

RE: REZONING REFERENCE NO. 92/89
6984 LINDEN AVENUE

ITEM 20
MANAGER'S REPORT NO. 80
COUNCIL MEETING 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 05
FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #92/89
6984 LINDEN AVENUE
PARCEL "ONE" (EXP. PL. 13465), LOT G,
D.L. 30, PLAN 11071

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

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RECOMMENDATIONS:

- 1) 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.
- 2) 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.
 - 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 granting of any necessary easements.
 - e) The dedication of any rights-of-way deemed requisite.
 - f) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.

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- g) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.

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SUMMARY:

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

R E P O R T

1.0 APPLICANT:

- 1.1 Suzan Chou Sung Mong
#288 - 3316 Kingsway
Burnaby, B.C.
V5R 5K7

2.0 REZONING PURPOSE:

- 2.1 The purpose of the proposed rezoning bylaw amendment is to accommodate a three-unit infill residential development.

3.0 BACKGROUND:

- 3.1 The subject site is a locked-in lot located in an older RM3 area within the Edmonds Town Centre - Community Plan Six (see attached Sketches #1 and #2).
- 3.2 Council on 1989 November 14 authorized the Planning and Building Inspection 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: R5 Residential District
TO: CD Comprehensive Development District
(based on RM2 Multiple Family Residential District use and density)
- 4.2 As a small locked-in lot, the subject site is considered suitable for the proposed innovative infill development under Comprehensive Development zoning based on RM2 Multiple Family Residential District density guidelines for a three unit townhouse development with surface parking in garages and carports, and a maximum Floor Area Ratio of 0.7.
- 4.3 Vehicular access will be from the existing lane.
- 4.4 A number of existing trees on the site, including the two very large Douglas Firs in the front yard are to be preserved.
- 4.5 A Neighbourhood Parkland Acquisition Charge, which is currently \$829 per unit, is applicable as the development is to be strata-titled.

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- 4.6 The proposed development complies with the minimum unit sizes of the Council-adopted condominium guidelines.
- 4.7 An estimate of any required servicing costs will be obtained from the Director Engineering.
- 4.8 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: 605.7 m² (6,520 sq. ft.)
- 5.2 Floor Area: 421 m² (4,534 sq. ft.)
- 5.3 Floor Area Ratio: 0.70
- 5.4 Unit Mix:

3 three bedroom units @ 137.8 to 145.3 m²
(1,483 to 1,564 sq. ft.)

3 UNITS TOTAL

- 5.5 Unit Density: 50 units /ha (20 units per acre)
- 5.6 Building Height: 3 storeys
- 5.7 Parking Provided: 6 spaces (2 garage and 4 carport)

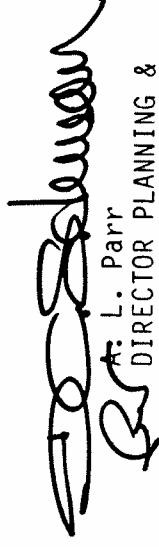
Due to the small scale of the project, no visitors' spaces are proposed.

- 5.8 Exterior Materials: Vinyl siding, asphalt shingles.

RR:ap

Attachments

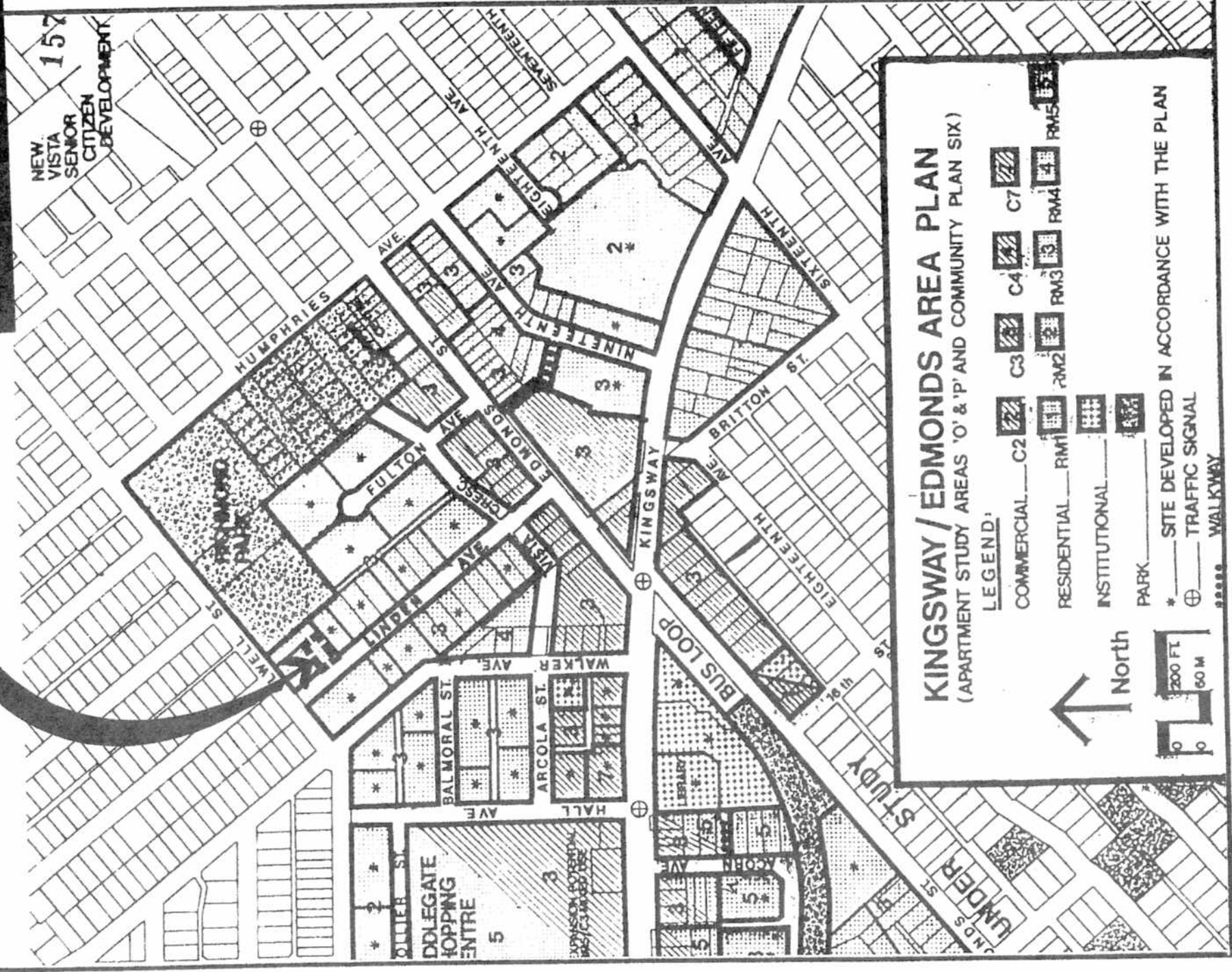
cc: Municipal Clerk
Director Engineering


L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

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SUBJECT PROPER

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 NEW VISTA SENIOR CITIZEN DEVELOPMENT



KINGSWAY / EDMONDS AREA PLAN
 (APARTMENT STUDY AREAS 'O' & 'P' AND COMMUNITY PLAN SIX)

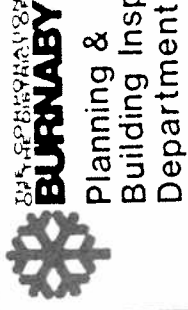
LEGEND:

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|---------------|-----|-----|-----|-----|
| COMMERCIAL | C2 | C3 | C4 | C7 |
| RESIDENTIAL | RM1 | RM2 | RM3 | RM4 |
| INSTITUTIONAL | | | | |
| PARK | | | | |

* SITE DEVELOPED IN ACCORDANCE WITH THE PLAN
 ⊕ TRAFFIC SIGNAL
 ===== WALKWAY

North

200 FT
60 M



Date: 1989 NOVEMBER
 Scale: N.1.5.

REZONING # 92/89

