

RE: REZONING REFERENCE NO. 47/89  
6740 STATION HILL COURT

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER  
 FROM: DIRECTOR PLANNING & BUILDING INSPECTION  
 SUBJECT: REZONING REFERENCE #47/89  
 6740 STATION HILL COURT  
 1989 AUGUST 16

PURPOSE: To recommend that this rezoning application be considered for a Public Hearing on 1989 September 26.

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RECOMMENDATIONS:

1. THAT Council authorize staff to bring forward for abandonment Amendment Bylaw #62 (1988), Bylaw No. 9087, Rezoning Reference #33/88, a predecessor of the current zoning application after Second Reading has been granted for this new rezoning proposal.
2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1989 September 05 and to a Public Hearing on 1989 September 26 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 service 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 granting of any necessary easements.
  - d) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
  - e) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
  - f) The deposit of the applicable per unit Edmonds Town Centre South Grade-separated Crossing Charge.

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- g) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking.

**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:

Michael Lee Architect  
200 - 2165 West 10th Avenue  
Vancouver, B.C.  
V6K 2H7

**2.0**

REZONING PURPOSE:

The purpose of the proposed rezoning is to accommodate ground-oriented multiple-family residential development.

**3.0**

BACKGROUND:

The subject site is located within the Edmonds Town Centre South Development Plan (see attached Sketch #1) and was included within a recent rezoning to CD Comprehensive Development District (R.Z. #79/87) which received Final Adoption on 1988 August 20. The purpose of this rezoning was to accommodate subdivision of existing properties in the area to create a number of low-rise (RM3 guidelines) and high-rise (RM4 guidelines) development sites, and also to establish community plan guidelines for these sites. A first phase subdivision (S.D. #107/87) to create the low-rise sites has been completed. The subject site comprises one of the low-rise parcels created by this subdivision (see attached Sketch #2) and was also the subject of a previous rezoning amendment (R.Z. #33/88) to accommodate a specific residential development on it. This rezoning proposal which was to accommodate a mix of apartment and townhouse units (based on both RM3 and RM2 guidelines) has been superseded by the current rezoning application for ground-oriented stacked townhouse units (based on RM2 guidelines).

Council on 1989 July 24, received the report of the Planning and 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 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:** CD Comprehensive Development District  
based on RM3 Multiple Family Residential  
District guidelines.

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- T0:** Amended CD Comprehensive Development District based on RM2 Multiple Family Residential District Use and Density.
- 4.2 The proposed development will comply with the minimum unit sizes of the condominium guidelines adopted by Council.
- 4.3 The subject site has been serviced as a condition of Subdivision Reference #107/87. The Director Engineering will be asked to confirm whether any additional servicing is required for the specific apartment development proposed.
- 4.4 The Edmonds Town Centre South Grade-Separated Crossings Development Cost Charge of \$392 per unit will apply to this development.
- 4.5 A Neighbourhood Parkland Acquisition Charge, which is currently \$1,397.00 per unit, will apply to this development.

**5.0**

DEVELOPMENT PROPOSAL:

Site Area: - 0.7207 ha (1.78 acre)  
Site Coverage: - 26 per cent  
Gross Floor Area: - 6,483.8 m<sup>2</sup> (69,793 sq. ft.)  
Floor Area Ratio: - 0.9

Unit Mix:

- 60 - two bedroom stacked-townhouses @ 99.0 to 116.3 m<sup>2</sup> (1,066 to 1,252 sq. ft.)
- 2 - one bedroom stacked-townhouses @ 87.0 m<sup>2</sup> (937 sq. ft.)

62 UNITS TOTAL

Unit Density: - 86 units/ha (35 units per acre)  
Parking Required: - 93 spaces, including 13 visitors' spaces  
Parking Provided: - 137 spaces, including 13 visitors' spaces. All parking and garbage facilities are provided underground.  
Building Height: - Three and four stories, stepped with the slope of the land, plus underground parking.  
Exterior Material: - Stucco, stone/brick facing, wood trim, cedar shingles.  
Communal Facilities: - Indoor swimming pool and recreational area.

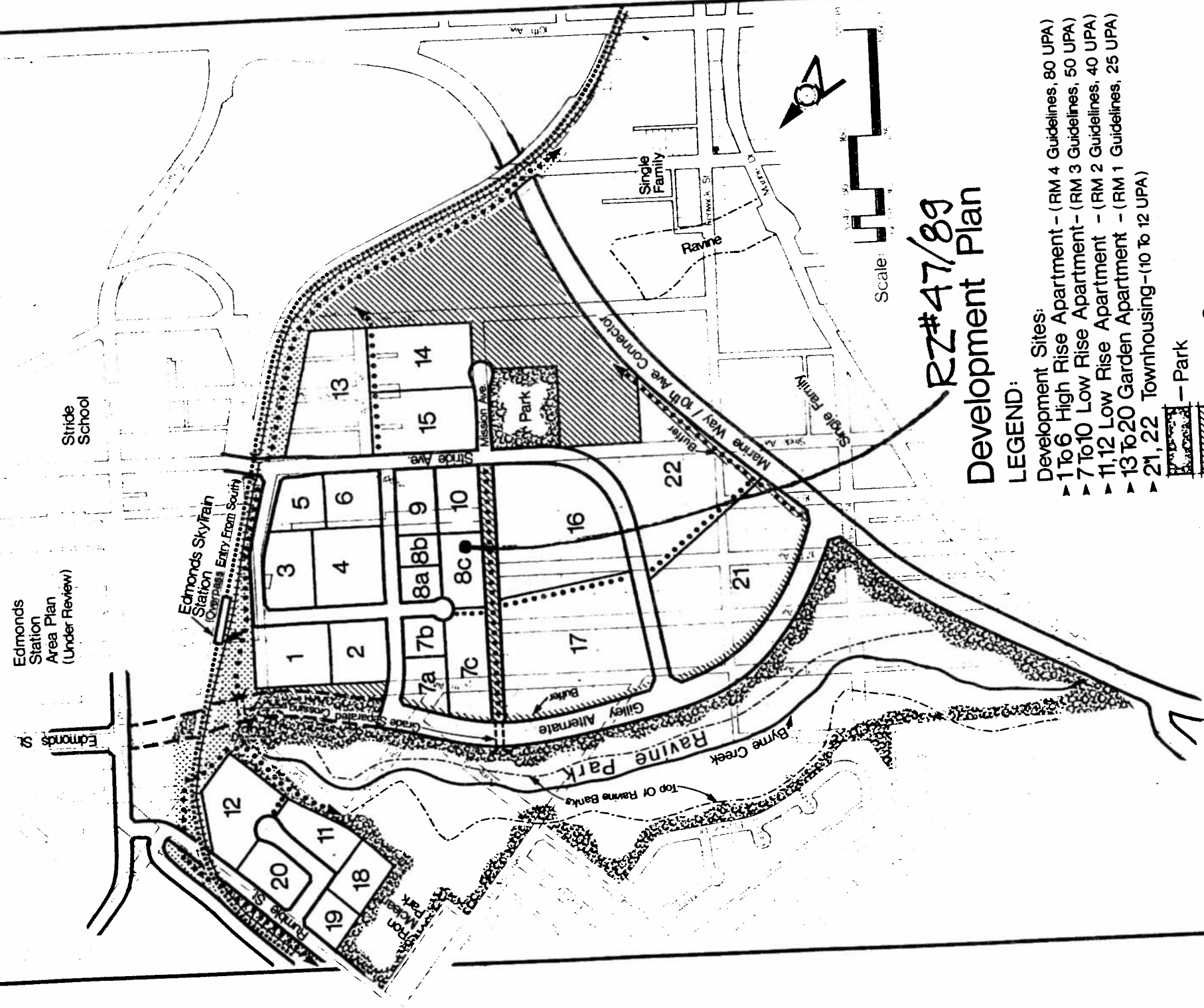
AP  
 RR:ap  
 Attach.

  
 A. L. Parr  
 DIRECTOR PLANNING &  
 BUILDING INSPECTION



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**RZ#47/89**  
**Development Plan**

**LEGEND:**

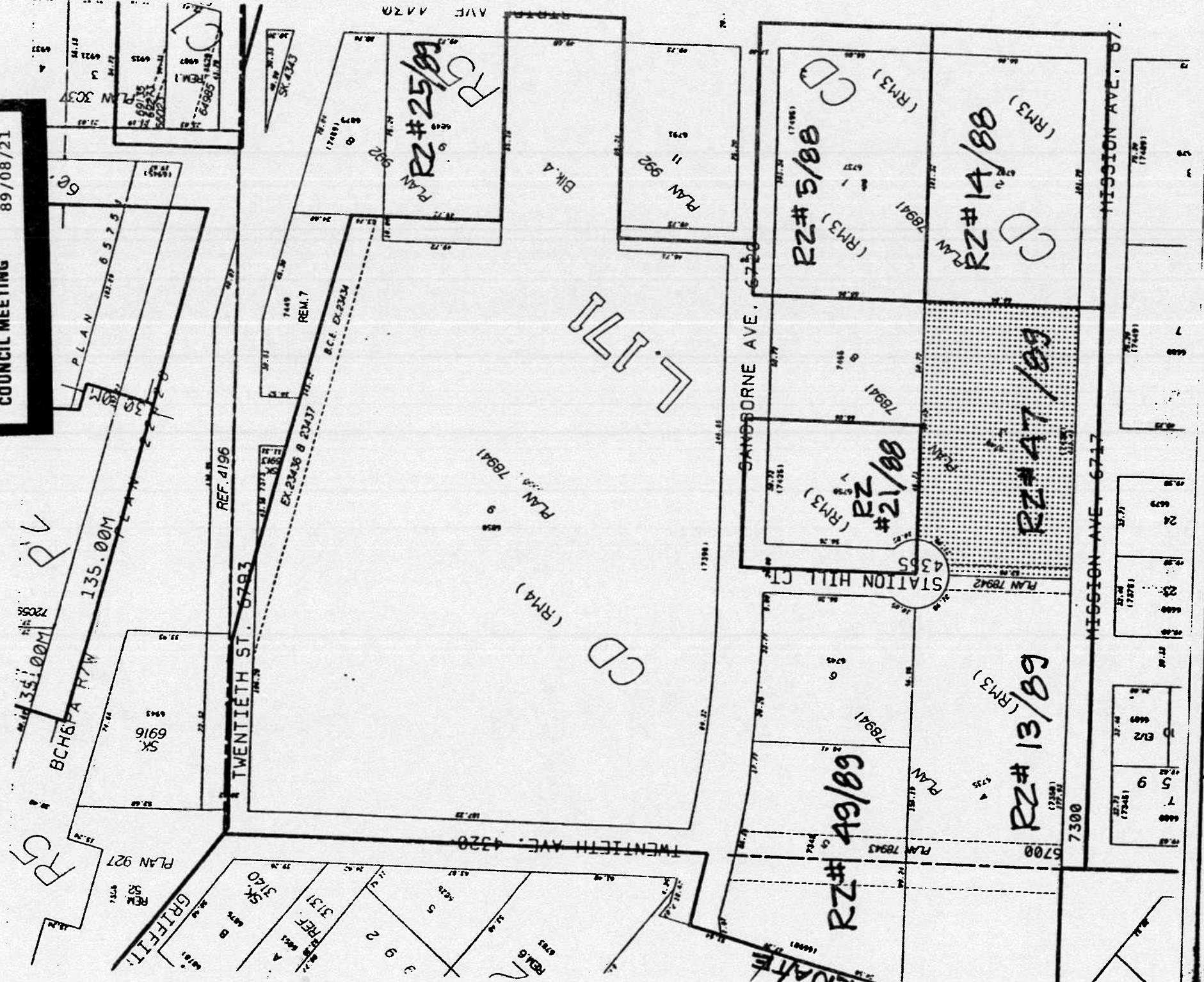
**Development Sites:**

- ▶ 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)

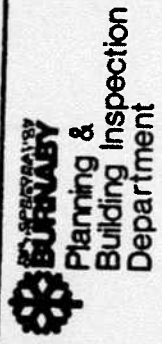
- Park
- Open Space
- B.C. Parkway
- Walkways, Trails

**SKETCH 1**  
**Edmonds Town Centre - South**

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Date:	1989 MAY	
	Scale:	1:2000
Drawn By:	RZ # 47/89	
	SKETCH Z	
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Planning & Building Inspection Department

