

RE: REZONING REFERENCE NO. 55/89
17TH AVENUE AND 18TH AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 NOVEMBER 07

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #55/89
7007, 7019, 7031, 7043, 7055, 7067
AND 7079 - 17TH AVENUE AND
7060 - 18TH AVENUE
LOTS 20, 21, 22, 23, 24, 25, 26,
BLOCK 48/49, D.L. 95, PLAN 1643; LOT 229
D.L. 95, GROUP 1, PLAN 67368
(SEE ATTACHED SKETCHES)

PURPOSE: To seek Council authorization to forward this application to
a Public Hearing on 1989 December 12.

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RECOMMENDATIONS:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1989 November 20 and to a Public Hearing on 1989 December 12 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.



- 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 now been submitted.

R E P O R T

1.0 APPLICANT:

Jones Design Corporation
Suite 201 - 567 Hornby Street
Vancouver, B.C.
V6C 2E8

2.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to provide for development of two fourteen-storey apartment buildings.

3.0 BACKGROUND:

- 3.1 The subject site lies within the adopted Edmonds Station Area Plan (see attached Sketch #2) and is designated for high-rise multi-family residential redevelopment based on RM4 guidelines and a maximum density of 80 units per acre.
- 3.2 Council on 1989 August 08 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 RM4 Multiple Family Residential District use and density)

- 4.2 The proposed form of development is consistent with the adopted Community Plan. The location of the two buildings on the site is consistent with the view and shadow studies previously completed by staff. The underground parking has been located to allow retention of a large area of existing significant trees on the site.

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4.3 Road dedications are required for realignment of 18th Avenue and for 19th Street widening as indicated on attached Sketch #1. The subject site includes a municipally-owned property (7060 - 18th Avenue) with a net area of approximately 0.46 ha (1.1 ac.) excluding required road dedications. This property is to be acquired by the developer at market value subject to the proposed rezoning and subdivision. A small ravine portion of 7079 - 17th Avenue should be acquired and a similar ravine area of 7060 - 18th Avenue retained, for inclusion in Stride Avenue Ravine Park as indicated on attached Sketch #1. The details will be addressed in a future report.

4.4 An estimate of required servicing costs will be obtained from the Director Engineering. This will include but not necessarily be limited to construction of the abutting portions of 18th Avenue and 17th Avenue, to full Municipal standards, and provision of a separated sidewalk and street lighting on the abutting portion of 19th Street.

4.5 The developer would be expected to remove existing overhead wiring adjacent to the site.

4.6 Vehicular access will be from 18th Avenue and 17th Avenue.

4.7 In view of traffic on 19th Street, a noise study should be undertaken to ensure compliance with the Council-adopted sound criteria.

4.8 The net project site will be consolidated into one legal parcel.

4.9 A Neighbourhood Parkland Acquisition Charge, which is currently \$1,264.00 per unit, applies to this development.

4.10 The developer will be advised of the Council adopted policy regarding the provision of units adaptable to the needs of the disabled in our town centre areas.

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

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: 1.03 ha. (2.54 acres)
(to be confirmed by survey)

5.2 Site Coverage: 12 per cent

5.3 Floor Area: 17,200 m² (185,151 sq. ft.)

5.4 Floor Area Ratio: 1.7

5.5 Unit Mix:

8 three bedroom units @ 136.9 to 141.1 m² (1474 to 1519 sq. ft.)

102 two bedroom units @ 88.6 to 138.3 m² (954 to 1489 sq. ft.)

48 one bedroom units @ 68.3 to 68.7 m² (735 to 740 sq. ft.)

158 UNITS TOTAL

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- 5.6 Unit Density: 153 units/ha (62 units per acre)
- 5.7 Building Height: 14 storeys plus penthouse ~ **160**
- 5.8 Parking Required: 237 spaces (including 32 visitors' spaces)
- Parking Provided: 280 spaces (including 37 visitors' spaces)
- 5.9 Exterior Materials: Painted concrete, stucco and pre-finished metal roofing.
- 5.10 Garbage and recycling areas will be provided underground.

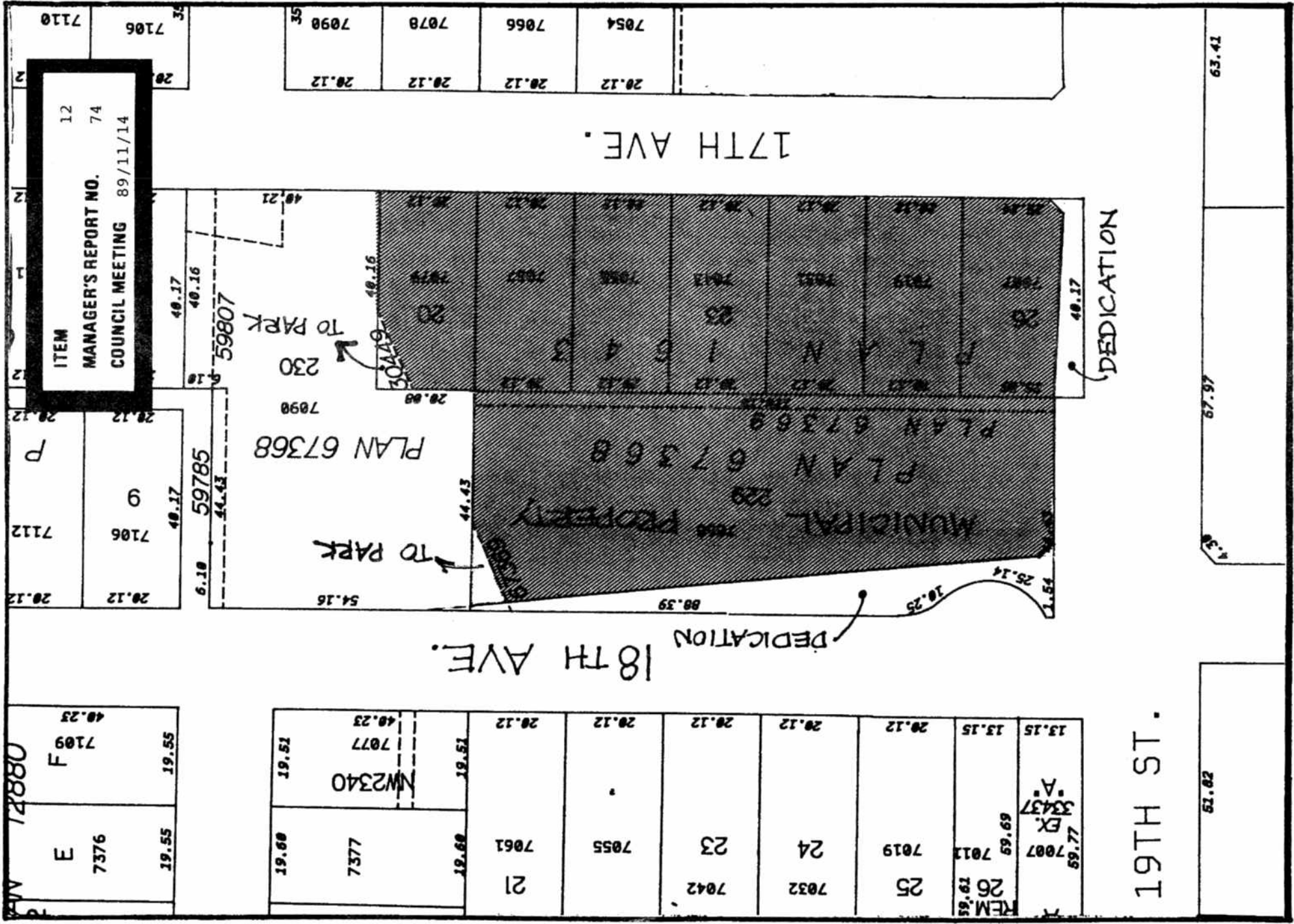
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Attach.

cc: Municipal Solicitor
Municipal Clerk
Director Recreation & Cultural Services


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION



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Planning &
 Building Inspection
 Department

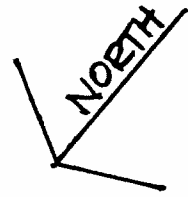
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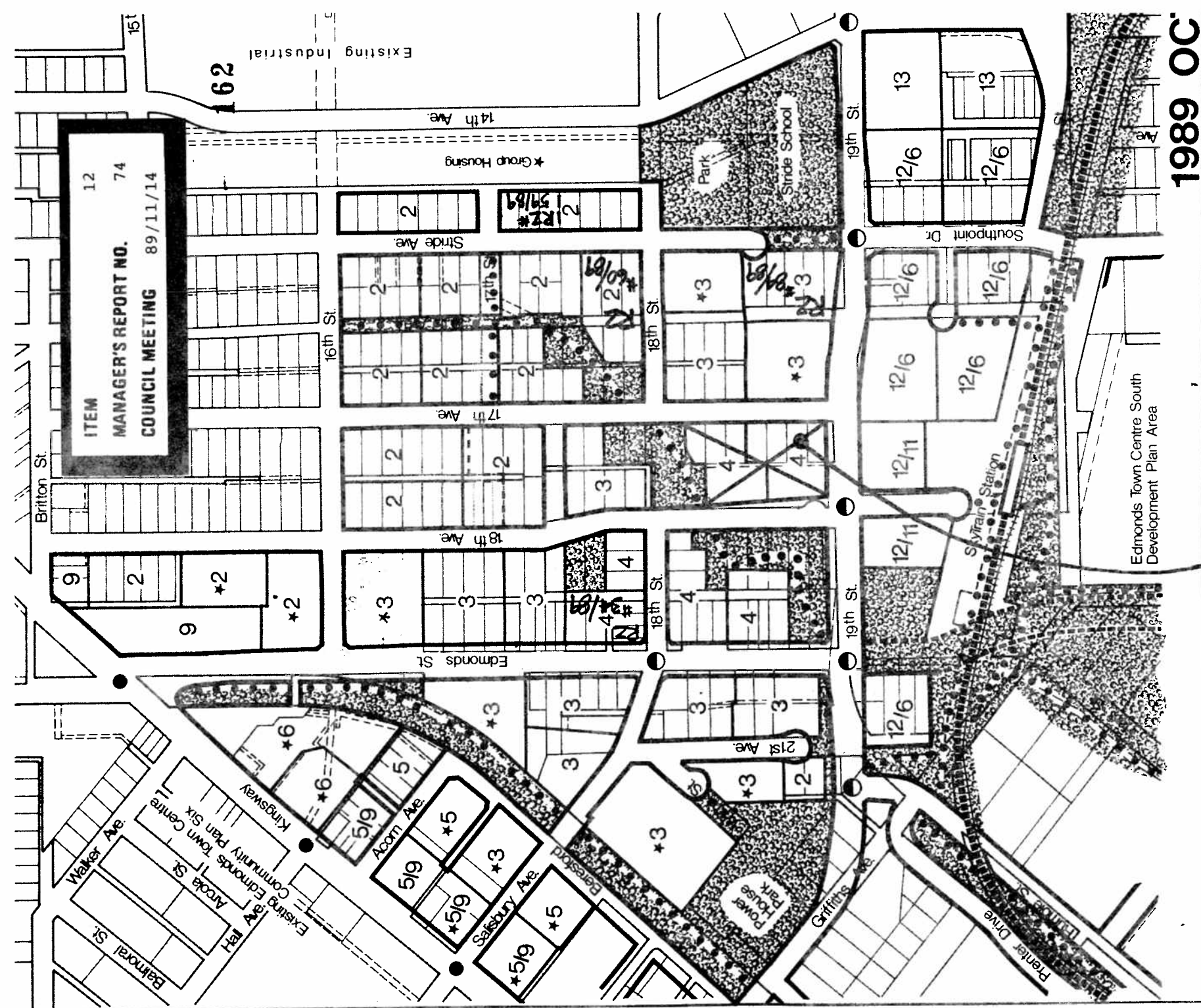
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SKETCH |



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1989 OC

SKETCH

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)

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

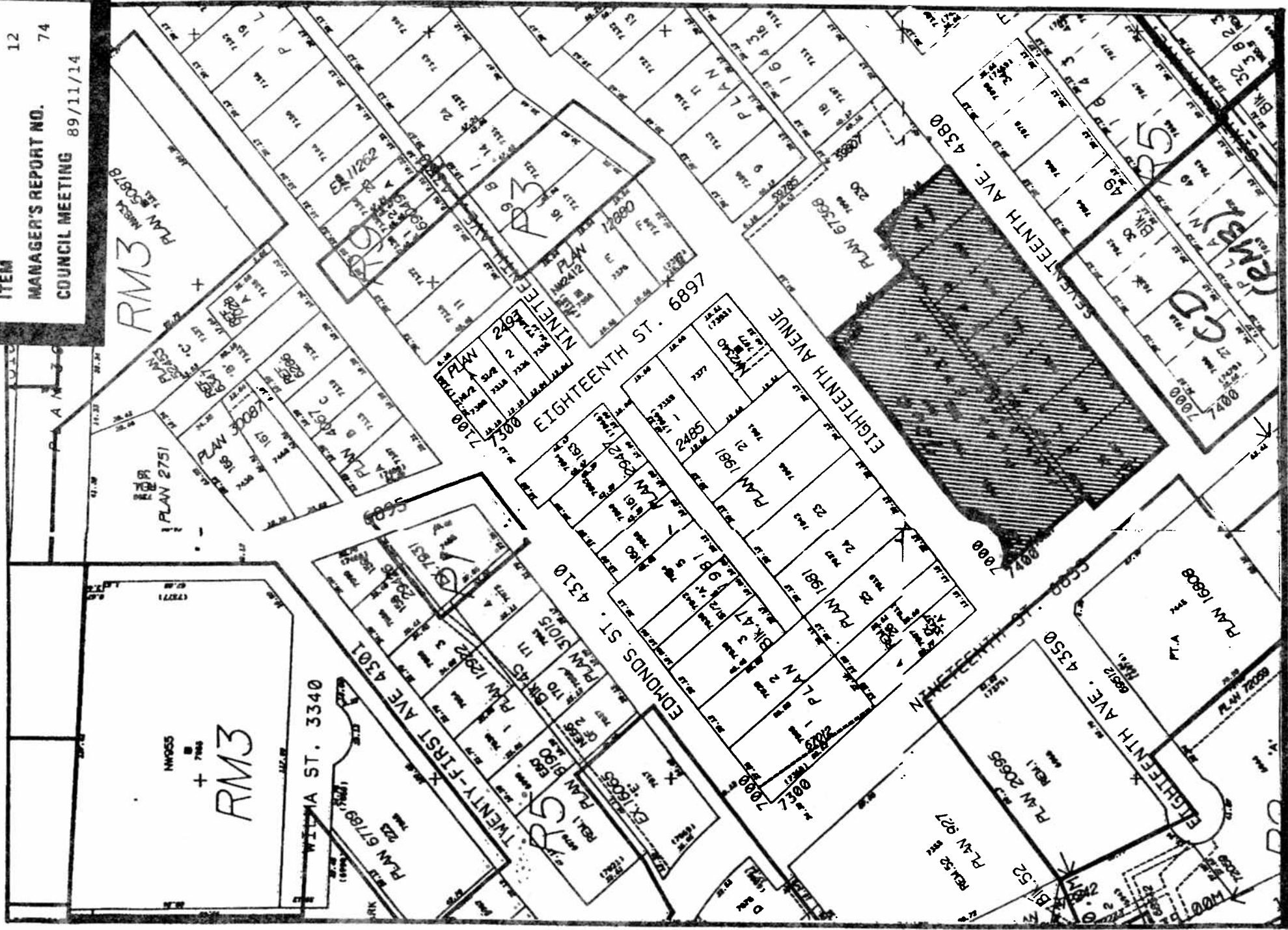
- ▲ Park, School, Trail And Ravine Areas
- Walkways / Trails
- * Developed
- Existing Traffic Signals
- Potential Traffic Signals

Edmonds Station Area Plan

Expansion Of Community Plan Six

Adopted 87JU
Updated to 89C

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Date

JULY 89

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EXISTING ZONING

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SKETCH 3

