

ITEM	20
MANAGER'S REPORT NO.	22
COUNCIL MEETING	89/03/20

RE: REZONING REFERENCE NO. 35/88

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 MARCH 14

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: **REZONING REFERENCE #35/88**

Legal: Lots 14, 15, 16, 17 (exc. s.e. 10 ft.), 30, 31, 32
and 33 (exc. n.w. 10 ft.) D.L. 95, Group 1, NWD,
Plan 1152

From: R5 Residential District
To: CD Comprehensive Development District
(based on RM2 guidelines)

Addresses: 7174 - 7194 Edmonds St.
7175 - 7187 Eighteenth Ave.
7355 Sixteenth Street
(see attached sketches)

PURPOSE: To bring forward a rezoning application for a proposed multi-family residential development to a Public Hearing on 1989 April 18.

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RECOMMENDATIONS:

1. THAT Council authorize the introduction of a Road Exchange Bylaw, according to the terms outlined in Section 4.4 of this report, contingent upon the granting by Council of First and Second Readings of the subject Rezoning Bylaw.
2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1989 March 28 and to a Public Hearing on 1989 April 18 at 19:30 h, 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 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 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 consolidation of the net project site into one legal parcel.
- f. The granting of any necessary easements.
- g. The dedication of any rights-of-way deemed requisite.
- h. The retention of as many 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. Compliance with the Council-adopted sound criteria.
 1. The undergrounding of existing overhead wiring abutting the site.

SUMMARY

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

R E P O R T

1.0 APPLICANT

Lucas Anderson Development Corporation
#203 - 1405 Hunter Street
North Vancouver, B.C. V7J 1H3

2.0 REZONING PURPOSE

The purpose of the proposed bylaw is to accommodate a low-rise apartment development in conformity with the Edmonds Station Area Plan.

3.0 BACKGROUND

The subject site is located within the adopted Edmonds Station Area Plan (see Sketch 2), and is designated for Low-Rise Apartment Development based on RM3 guidelines (or alternatively, on RM2 or RM1 guidelines for more family and ground oriented projects).

Council on 1988 May 24, received the report of the Planning & 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 will 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 The Edmonds Station Area Plan designates the subject site for low-rise multi-family residential development based on RM3 guidelines (or alternatively on RM2 or RM1 guidelines for more family- and ground-oriented projects). The proposed development of family housing based on RM2 guidelines is consistent with the adopted Plan.

- 4.3 Although the Edmonds Station Area Plan is currently under review, the prime focus of this review does not include the subject site.

- 4.4 A road widening dedication tapering from 6.1 m (20 ft.) to 2.8 m (9.2 ft.) is required along Edmonds Street, and corner truncation dedications are required at both intersections. An existing lane running through the site is to be closed and included in the site, and a temporary lane access to Eighteenth Avenue is to be provided for the remaining lane to the west prior to redevelopment of the neighbouring site which will incorporate it (see Sketch 1). A Highway Exchange Bylaw is recommended in this regard. In this case, a larger area of land is required to be dedicated for lane/road rights-of-way than the area of lane to be closed, and therefore no compensation would be applicable.

- 4.5 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 Eighteenth Avenue and Sixteenth Street to full Municipal standards and provision of a separated sidewalk, curb and street lighting on the abutting portion of Edmonds Street.

- 4.6 The developer will be expected to remove existing overhead wiring adjacent to the site.

- 4.7 Vehicular access will be from Eighteenth Avenue.

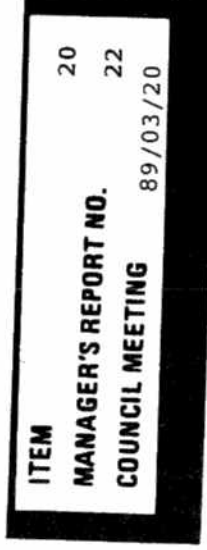
- 4.8 In view of traffic on Edmonds Street a noise study should be undertaken to ensure compliance with the Council-adopted sound criteria.

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

- 4.10 A Neighbourhood Parkland Acquisition Charge, which is currently \$1,397.00 per unit, will apply to this development.

- 4.11 The submitted plans comply with the minimum unit sizes of the Council-adopted Condominium Guidelines.

- 4.12 The submitted plans indicated that a number of existing mature trees on the site will be retained.



5.0 DEVELOPMENT PROPOSAL

5.1 A development proposal has been received which is considered suitable for presentation to a Public Hearing.

5.2 Site Area

Gross:	0.7603 ha	(1.879 acres)
- plus lane to be closed	0.0455 ha	(0.112 acres)
- minus road and lane dedication	0.0658 ha	(0.163 acres)
Net:	0.7400 ha	(1.828 acres)

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(areas to be confirmed by legal survey)

5.3 Site Coverage: 35 per cent

5.4 Gross Floor Area: 6564.6 m² (70,663 sq.ft.)

5.5 Floor Area Ratio: 0.887

5.6 Unit Mix: 16 four bedroom units @ 132.3 m²
20 three bedroom units @ 118.6 m²
20 two bedroom units @ 91.5 m²

56 UNITS TOTAL

5.7 Unit Density: 75.7 units/ha (30.6 units/ac.)

5.8 Parking Required and Provided: 84 spaces (including 11 visitors' spaces)

5.9 Building Height: Two to three storeys

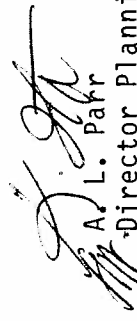
5.10 Communal Facilities: Play Area

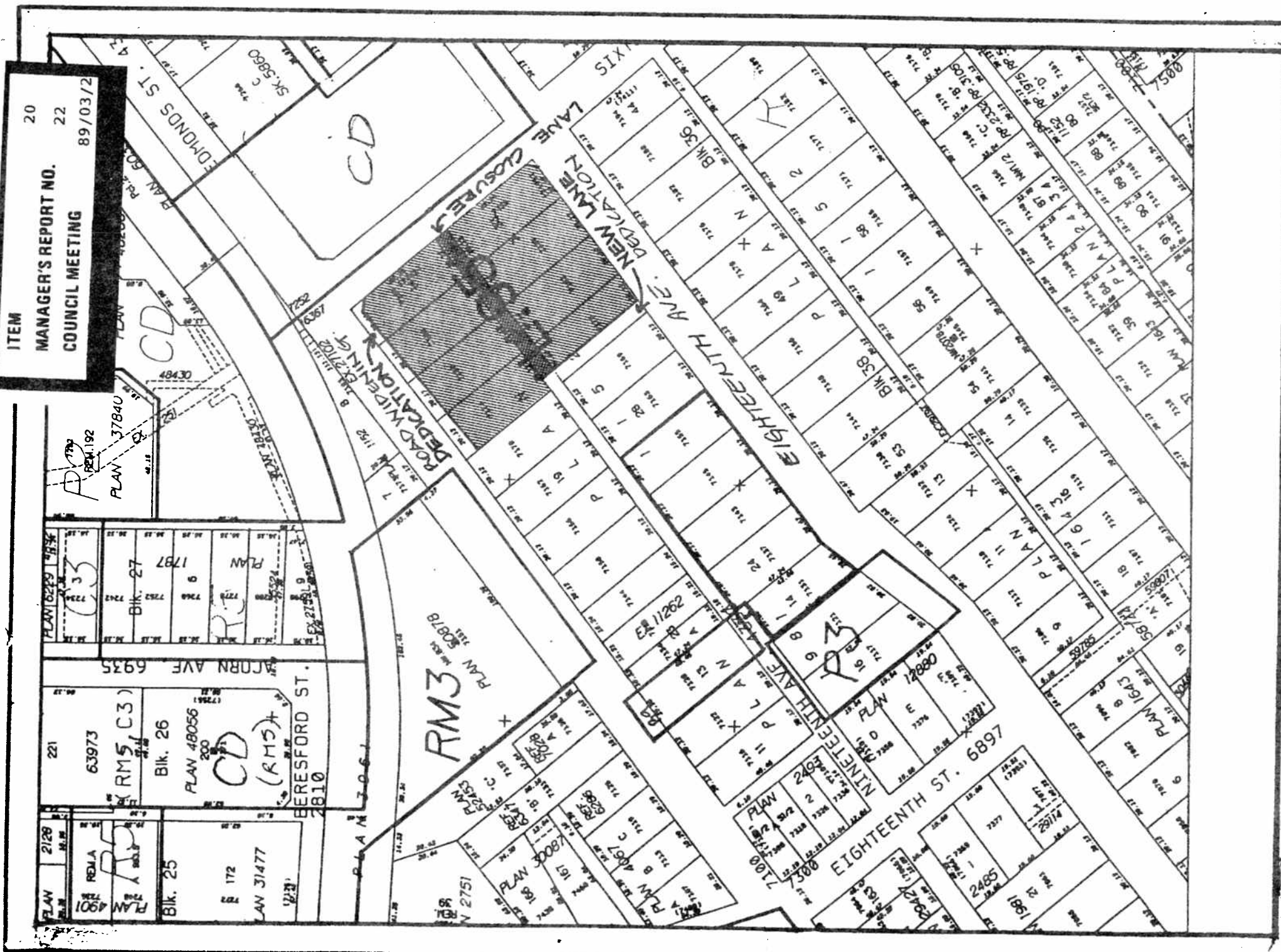
5.11 All parking and garbage collection facilities are provided underground. Exterior materials are vinyl siding, wood trim, and asphalt shingles.

RR:1f

Attachments

cc: Municipal Solicitor
Director Engineering


A. L. Parr
Director Planning &
Building Inspection



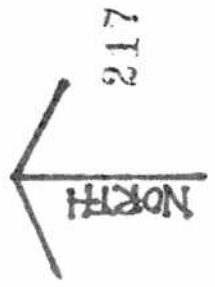
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Date 1988 MAY
 Scale 1:2000
 Drawn By



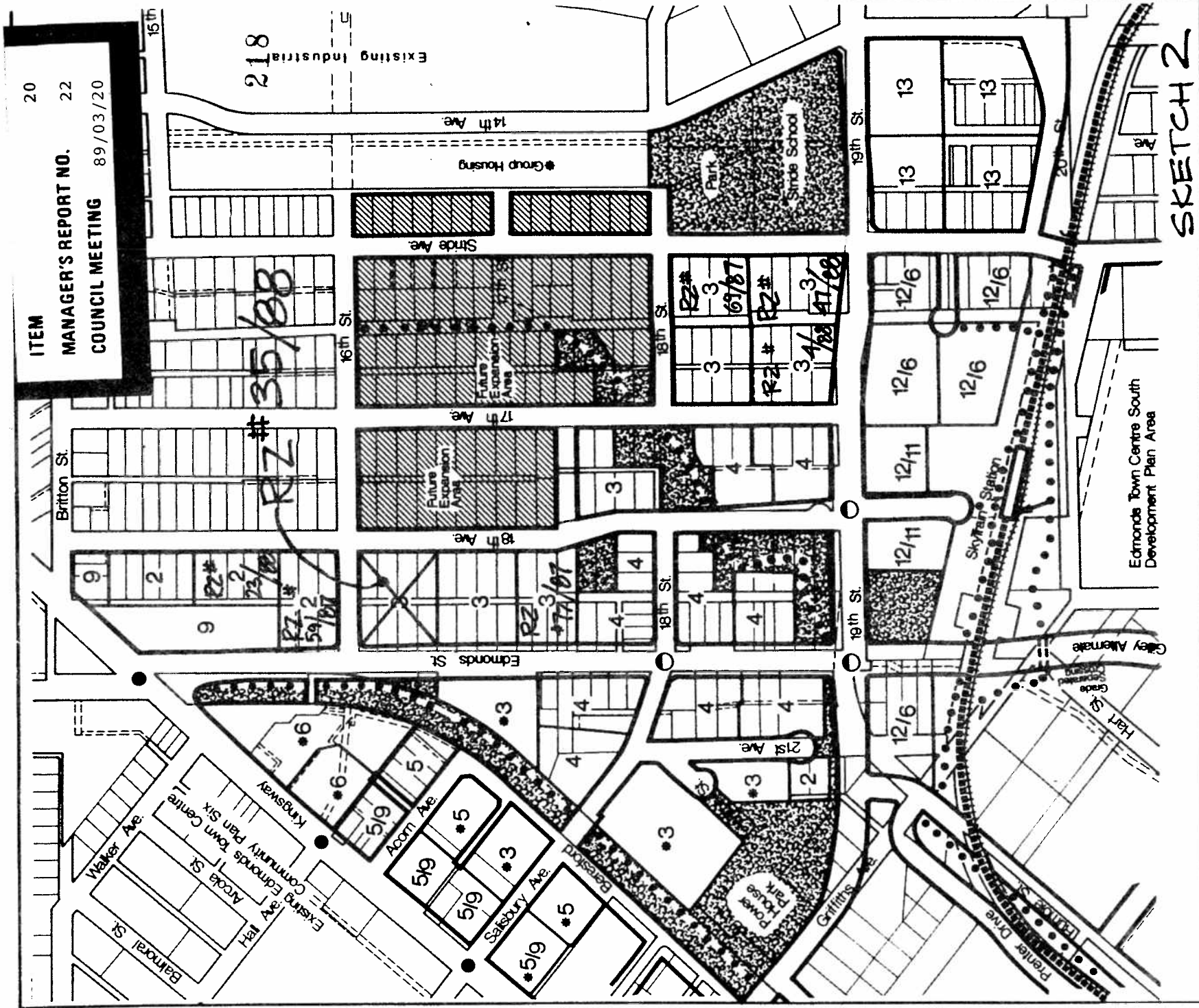
Burnaby Planning Department

RZ # 35/88



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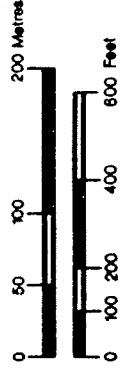
SKETCH 1



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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)
- ▶ Future Low Rise Multi Family Residential Expansion Area — (RM2 & RM1)
- ▶ Park, School, Trail And Ravine Areas
- Walkways / Trails
- ▶ Developed
- Existing Traffic Signals
- Potential Traffic Signals
- 6 ▶ Institutional
- 9 ▶ Commercial — (C3)
- 11 ▶ Commercial — (C1)



Edmonds Station Area Plan

Expansion Of Community Plan Six

Adopted 1987.July.13 Updated 1987.Nov.02