

ITEM 23
MANAGER'S REPORT NO. 80
COUNCIL MEETING 89/12/11

RE: REZONING REFERENCE NO. 67/89
RUMBLE STREET/GRIFFITHS AVENUE/HART STREET

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 07

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #67/89
6770/6826 RUMBLE STREET; 7671 GRIFFITHS AVENUE;
6771/6825/6855 HART STREET
LOT 3 EXC. PLAN 22426, D.L. 160; LOT 4 EXC. PLANS 22426 AND 67388,
D.L. 160; LOT 5, D.L. 160, PLAN 992; LOT 6, D.L. 160, PLAN 992;
E 50' OF LOT 2, D.L. 160, PLAN 992; E 50' OF LOT 7,
D.L. 160, PLAN 992;

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

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RECOMMENDATIONS:

- 1) THAT participation in a joint subdivision as outlined in Section 4.6 of this report be authorized subject to the applicant pursuing the rezoning proposal to completion.
- 2) 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.
- 3) 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, including an easement for ravine preservation and access as outlined in Section 4.4 of this report, and an access easement for the Phase II site.

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.

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

h) The deposit of the applicable per unit Edmonds Town Centre South Grade-Separated Crossings Charge.

i) The undergrounding of existing overhead wiring along Rumble Street.

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.

l) Completion of a subdivision creating the Phase I and Phase II development site and the park parcel.

m) Registration of a covenant providing for termination of the existing access via 21st Avenue and the private rail crossing once use of the existing dwelling on the Phase II site is discontinued, and also preventing direct access from Rumble Street and Griffiths Avenue to the Phase II site.

n) The retention of the existing ravines and as many mature trees as possible on the site.

o) Consent to the future closure of Griffiths Avenue.

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 Polygon Homes Limited
1800 Spyglass Place
Vancouver, B.C.
V5Z 4K8

2.0 REZONING PURPOSE:

- 2.1 The purpose of the proposed rezoning bylaw amendment is to provide for development of three three-storey apartment buildings in two phases.

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 Garden Apartment development based on RM2 Multiple Family Residential District guidelines, or alternatively for townhouse development at a net density of 10 to 12 units per acre. The

site is presently occupied only by a single dwelling located on Lot 4, with access from 21st Avenue crossing the railway. The site slopes down to the south, and has a ravine area in its south-west portion. There are numerous mature trees on the site, particularly in the ravine area as well as the area proposed as park.

3.2 Council on 1989 September 25 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 following recommendations were also adopted at that time:

- 1) THAT the plan of development prepared for the subject site ensure that the existing ravines on site be maintained in a natural state.
- 2) THAT staff be authorized to investigate the desirability of increasing planned park area on the south boundary of the subject development site, through retention of more municipal land and acquisition of more private land.

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: M2 General Industrial District

TO: CD Comprehensive Development District
(based on RM2 Multiple Family Residential District use and density) for the Phase I and II parcels; and

P3 Park and Public use District for the proposed municipal parcel.

4.2 The proposed form of development (three-storey apartment buildings with full underground parking) is consistent with the adopted Community Plan.

4.3 In line with our previous report, staff have now refined the recommended boundary (see attached Sketch #2) south of the development site to include the most significant ravine area as well as a significant stand of mature conifers. Parks and Recreation Department staff concur with the recommended boundary for municipal trail and ravine protection purposes. It is proposed that the ravine and trail area become a separate legal parcel in Municipal ownership and be rezoned P3 Park and Public Use District.

4.4 The proposed plan of development also incorporates retention of the existing ravines as well as several significant mature trees on the net development site itself. An easement is to be registered over the majority of the ravine areas on site providing for preservation in a natural state, preventing construction of any structures including fencing and permitting public access (see attached Sketch #2).

4.5 The subject site is to be developed in two phases, on two separate legal parcels to be created by a subdivision which will also create the park parcel (see attached Sketch #2). The second phase will consist of Lot 4 (7671 Griffiths Avenue) which is to be provided with legal frontage on Rumble Street. This parcel will continue to be occupied by the existing dwelling for the time being, with the existing access from 21st Avenue being maintained. When Phase II is developed on this parcel, vehicular access will be by means of an easement over the Phase I site only, which will be registered as a condition of the current rezoning. A covenant preventing access to the Phase II development from 21st Avenue, Griffiths Avenue and Rumble Street will also be registered. A consent will also be provided for the future closure of the adjacent Griffiths Avenue right-of-way, which will be desirable in the future when the park parcels in the area are consolidated.

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4.6 The net development site includes approximately 1,810 m² (19,480 sq. ft.) of municipal land (6770 Rumble Street and a portion of 6771 Hart Street), while the proposed municipal trail property includes approximately 2,710 m² (29,170 sq. ft.) of private land (see attached Sketch #2). Participation in a joint subdivision creating the subject parcels is recommended, contingent upon completion of the subject rezoning. Details to be provided in another report.

4.7 The developer will remove existing overhead wiring along Rumble Street.

4.8 An estimate of required servicing costs will be obtained from the Director Engineering. This will include, but not necessarily be limited to construction of Rumble Street to full Municipal standard.

4.9 In view of the site's location adjacent to Rumble Street, the railway and the SkyTrain line, a noise study should be undertaken to ensure compliance with the Council-adopted sound criteria.

4.10 The proposed development complies with the minimum units sizes of the condominium guidelines adopted by Council.

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

4.12 A Neighbourhood Parkland Acquisition Charge which is currently \$1,397 per unit will apply to this development.

4.13 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 PHASE I SITE:

Net Site Area:	1.1 ha (2.7 acres) (to be confirmed by survey)
Site Coverage:	31.4 per cent (buildings) 11.2 per cent (internal roadway)
Floor Area:	9,891 m ² (106,470 sq. ft.)
Floor Area Ratio:	0.900

Unit Mix: 47 two bedroom units @ 93 m² (1,000 sq. ft.)
61 one bedroom units @ 67.6 m² (728 sq. ft.)

108 UNITS TOTAL

Unit Density: 98 units/ha (40 units per acre)

Building Height: Three storeys

Parking Required: 162 spaces (including 22 visitors' spaces)

Parking Provided: 162 underground spaces
(including 22 visitors' spaces)

Exterior Materials: Vinyl siding, wood trim, asphalt shingles.
Garbage and recycling areas will be provided underground.

5.2 PHASE II SITE:

Net Site Area: 0.26 ha (0.63 acres)
(to be confirmed by survey)

Site Coverage: 30.4 per cent

Floor Area: 2,256 m² (24,280 sq. ft.)

Floor Area Ratio: 0.88

Unit Mix: 15 two bedroom units @ 93 m² (1,000 sq. ft.)
8 one bedroom units @ 67.6 m² (728 sq. ft.)

23 UNITS TOTAL

Unit Density: 88.5 units/ha (36.5 units per acre)

Building Height: Three storeys

Parking Required: 35 spaces (including 5 visitors' spaces)

Parking Provided: 35 underground spaces
(including 5 visitors' spaces)

Exterior Materials: Vinyl siding, wood trim, asphalt shingles.
Garbage and recycling areas will be provided underground.

RR:ap

Attachments

cc: Municipal Clerk
Municipal Solicitor
Director Administrative & Community Services
Director Engineering
Director Finance
Director Recreation & Cultural Services


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

Edmonds
Town
Centre
(Community Plan 6)

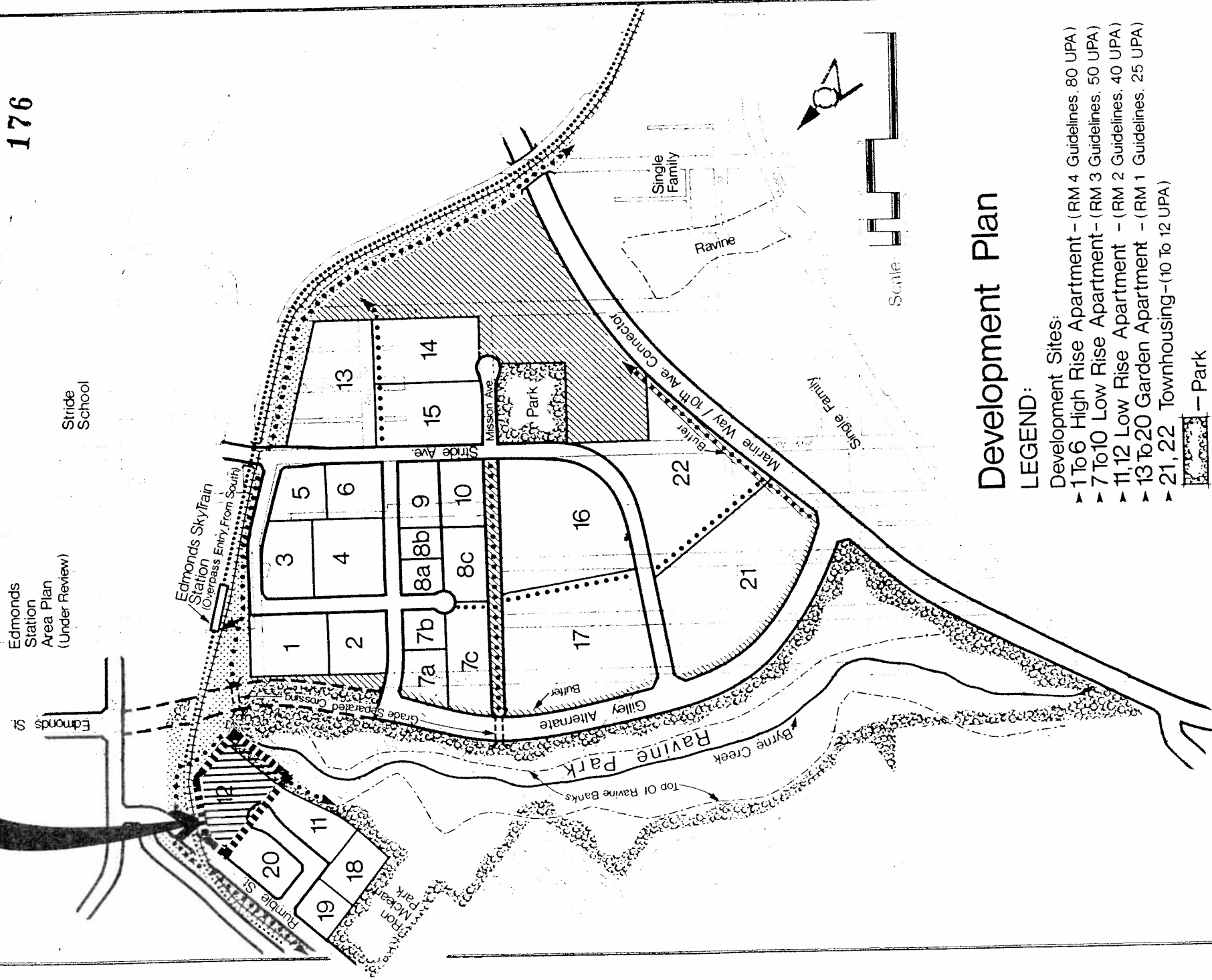
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SUBJECT PROPERTY R.Z. #67/89

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Edmonds
Station
Area Plan
(Under Review)

Stride
School



Development Plan

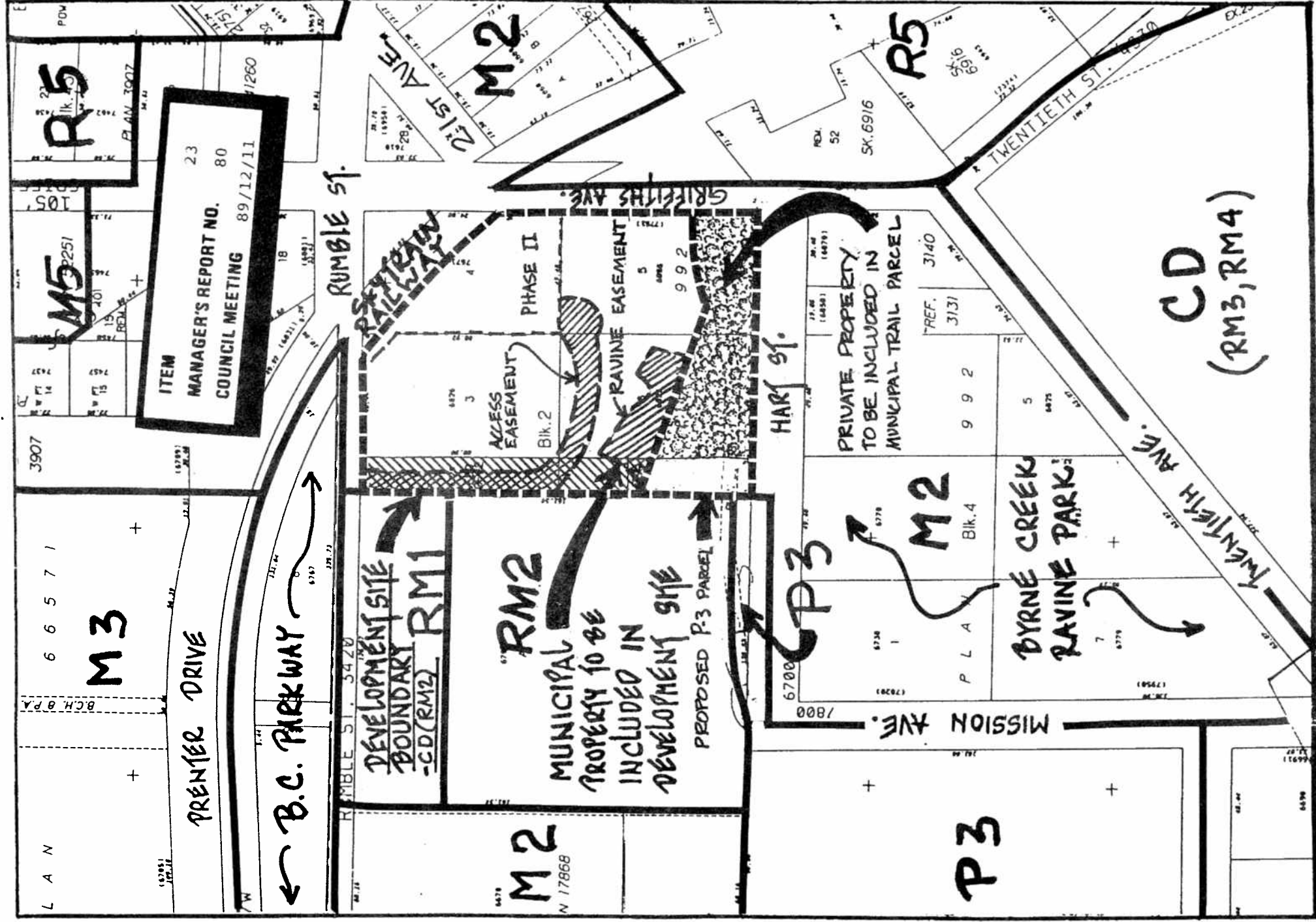
LEGEND:

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

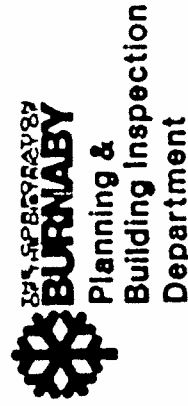
..... - Walkways, Trails



Date
1989 DEC.

Scale
1:2000

Drawn By



REZONING # 67/89



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SKETCH # 2.

