

RE: REZONING REFERENCE NO. 14/88
PORTION OF 6850 - TWENTIETH AVENUE
PORTION OF 6749 STRIDE AVENUE

ITEM 17
MANAGER'S REPORT NO. 30
COUNCIL MEETING 88/04/25

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 APRIL 21

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #14/88
PORTION OF LOT 71, D.L. 171, GROUP 1, NWD, PLAN 34756
AND PORTION OF LOT 15, D.L. 171, GROUP 1, NWD, PLAN 25271
PORTION OF 6850 TWENTIETH AVENUE AND
PORTION OF 6749 STRIDE AVENUE

RECOMMENDATION:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1988 May 02 and to a Public Hearing on 1988 May 17 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 serve 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) The retention of as many existing mature trees as possible on the site.
- i) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- j) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- k) The deposit of the applicable per unit Edmonds Town Centre South Grade-Separated Crossings Charge.
- l) Confirmation that landfill gas migration does not pose a problem with respect to the proposed development.

SUMMARY:

The applicant has now submitted a plan of development which is suitable for submission to a Public Hearing.

REPORT

1.0 APPLICANT:

Peter Wardle Architects
1096 West 10th Avenue
Vancouver, B. C.
V6H 1H8

ATTENTION: Mr. Ed Cepka

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 Second Reading on 1987 October 26. 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 March 21 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.

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 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 proposed Edmonds Town Centre South Grade-Separated Crossings Development Cost Charge, which Council approved in principle on 1988 February 22, will apply to this development.

4.5 One corner of the subject site was identified as within the limits of underground landfill gas migration by the consultant's report of 1987 January. The landfill gas migration problem in the area is to be addressed by the Municipality through installation of methane gas migration barriers. It will be necessary for the Director Engineering to determine that the subject site can be developed with no hazard, prior to finalization of the current rezoning. In this respect, the Director Engineering will be submitting a report to Council shortly concerning the need to get on with construction of the barriers.

4.6 The proposed plan of development incorporates special measures to ensure the retention of a number of the existing valuable mature trees on the site.

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

5.0 DEVELOPMENT PROPOSAL:

<u>Site Area:</u>	0.6692 ha (1.65 acres)
<u>Site Coverage:</u>	42 per cent
<u>Gross Floor Area:</u>	7330 m ² (78,900 sq.ft.)
<u>Floor Area Ratio:</u>	1.1

ITEM	17
MANAGER'S REPORT NO.	30
COUNCIL MEETING	88/04/25

12 One bedroom units @ 65 m² (700 sq.ft.)
55 Two bedroom units @ 86 m² to 130 m²
(930 to 1,400 sq.ft.)
67 units total

164

Unit Max:

Unit Density:

100 units per ha (41 units per acre)

Parking Required:

101 spaces (based on 1.5 space per unit) including 13 visitors' spaces (based on 0.2 space per unit)

Parking Provided:

102 spaces including 13 visitors' spaces

Building Height:

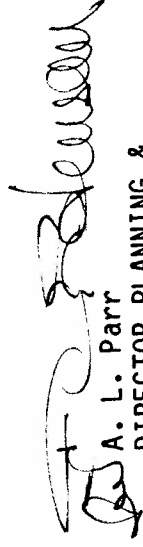
Two to four stories (plus underground parking) related to the slope of the land.

Exterior Materials:

Stucco; wood columns, lattice, trim and shingles; masonry base.

Communal Facilities:

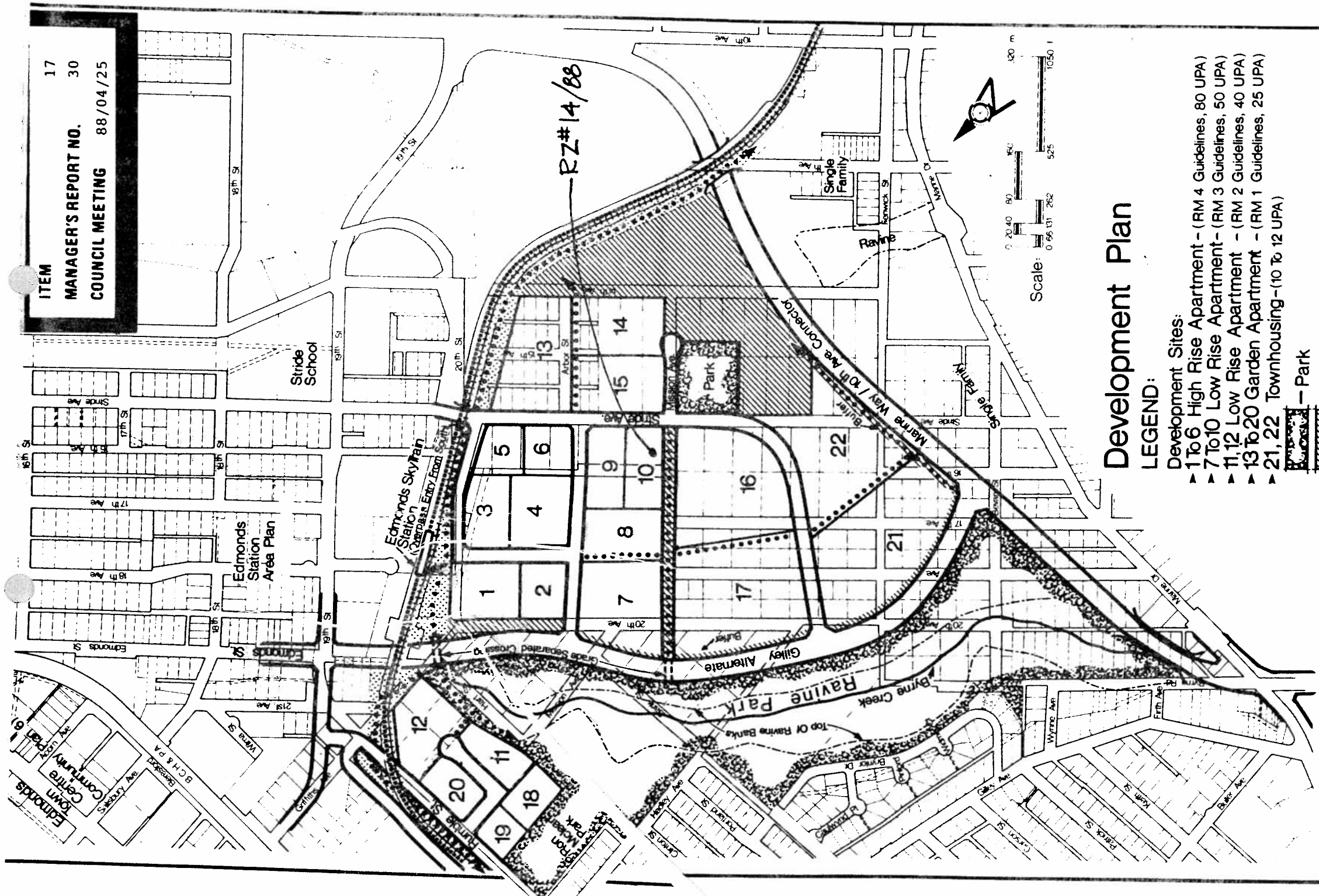
Recreation and meeting rooms, underground storage area.



A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

RR:sj
Attachments
cc: Director Engineering

ITEM 17
 MANAGER'S REPORT NO. 30
 COUNCIL MEETING 88/04/25



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, 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)

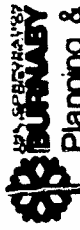
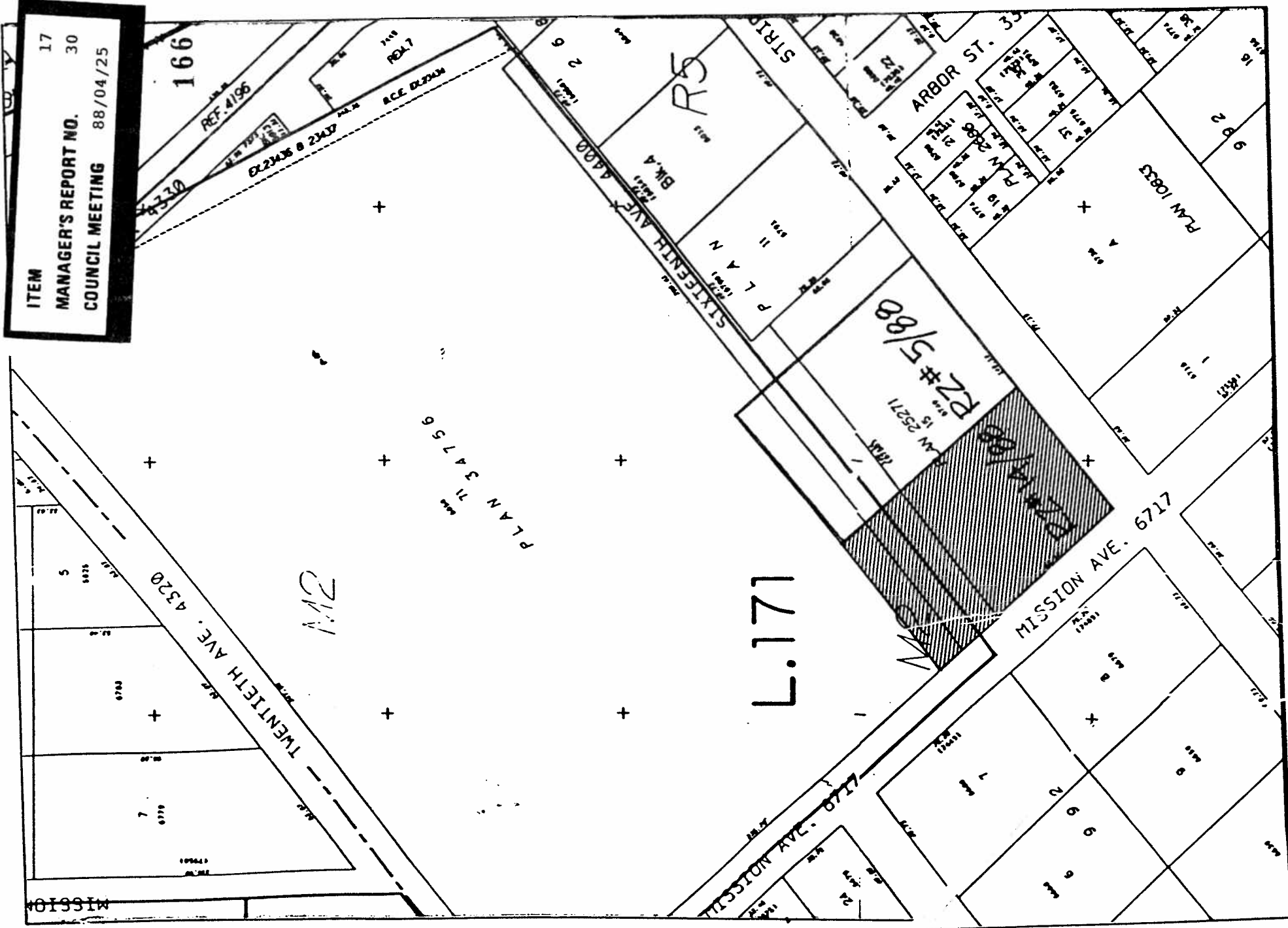
- Park
- Open Space
- B.C. Parkway

..... - Walkways, Trails

165

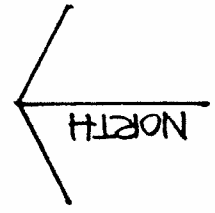
SKETCH 1 Edmonds Town Centre - South

ITEM 17
 MANAGER'S REPORT NO. 30
 COUNCIL MEETING 88/04/25



Planning & Building Inspection Department

Date:	1988 MAR.
Scale:	1:2000
Drawn By:	



RZ # 14/88

SKETCH 2

D.L. 171

ITEM	17
MANAGER'S REPORT NO.	30
COUNCIL MEETING	88/04/25

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

PROPOSED ZONING: CD
 (USING RM3+RM4
 GUIDELINES)



SKETCH 3

NOTE: - SERVING AGREEMENT REQ'D. SCALE 1:2000
 - PORTION OF MUNICIPAL LANDS TO 1987 NOVEMBER
 BE SOLD & CONSOLIDATED AS PART C.S.
 OF PROPOSED LOTS 2+5 AS SHOWN. REVISED
 1988 FEBRUAR

- 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.

- PROPOSED ROAD CLOSURES
- PROPOSED ROAD DEDICATIONS

