

RE: REZONING REFERENCE NO. 94/89
7100 BLK STRIDE AVENUE
7100 BLK 16TH AVENUE

ITEM
MANAGER'S REPORT NO. 6
COUNCIL MEETING 80 89/12/11

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 DECEMBER 06
FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #94/89
7107, 7113 AND 7119 STRIDE AVENUE;
PORTION OF 7119 - 16TH AVENUE;
7105, 7113 - 16TH AVENUE;
LOT 1, BLK. 33, D.L. 53, PLAN 3037;
LOT 2, BLK. 33, D.L. 53, PLAN 3037;
LOT 3, BLK. 33, D.L. 53, PLAN 3037;
PORTION OF LOT 42, D.L. 95, PLAN 1643;
LOT 43, D.L. 95, PLAN 1643;
LOT 44, D.L. 95, PL. 1643;
(SEE ATTACHED SKETCHES)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1990 January 23.

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RECOMMENDATIONS:

- 1) THAT the introduction of a Highway Exchange Bylaw be authorized according to 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.
- 2) THAT the sale be approved in principle of Municipally-owned property for inclusion within the subject development site as outlined in Section 4.4 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
- 3) THAT a rezoning bylaw be prepared and advanced to First Reading on 1989 December 18 and to a Public Hearing on 1990 January 23 at 7:30 p.m.
- 4) 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.

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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 granting of any necessary easements.
- e) The dedication of any rights-of-way deemed requisite.
- f) Completion of the Highway Exchange Bylaw.
- g) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- h) The consolidation of the net project site into one legal parcel.
- i) The undergrounding of existing overhead wiring abutting the site.
- j) Compliance with the Council-adopted sound criteria.
- k) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking, and a commitment to implement the recycling provisions.

SUMMARY:

A plan of development which is suitable for submission to a Public Hearing has been submitted.

R E P O R T

1.0 APPLICANT:

1.1 Weber & Associate
401 - 958 West Eighth Avenue
Vancouver, B.C.
V5Z 1E5

2.0 PROPOSED REZONING:

2.1 FROM: R5 Residential District
TO: CD Comprehensive Development District
(based on RM2 Multiple Family Residential District use and density)

The purpose of the proposed rezoning bylaw amendment is to accommodate a low-rise multi-family residential development.

3.0 BACKGROUND:

3.1 The subject site is located within the adopted Edmonds Station Area Plan (see attached Sketch #1) and is designated for multi-family residential development under RM2 guidelines. The site is presently occupied by three older dwellings. It includes vacant municipal properties which would be acquired by the developer for inclusion in the subject land assembly and development (see attached Sketch #2).

3.2 A previous rezoning application for the subject site (Rezoning Reference #60/89) was considered by Council on 1989 September 25, but did not proceed as the Edmonds Station Area Plan review had not yet been completed.

4.0 GENERAL COMMENTS:

- 4.1 The proposed development is consistent with the adopted Edmonds Station Area Plan.
- 4.2 The subject site will be consolidated into one legal parcel.
- 4.3 A road widening dedication is required to eliminate a slight jog in the 18th Street right-of-way adjacent to the site (see attached Sketch #2). An unconstructed portion of 16th Avenue which runs through the site is to be closed and incorporated into it. A Highway Exchange Bylaw is recommended in this regard, with compensation at market value to the Municipality for the resulting gain in net site area. Details will be addressed in a future report.
- 4.4 The subject site includes Municipally-owned properties (7105, 7113 and half of 7119 - 16th Avenue) which should be acquired by the developer at market value subject to the proposed rezoning and subdivision. Details will be addressed in a future report. The remainder of 7119 - 16th Avenue, which is to be retained by the Municipality for park, will be consolidated with the adjacent Municipal property, 7125 - 16th Avenue.
- 4.5 Vehicular access will be from 18th Street.
- 4.6 The developer will be expected to remove existing overhead wiring adjacent to the site.
- 4.7 The Chief Health Inspector has requested a noise study to ensure compliance with Council-adopted sound criteria.
- 4.8 The proposed development has been approved under the B. C. Rental Supply Program.
- 4.9 A Neighbourhood Parkland Acquisition Charge, which is currently \$,1397 per unit, will apply to this development.
- 4.10 Several existing mature trees on the site are to be preserved.
- 4.11 An estimate of required servicing costs will be obtained from the Director Engineering. This will include but not necessarily be limited to completion of Stride Avenue adjacent to the site, and of 18th Street from 16th Avenue to 17th Avenue, (as well as the abutting sidewalk between 16th and Stride Avenues), to full Municipal standard.
- 4.12 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 Net Site Area: 0.6257 ha (1.546 acres)
(to be confirmed by survey)
- 5.2 Site Coverage: 24 per cent
- 5.3 Floor Area: 5,274 m² (56,770 sq. ft.)
- 5.4 Floor Area Ratio: 0.84

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5.5 Unit Mix:

- 2 - four bedroom units @ 175 m² (1,880 sq. ft.)
- 24 - three bedroom units @ 106 to 126 m² (1,140 to 1,360 sq. ft.)
- 24 - two bedroom units @ 92 to 95 m² (990 to 1,020 sq. ft.)

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50 UNITS TOTAL

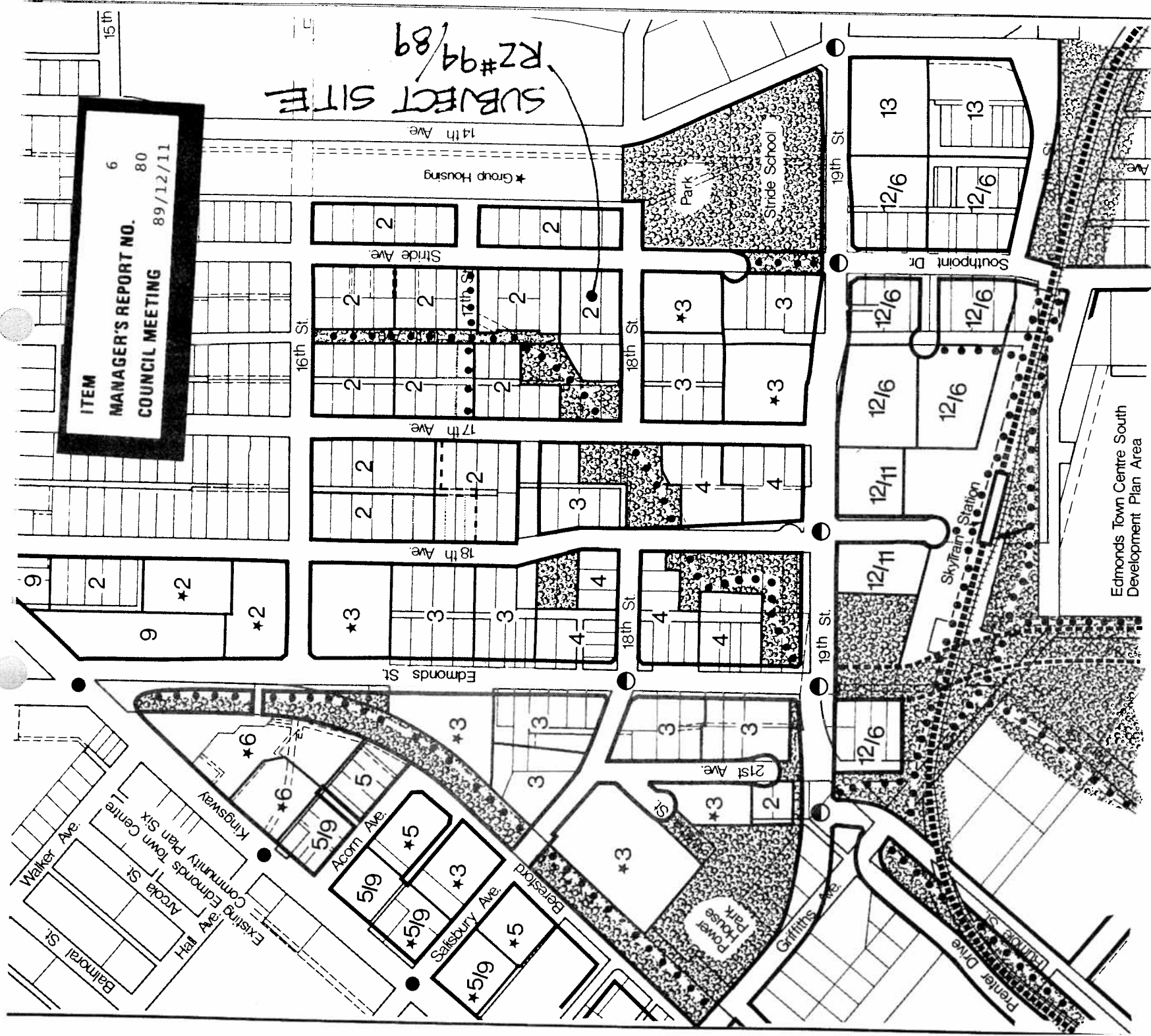
- 5.6 Unit Density: 80 units/ha (32 units per acre)
- 5.7 Building Height: Three and four storeys
- 5.8 Parking Required: 75 spaces (including 10 visitors' spaces)
- Parking Provided: 75 underground spaces (including 18 visitors' spaces)
- 5.9 Exterior Materials: Vinyl siding, painted plywood panels, wood trim and lattice, asphalt shingles.
- 5.10 Garbage and recycling areas will be provided underground.


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

RR:ap

Attachments

cc: Municipal Clerk



LEGEND:

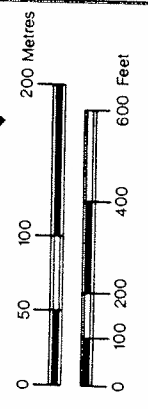
- 2▲ Low Rise Multi Family Residential (RM2—40 UPA)
- 3▲ Low Rise Multi Family Residential (RM3—50 UPA)
- 4▲ High Rise Multi Family Residential (RM4—80 UPA)
- 5▲ High Rise Multi Family Residential (RM5—100 UPA)

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

- ▲ Park, School, Trail And Ravine Areas
- Walkways / Trails
- *▲ Developed
- ▲ Existing Traffic Signals
- ▲ Potential Traffic Signals

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

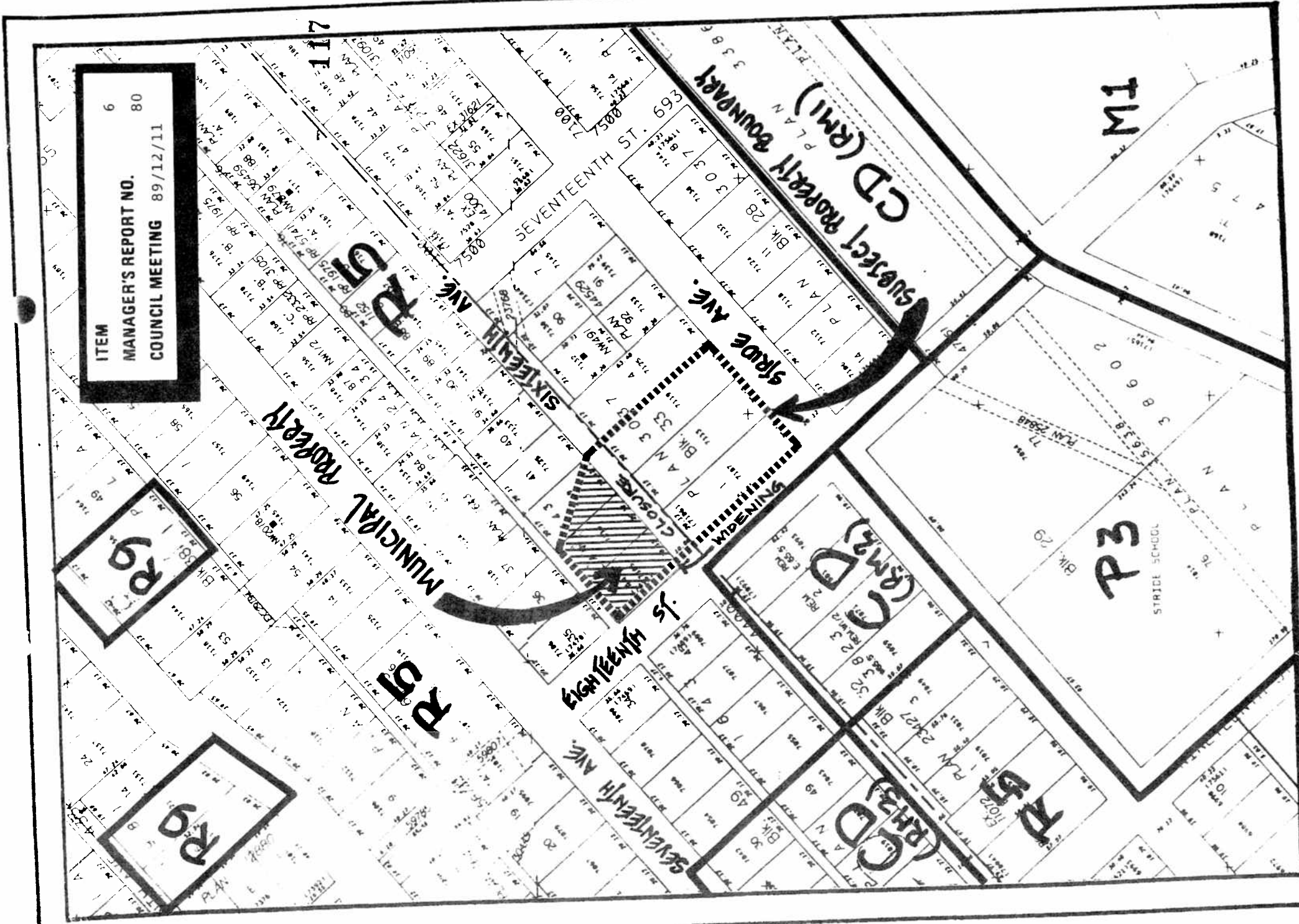
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SKETCH # 1

Edmonds Station Area Plan

Expansion Of Community Plan Six



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BURNABY
 Planning &
 Building Inspection
 Department

REZONING #94/89

Date	1989 DEC
Scale	1:2000
Drawn By	