

ITEM 23
MANAGER'S REPORT NO. 53
COUNCIL MEETING 88/08/22

RE: REZONING REFERENCE NO. 33/88
PORTION OF 6850 - TWENTIETH AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER DATE: 1988 AUGUST 16

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #33/88
PORTION OF LOT 71 DL 171 GROUP 1 NWD PLAN 34756,
PORTION OF 6850 TWENTIETH AVENUE
(SEE ATTACHED SKETCHES)

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RECOMMENDATION:

1. 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 7:30 p.m. and 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 and constructed to the approval of the Director Engineering. 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 service the development.
 - d) The submission of an undertaking to remove all 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.
 - e) The registration of the subdivision plan (S.D. Ref. #107/87) creating the subject development parcel.
 - f) The finalization of Rezoning Reference #79/87 establishing residential development guidelines for the area.

- g) The granting of any necessary easements.
- h) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- i) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- j) The deposit of the applicable per unit Edmonds Town Centre South Grade-Separated Crossings Charge.

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SUMMARY:

A plan of development which is suitable for submission to a Public Hearing has now been submitted. This plan is based on a combination of RM2 and RM3 guidelines, and the subject rezoning application (which had previously been based on RM3 guidelines only) has been amended accordingly.

1.0 APPLICANT:

J. Doug Robinson
Access Building Association
45 E. 6th Avenue
Vancouver, B. C.
V5T 1J3

2.0 REZONING PURPOSE: The purpose of the proposed rezoning bylaw amendment is to accommodate apartment development.

3.0 BACKGROUND:

3.1 The subject site is located within the Edmonds Town Centre South Development Plan (see attached Sketch 1) and is designated for development under RM3 guidelines. The site, which is presently zoned M2 General Industrial District (see attached Sketch 2), is included within a current application for rezoning to CD Comprehensive Development District (R.Z. #79/87) which received Third Reading on 1988 June 20. This rezoning will accommodate subdivision of existing properties in the area to create a number of low-rise (RM3 guidelines) and high-rise (RM4 guidelines) development sites, and will also establish community plan guidelines for these sites. A first phase subdivision application (S.D. #107/87) to create the low-rise sites is currently being processed. The subject site comprises one of the parcels to be created by this subdivision (see attached Sketch 3), and the intent of the present rezoning amendment is to accommodate a specific apartment development on this parcel.

3.2 Council on 1988 May 24 received the report of the Planning and Building Inspection Department concerning the 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 further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing. In addition to apartment units, this plan includes ground-oriented townhouse and stacked-townhouse units, and is consequently based on both RM3 and RM2 guidelines (rather than solely RM3 guidelines as in the original application). This approach is considered to be generally consistent with the adopted Edmonds Town Centre South Development Plan.

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4.0 GENERAL COMMENTS:

4.1 The subject site is being rezoned:

FROM: CD Comprehensive Development District
TO: Amended CD Comprehensive Development District (based on RM3 and RM2 Multiple Family Residential District guidelines)

4.2 It will be necessary for the overall rezoning of the area (R.Z. #79/87) to be completed, and the subdivision creating this site (S.D. #107/87) to be registered, prior to finalization of the current rezoning amendment.

4.3 The subject site is being serviced as a condition of Subdivision Reference #107/87. The Director Engineering will be asked to confirm whether any additional servicing is required for the specific apartment development proposed.

4.4 The Edmonds Town Centre South Grade-Separated Crossings Development Cost Charge of \$392 per unit will apply to this development.

4.5 A Neighbourhood Parkland Acquisition Charge, which is currently \$1,397.00 per unit, will apply to this development.

4.6 The maximum Floor Area Ratio applicable to this development, based on an averaging of RM3 and RM2 guidelines, is 1.00.

4.7 The proposed development will comply with the minimum unit sizes of the condominium guidelines adopted by Council.

5.0 DEVELOPMENT PROPOSAL:

Site Area: 0.7207 ha (1.78 ac.)

Site Coverage: 35.4 per cent

Gross Floor Area: 7191.5 m² (77,411 sq. ft.)

Floor Area Ratio: 1.00

Unit Mix:

8 - one bedroom apartments
8 - two bedroom apartments
44 - two bedroom stacked-townhouses
4 - three bedroom apartments
6 - three bedroom stacked-townhouses
7 - three bedroom townhouses

77 Units total

Unit Density: 107 units/ha (43 units per acre)

Parking Required: 116 spaces, including 16 visitors' spaces

Parking Provided: 117 spaces, including 16 visitors' spaces.
All parking and garbage facilities are provided underground.

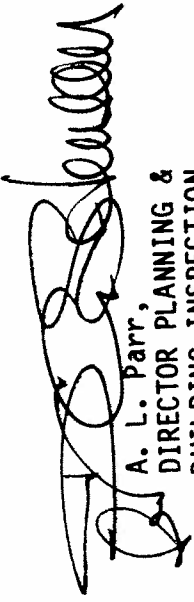
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Building Height: Three stories, stepped with the slope of the land,
plus underground parking.

Exterior Material: Stucco

Communal Facilities: Common room, underground storage area.

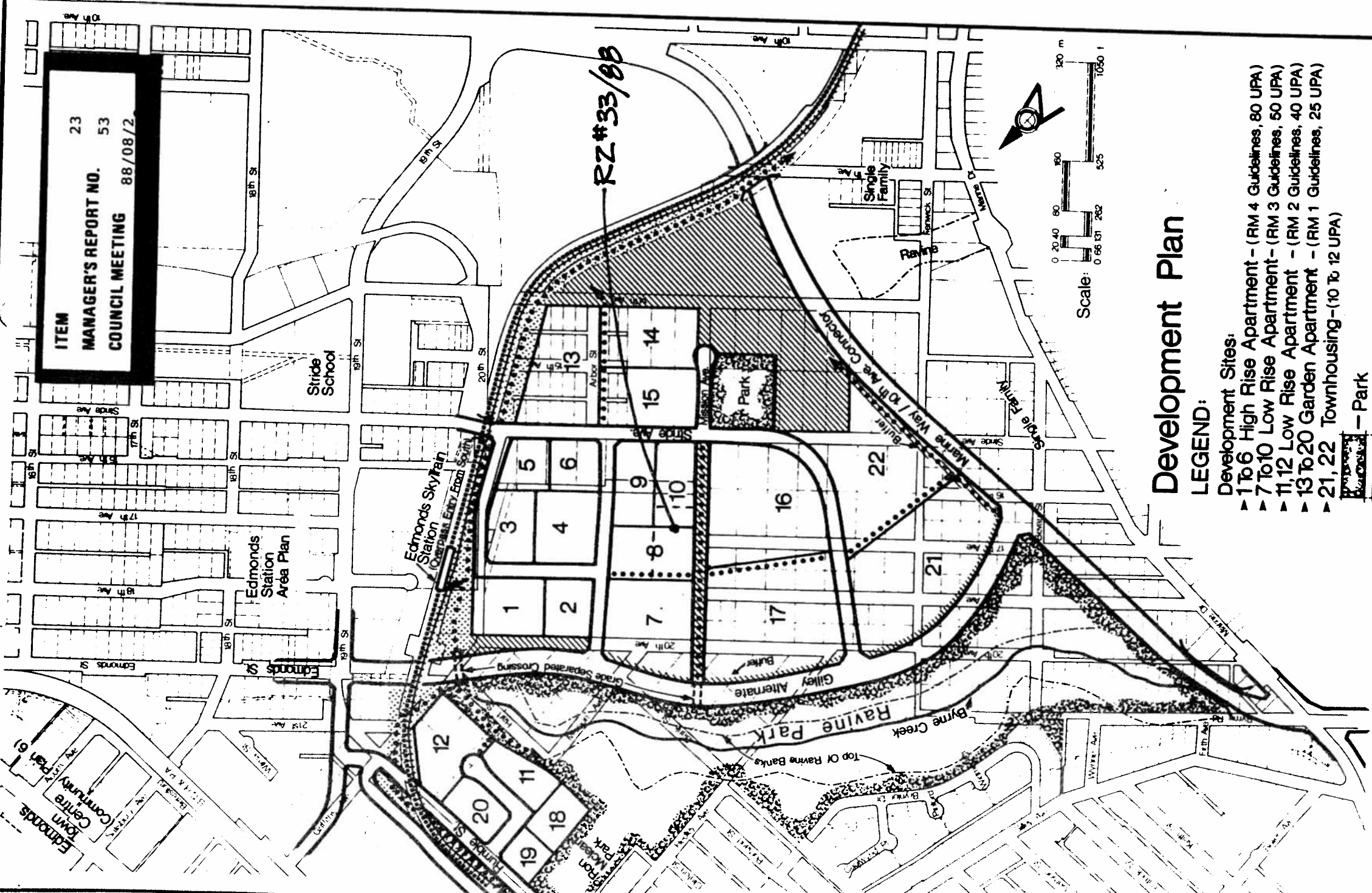
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A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

RR/ds

Attach.



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RZ #33/88

Development Plan

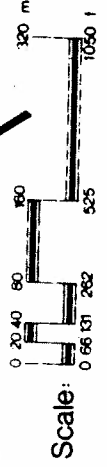
LEGEND:

Development Sites:

- ▶ 1 To 6 High Rise Apartment - (RM 4 Guidelines, 80 UPA)
- ▶ 7 To 10 Low Rise Apartment - (RM 3 Guidelines, 60 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

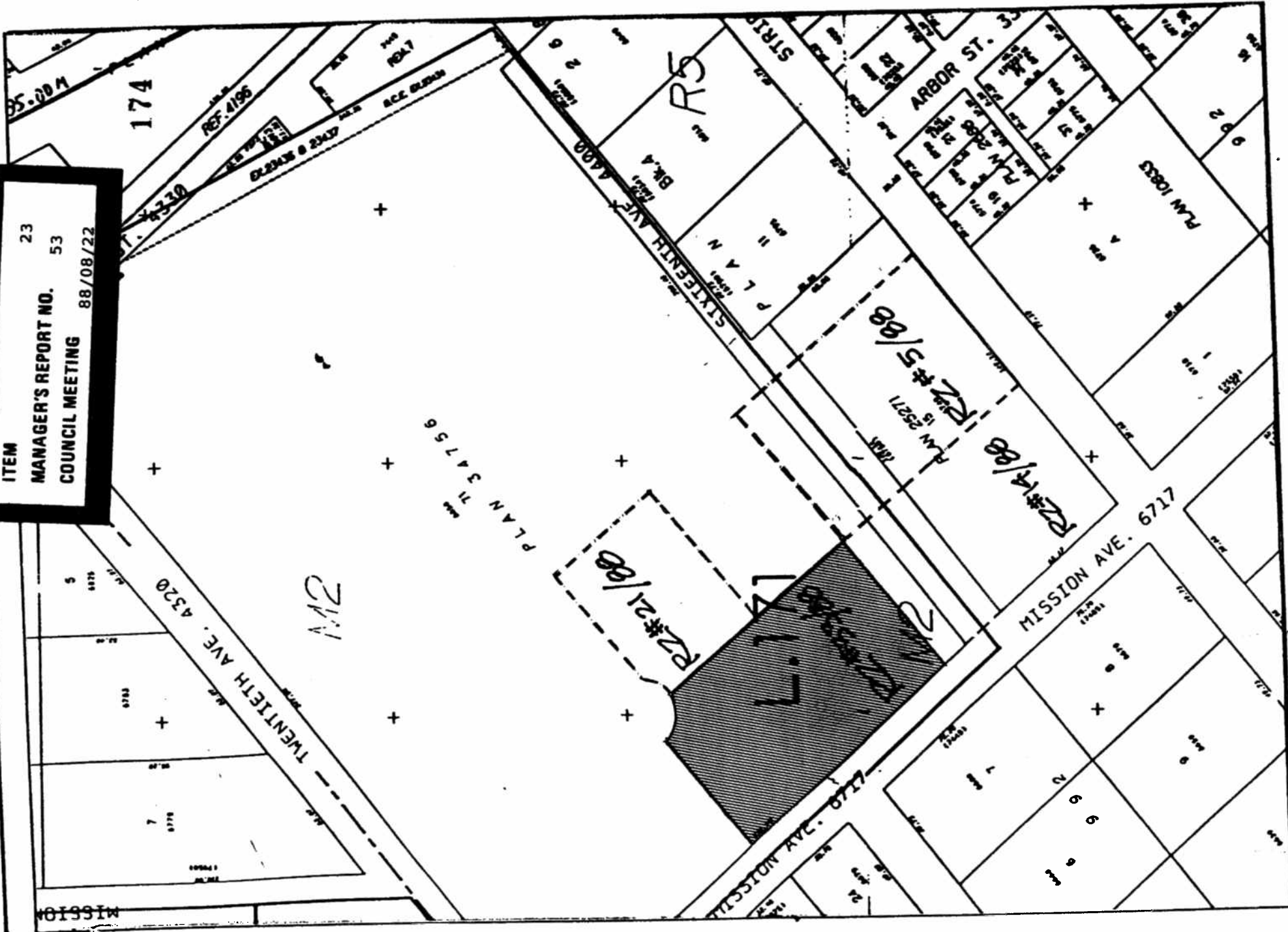
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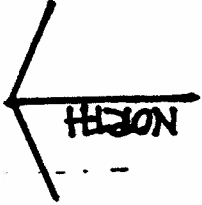
SKETCH 1

Edmonds Town Centre - South

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Date: 1988 MAY
 Scale: 1:2000
 Drawn By:



RZ # 33/88
 SKETCH 2

D.L. 171

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S.D. REF. # 107/87
 X.REF. R.Z. # 79/87
 R.C. # 11/87

PROPERTY LINES &
 ROAD DEDICATION
 TO APPROVAL OF
 DIRECTOR ENGINEERING

PROPOSED ZONING: CD.
 (USING RM3 & RM#
 GUIDELINES)



SKETCH 3

Note: - SERVING AGREEMENT REQ'D. SCALE 1:2000
 - PORTION OF MUNICIPAL LANDS TO BE SOLD & CONSOLIDATED AS PART OF PROPOSED LOTS 2 + 5 AS SHOWN. C.S. 1987 NOVEMBER
 - PARK/TRAIL LINK DESIGN ON ROAD 'D' (AND ESTIMATE) TO BE PREPARED BY PARKS & RECREATION STAFF - DEVELOPER TO DEPOSIT MONIES 'IN TRUST' FOR THEIR SHARE OF FUTURE CONSTRUCTION. REVISED 1988 FEBRUAR

- PROPOSED ROAD CLOSURES
- PROPOSED ROAD DEDICATIONS

