

RE: REZONING REFERENCE #5/88  
PORTION OF LOT 15, D.L. 171, PL. 25271 AND PORTION OF  
LOT 71, D.L. 171, PL. 34756, GROUP 1, NWD  
PORTION OF 6749 STRIDE AVENUE AND PORTION OF 6850 TWENTIETH AVENUE

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1988 JUNE 21

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #5/88  
PORTION OF LOT 15, D.L. 171, PLAN 25271  
AND PORTION OF LOT 71, D.L. 171,  
PLAN 34756, GROUP 1, NWD.  
PORTION OF 6749 STRIDE AVENUE AND PORTION  
OF 6850 TWENTIETH AVENUE

=====  
RECOMMENDATION:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1988 July 11 and to a Public Hearing on 1988 July 19 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 Crossing Charge.

**SUMMARY:**

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

**R E P O R T**

**1.0 APPLICANT:**

Weber and Associates - (Thomas Ecker)  
401 - 958 West Eighth Avenue  
Vancouver, B.C.  
V5Z 1E5

**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 R5 Residential District and 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 1987 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 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 a 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 The proposed plan of development has been designed to retain a majority of the existing valuable mature trees on the site. In order to reduce site coverage to achieve this objective, the major part of the building has a height of 4 stories.

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

4.7 A development plan for the subject site has been received which is suitable for submission to a Public Hearing.

**5.0 DEVELOPMENT PROPOSAL:**

5.1 Site Area: 6694 m<sup>2</sup> (72,056 sq. ft.)  
5.2 Site Coverage: 33 per cent  
5.3 Floor Area: 7356 m<sup>2</sup> (79,185 sq. ft.)  
5.4 Floor Area Ratio: 1.10  
5.5 Unit Mix: 26 - three bedroom units @  
103.5 to 109.5 m<sup>2</sup>  
(1,114 to 1,179 sq. ft.)  
40 - two bedroom units @  
85.4 to 89.7 m<sup>2</sup>  
(919 to 966 sq. ft.)  
4 - one bedroom units @  
74.4 m<sup>2</sup>  
(801 sq. ft.)

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70 Units Total

|                      |          |
|----------------------|----------|
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5.6 Unit Density: 104.6 units/ha (42.3 units per acre) 139

5.7 Building Height: 2 to 4 stories

5.8 Parking Required: 105 spaces (including 14 visitors' spaces)

Parking Provided: 106 spaces (including 14 visitors' spaces)

All parking and garbage facilities are provided underground.

5.9 Communal Facilities:

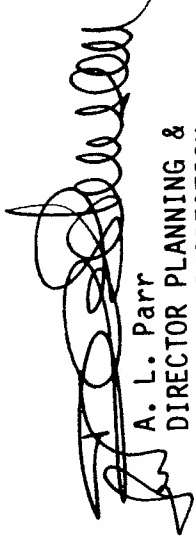
Lounge, laundry room, recreation room and playground.

5.10 Exterior Materials:

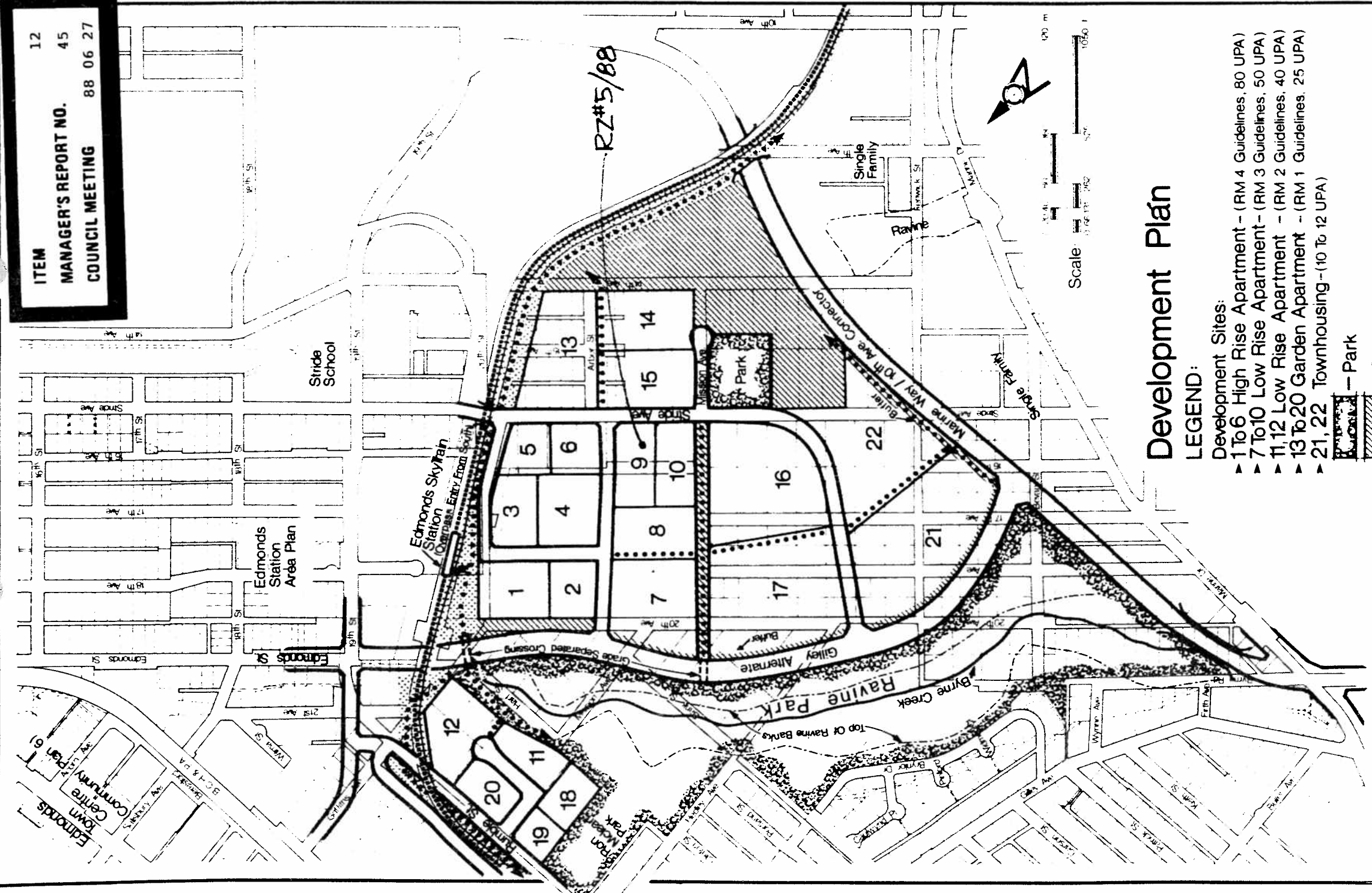
Stucco, asphalt shingles, wood lattice and trim.

*RR*  
RR:ap

Attach.

  
A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

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## 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

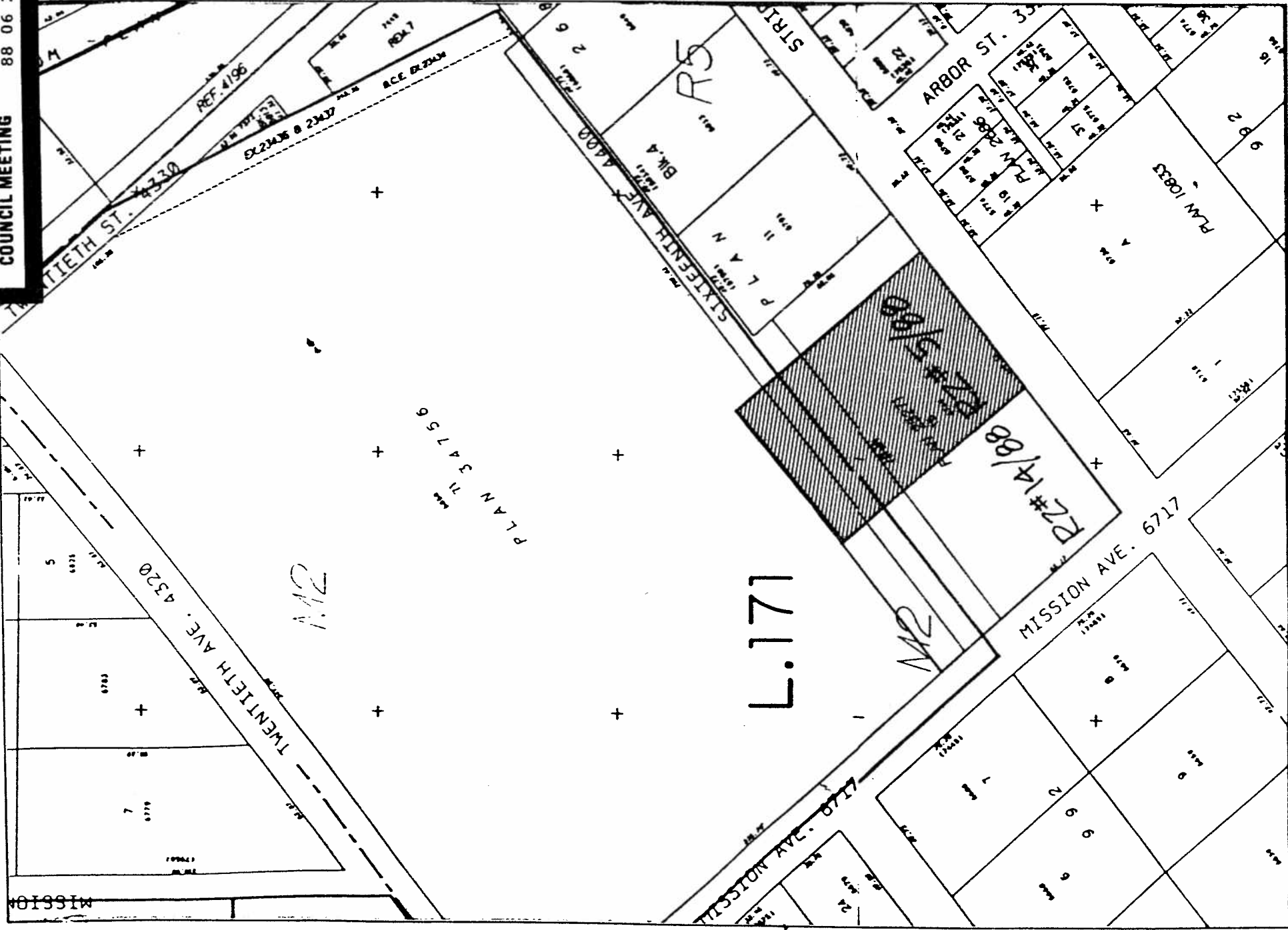
- B.C. Parkway

- Walkways, Trails

# SKETCH 1 Edmonds Town Centre - South

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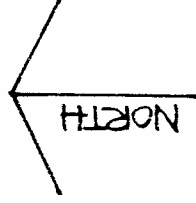


Planning &  
 Building Inspection  
 Department

Date:  
 1988 MAR.

Scale:  
 1:2000

Drawn By:



NORTH

RZ # 5 / 88

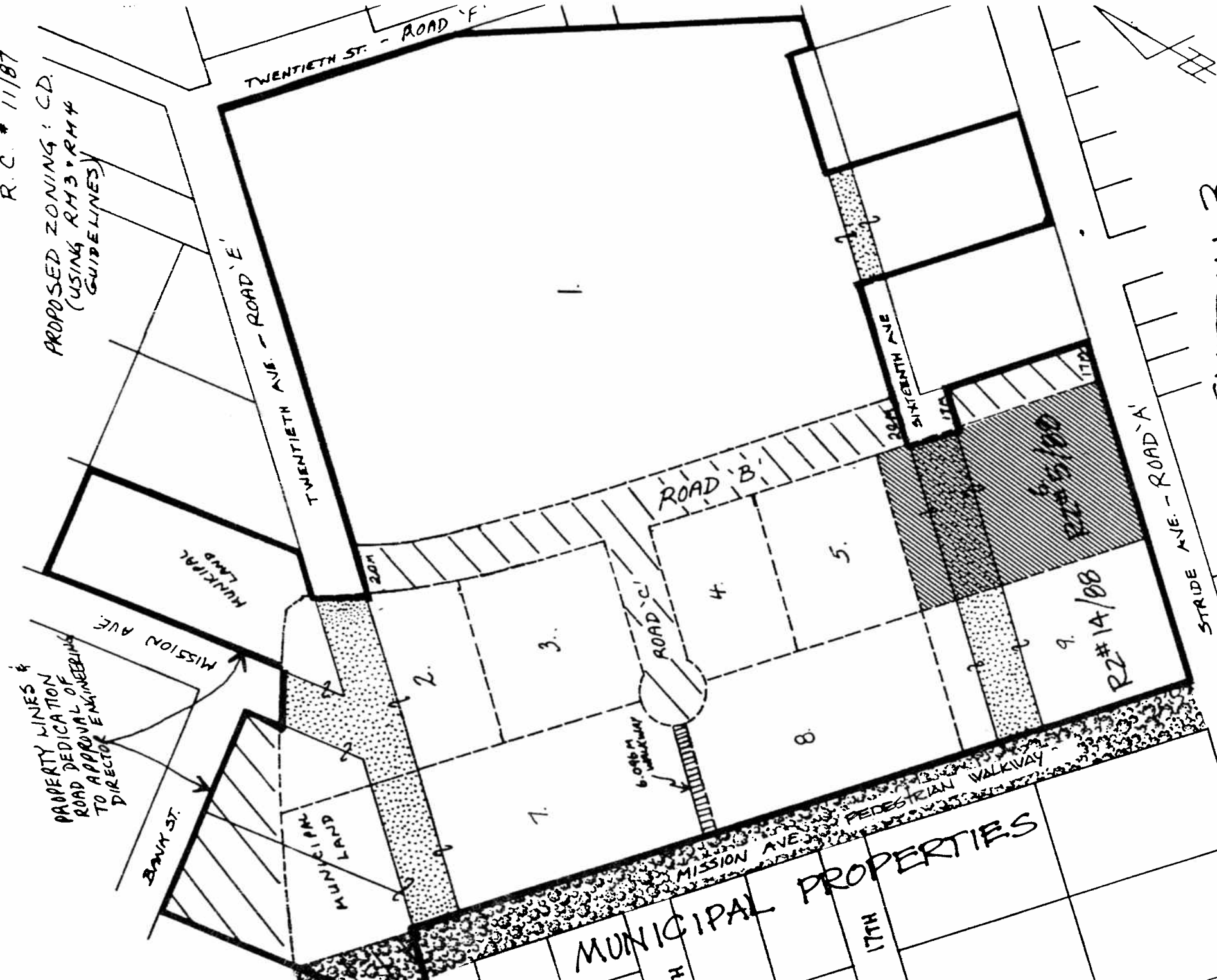
SKETCH 2

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

D.L. 171

PROPOSED ZONING: C.D.  
 (USING RM3 & RM4  
 GUIDELINES)



PROPERTY LINES &  
 ROAD DEDICATION  
 TO APPROVAL OF  
 DIRECTOR ENGINEERING

SKETCH 3

SCALE 1:2000  
 1987 NOVEMBER  
 C.S.  
 REVISED  
 1988 FEBRUAR

NOTE: - SERVICING AGREEMENT REQ'D.  
 - PORTION OF MUNICIPAL LANDS TO  
 BE SOLD & CONSOLIDATED AS PART  
 OF PROPOSED LOTS 2 & 5 AS SHOWN.  
 - 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

