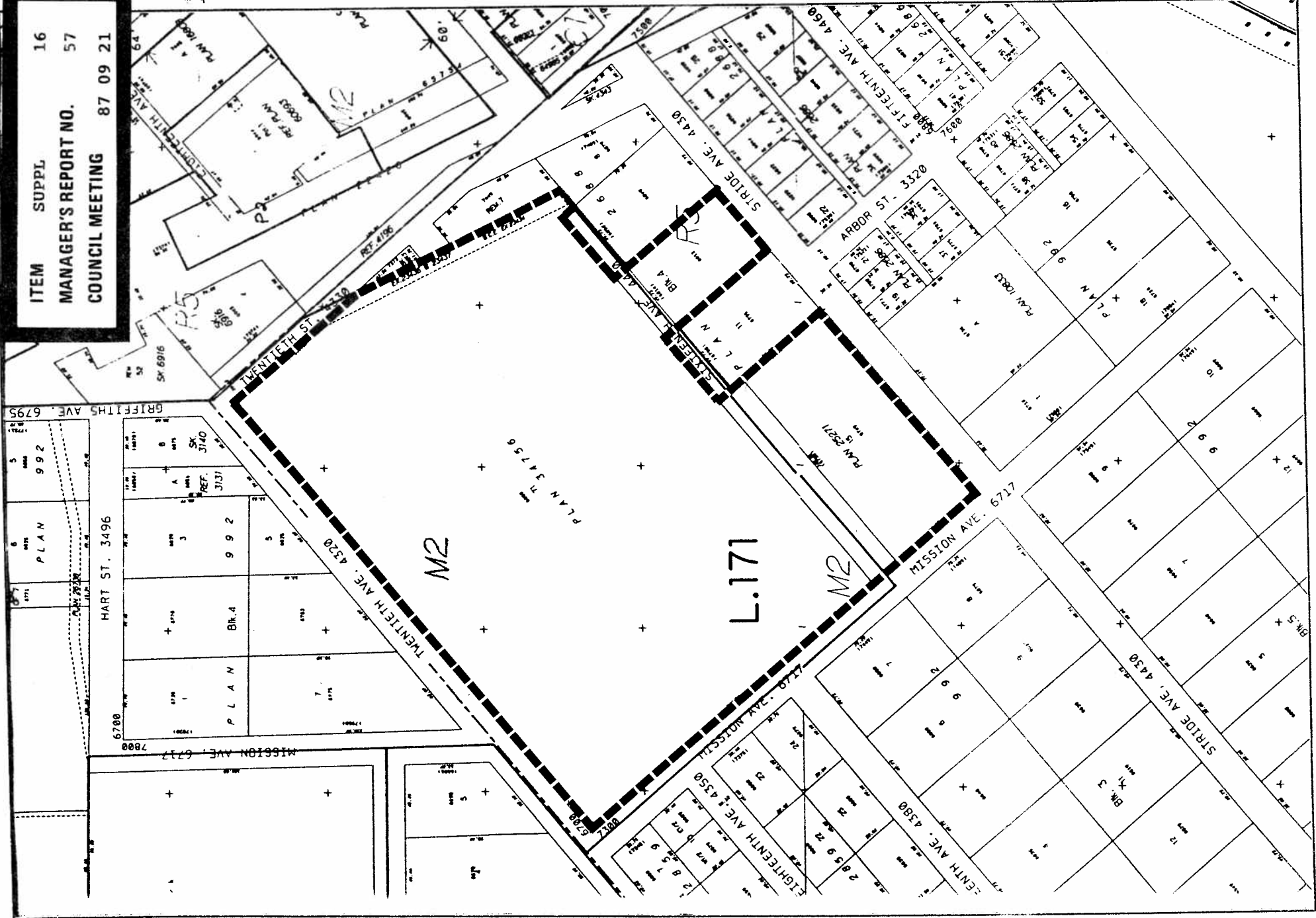
A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

BR/ds

cc: Municipal Clerk
Director Engineering
Director Recreational & Cultural Services
Municipal Solicitor

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Date: JULY 1987

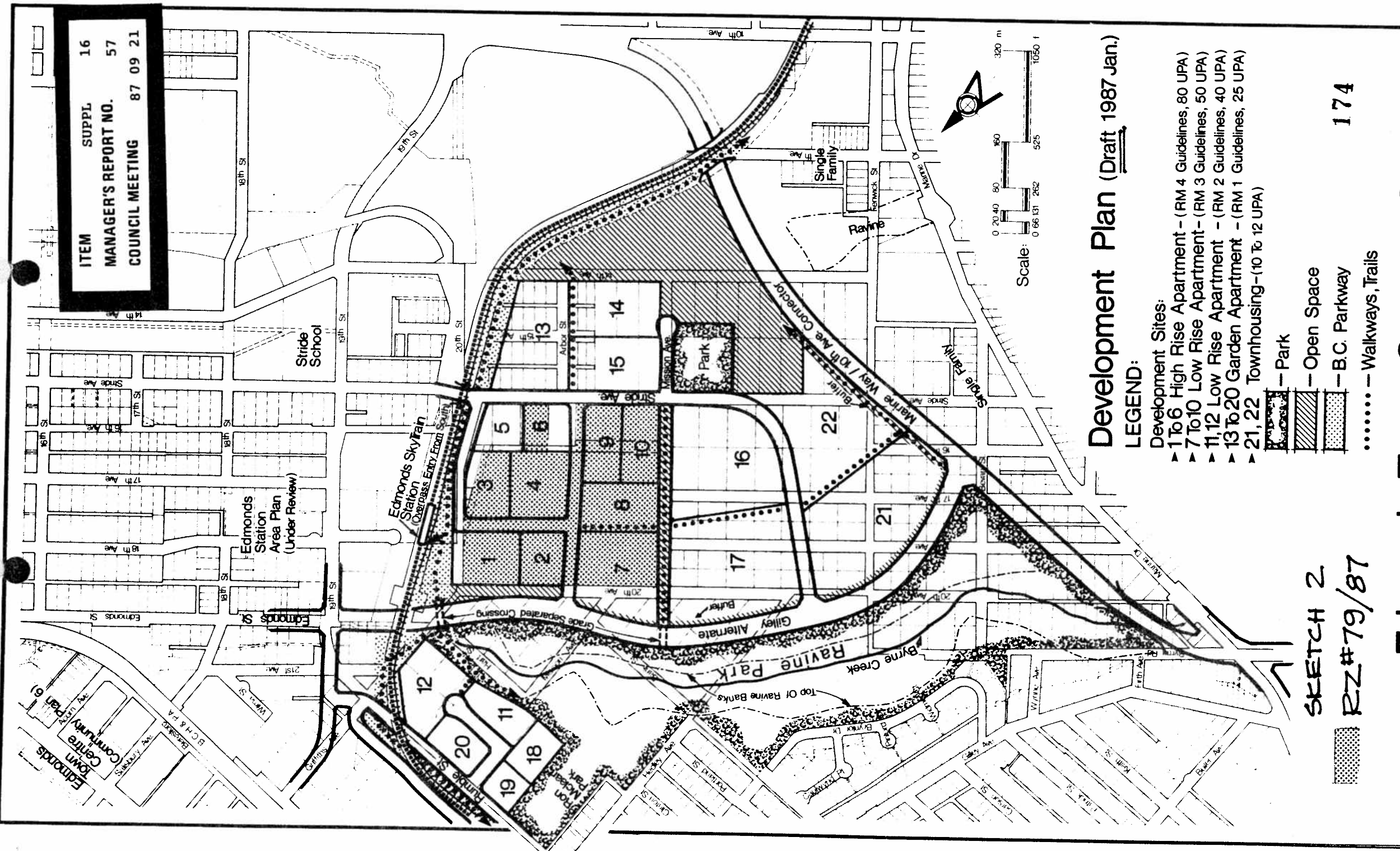
Scale:

Drawn By:

RZ # 79/87



SKETCH 1



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Development Plan (Draft 1987 Jan.)

LEGEND:

Development Sites:

- ▶ 1 To 6 High Rise Apartment - (RM 4 Guidelines, 80 UPA)
- ▶ 7 To 10 Low Rise Apartment - (RM 3 Guidelines, 50 UPA)
- ▶ 11, 12 Low Rise Apartment - (RM 2 Guidelines, 40 UPA)
- ▶ 13 To 20 Garden Apartment - (RM 1 Guidelines, 25 UPA)
- ▶ 21, 22 Townhousing - (10 To 12 UPA)

- Park
- Open Space
- B.C. Parkway
- Walkways, Trails

SKETCH 2

RZ#79/87

Edmonds Town Centre - South

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PETER WARDLE ARCHITECTS
 1056 West 10th Ave., VAN
 TEL 736 4211
 PROJECT PROPOSED EDMOND TOWN CENTRE SOUTH DEVELOPMENT
 DRAWING TITLE SITE PLAN
 PROJECT NO. DRAWING NO.
 DATE: SEPT 1987
 SCALE: 1:1000

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REVISIONS
 No. Date
 1
 2
 3

This plan and design are, and as it may hereinafter be amended, the property of the architect/draftsman and cannot be used or reproduced without written consent. Written consent and these conditions must be accepted by all developers and owners of any buildings hereon and the site and the contents of any drawings hereon and the drawings and conditions shown on the drawings.

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SITE DATA:

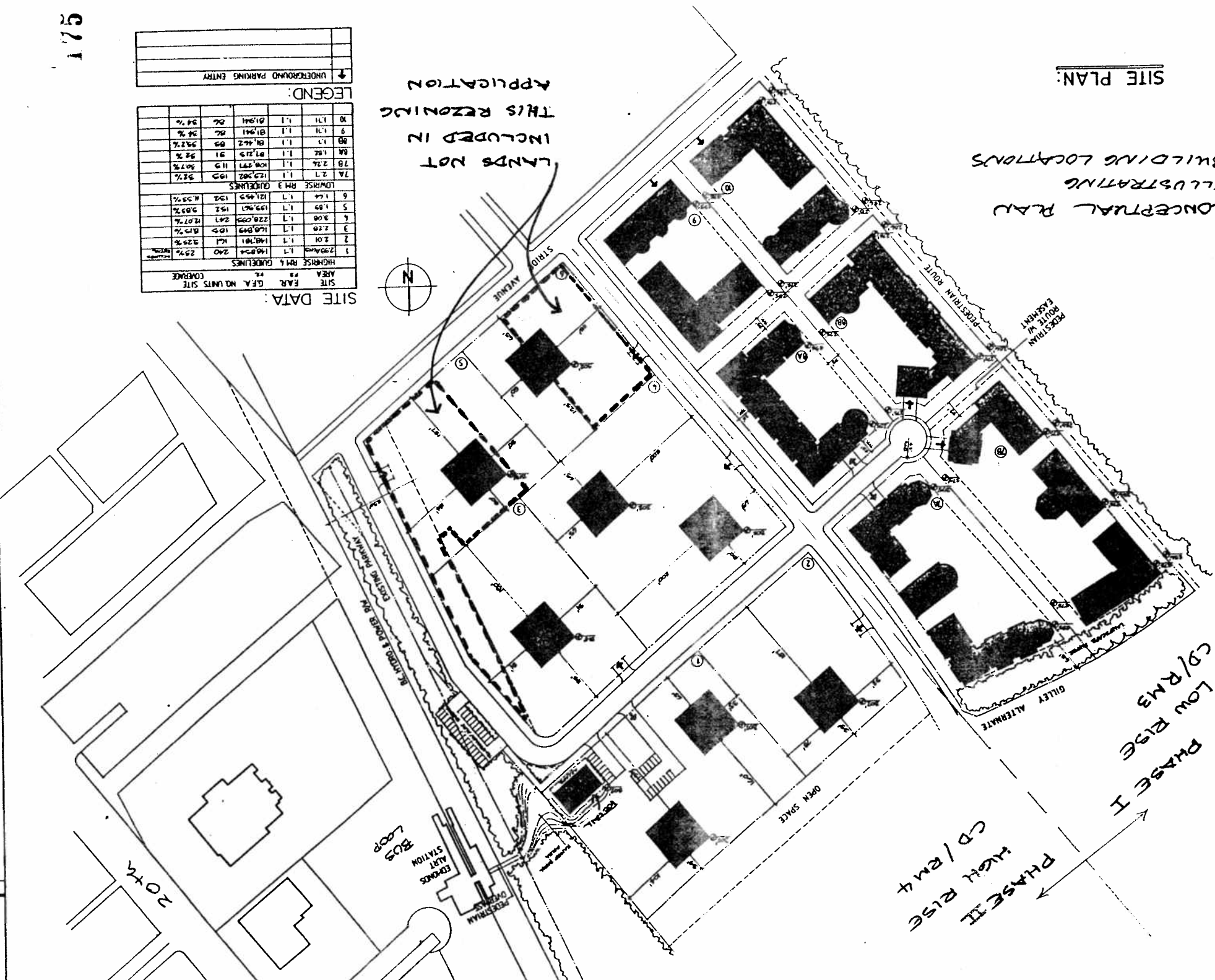
SITE AREA #3	148,004	240	29%
FAR #2	148,004	240	29%
GFA NO UNITS SITE COVERAGE			

LEGEND:

7A	2.1	L1	125,962	192	32%
7B	2.24	L1	108,271	112	30.7%
8A	1.82	L1	87,215	91	32%
8B	1.7	L1	81,442	89	34.2%
9	1.71	L1	81,941	86	34%
10	1.71	L1	81,941	86	34%

↓ UNDERGROUND PARKING ENTRY

LANDS NOT INCLUDED IN THIS ZONING APPLICATION



SITE PLAN:

CONCEPTUAL PLAN ILLUSTRATING BUILDING LOCATIONS

PHASE I
 Low Rise
 CD/RMS

PHASE II
 High Rise
 CD/Low 4

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SKETCH 3