

ITEM 5
MANAGER'S REPORT NO. 53
COUNCIL MEETING 88/08/22

RE: REZONING REFERENCE NO. 4/88
7006/7018/7030 AND 7042 SEVENTEENTH AVENUE
7007/7019/7029 AND 7043 SIXTEENTH AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 AUGUST 17

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #4/88
LOTS 49, 50, 51, 52 AND 27, 28, 29 & 30
D.L. 95, GROUP 1, NWD, PLAN 1643
7006, 7018, 7030 AND 7042 SEVENTEENTH AVENUE
7007, 7019, 7029 AND 7043 SIXTEENTH AVENUE

RECOMMENDATIONS:

1. THAT Council authorize the introduction of a Highway Exchange Bylaw, according to the terms outlined in Section 4.4 of this report, contingent upon the granting by Council of First and Second Readings of the subject Rezoning Bylaw.
2. THAT Council approve the sale of Municipally-owned property within the subject development site in accordance with the terms outlined in Section 4.3 of this report, contingent upon the granting by Council of First and Second Readings of the subject Rezoning Bylaw.
3. THAT a rezoning bylaw be prepared and advanced to First Reading on 1988 September 06 and to a Public Hearing on 1988 September 27 at 19:30 hours, and that the following be established as prerequisites to the completion of the zoning:
 - 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.

d) The submission of an undertaking to remove any existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to demolish such improvements and remove the resultant debris prior to Third Reading.

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- e) The consolidation of the net project size into one legal parcel.
- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- i) The undergrounding of existing overhead wiring abutting the site.
- j) Compliance with the Council-adopted sound criteria.
- k) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- l) The retention of as many existing mature trees as possible on the site.
- m) Consent to the future closure of the adjacent portion of Sixteenth Avenue.

R E P O R T

1.0 APPLICANT:

Weber & Associate Consulting Inc.
401 - 958 West 8th Avenue
Vancouver, B.C.
V5Z 1E5

2.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit development of a four-storey apartment building.

3.0 BACKGROUND:

The subject site is located within the Edmonds Station Area Plan (See Sketch 2) and is designated for development on the basis of RM3 guidelines. Council on 1988 March 21, considered a rezoning application for a portion of the site, and adopted a recommendation authorizing staff to meet with the applicant to encourage him to enlarge his site in conformity with the adopted plan. This has now been accomplished and the applicant has submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS:

4.1 The subject site is being rezoned -

FROM: R5 Residential District

TO: CD Comprehensive Development District
(based on RM3 Multiple Family Residential District guidelines).

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- 4.2 The proposed rezoning conforms to the adopted Edmonds Station Area Plan.
- 4.3 The subject site includes three municipally-owned properties at 7007/7019/7029 Sixteenth Avenue (See Sketch 1 attached). A small part of 7007 Sixteenth Avenue will be dedicated for Nineteenth Street widening. The sale of the remainder of the three lots subject to incorporation into the site is recommended, at an upset price based on \$17.00 per square foot for the net area as determined by legal survey, contingent upon the granting by Council of First and Second Readings of the Subject Rezoning Bylaw. The Solicitor's valuation determining the \$17.00 per square foot value was included in a previous report on this rezoning application (Item 10, Manager's Report No. 43, 1988 June 20).
- 4.4 A lane which runs through the site is to be closed and incorporated into it. A road widening dedication for Nineteenth Street, and a corner truncation are required as shown on Sketch 1. A Highway Exchange Bylaw is recommended in this regard, with compensation of \$17.00 per square foot to be paid to the Municipality for the resulting gain in the development site area as determined by legal survey.
- 4.5 The net site will be consolidated into one parcel.
- 4.6 Vehicular access will be from Seventeenth Avenue.
- 4.7 In view of traffic on Nineteenth Street which is a secondary arterial, a noise study should be undertaken to ensure compliance with the Council-adopted sound criteria.
- 4.8 A Neighbourhood Parkland Acquisition Charge, which is currently \$1,397 per unit, will apply to this development.
- 4.9 There are significant mature trees existing on the site. The proposed plan of development has been designed to retain a substantial proportion of these, through the reduction of site coverage resulting from a four-storey building design.
- 4.10 The developer would be expected to remove existing overhead wiring adjacent to the site.
- 4.11 An estimate of required servicing costs will be obtained from the Director Engineering. This will include, but not necessarily be limited to, provision of a required storm sewer, construction of the abutting portion of Seventeenth Avenue to an 11m (36 ft.) standard, and provision of a separated sidewalk along Nineteenth Street.
- 4.12 The development plans submitted comply with the minimum unit sizes specified by the condominium guidelines adopted by Council.
- 4.13 A development plan for the subject site which is suitable for submission to a Public Hearing has been submitted.

5.0

DEVELOPMENT PROPOSAL:

<u>Net Site:</u>	-	6,433 m ² (69,247 sq. ft.) to be confirmed by legal survey
<u>Site Coverage:</u>	-	12.3 per cent
<u>Gross Floor Area:</u>	-	7,033.4 m ² (75,709 sq. ft.)
<u>Floor Area Ratio:</u>	-	1.1

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Unit Mix: - 27 one-bedroom units
28 two-bedroom units
19 three-bedroom units **111**

Unit Density: - 115 units/ha (46.5 units per acre)

Building Height: - 4 stories

Parking Required: - 111 spaces,, including 15 visitors' spaces

Parking Provided: - 113 spaces, including 20 visitors' spaces

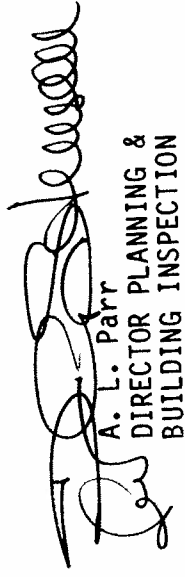
All parking and garbage facilities are provided underground.

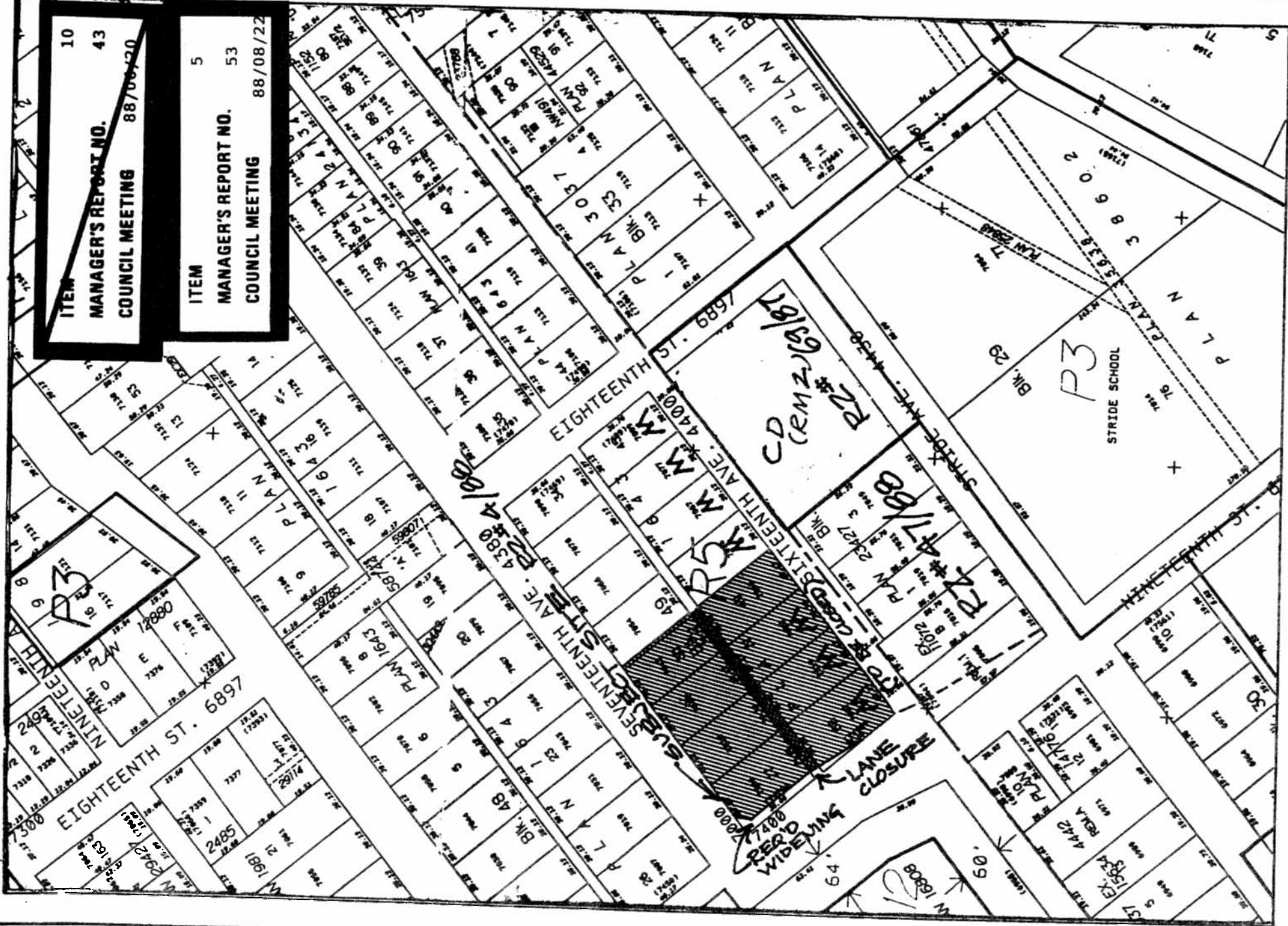
Communal Facilities: - Amenity room, laundry

Exterior Materials: - Vinyl siding, asphalt shingles, wood lattice and trim.

And
RR:ap
Attach.

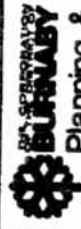
cc: Municipal Solicitor
Director Engineering


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION



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MANAGER'S REPORT NO.	43
COUNCIL MEETING	88/06/20

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Planning & Building Inspection Department



Date: 1988 JUNE

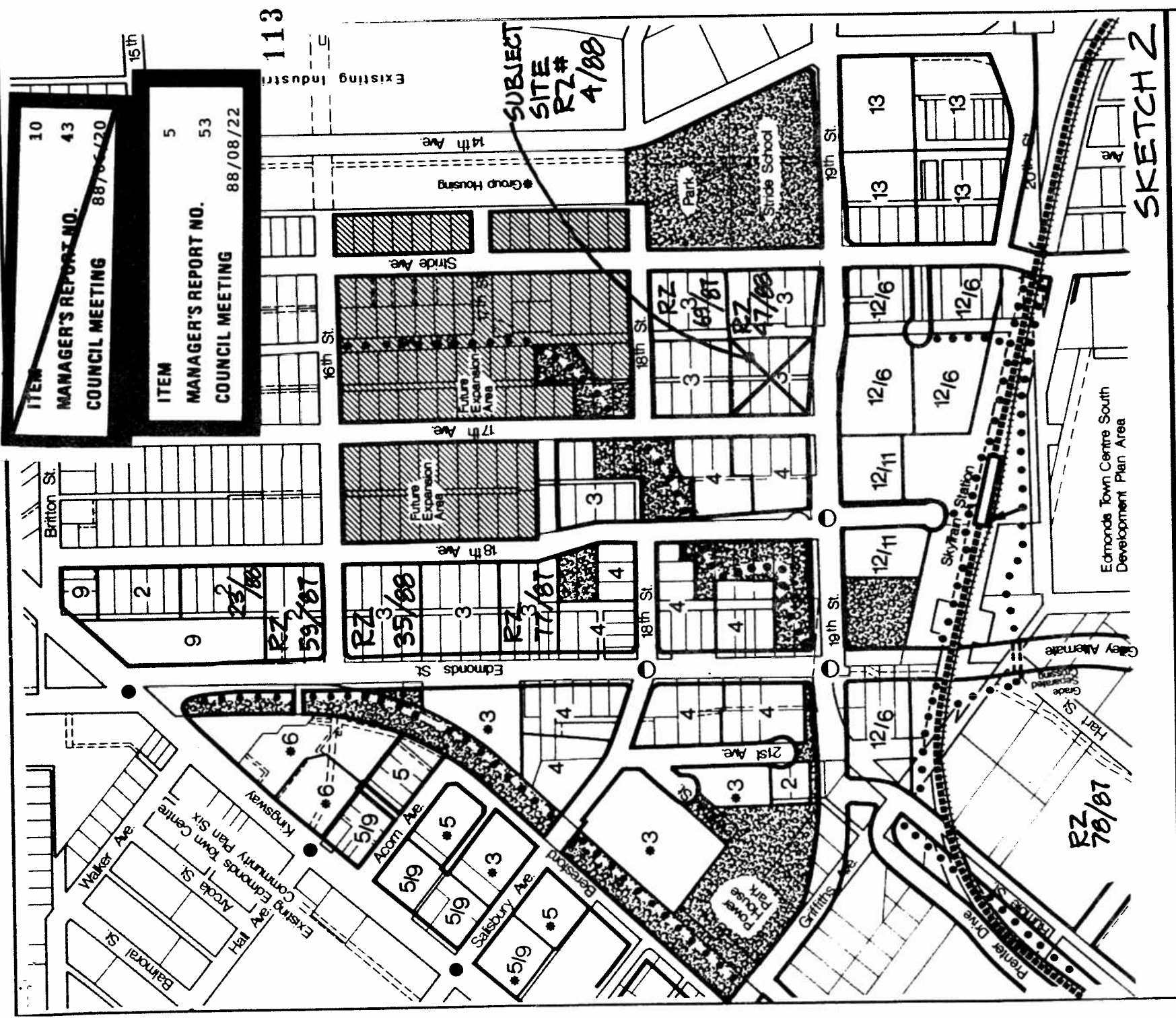
Scale: 1:2000

Drawn By:

RZ # 4/88

M= MUNICIPAL PROPERTIES 112

SKETCH



SKETCH 2

LEGEND:

- 2 ▲ Low Rise Multi Family Residential (RM2—40 UPA)
- 3 ▲ Low Rise Multi Family Residential (RM3—50 UPA)
- 4 ▲ High Rise Multi Family Residential (RM4—80 UPA)
- 5 ▲ High Rise Multi Family Residential (RM5—100 UPA)

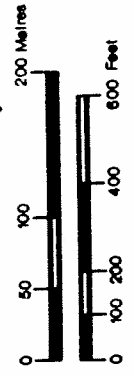
- 6 ▲ Institutional (C3)
- 9 ▲ Commercial (C3)
- 11 ▲ Commercial (C1)

- 12 ▲ Low / Medium Density Office (M5 Guidelines)
- 13 ▲ Light Industrial (M5 Guidelines)

- ▲ Future Low Rise Multi Family Residential Expansion Area—(RM2 & RM1)

- ▲ Park, School, Trail And Ravine Areas
- ▲ Walkways / Trails

- Developed
- Existing Traffic Signals
- Potential Traffic Signals



Edmonds Station Area Plan

Expansion Of Community Plan Six Adopted 1987..July.13 Updated 1987..Nov.02