

ITEM
MANAGER'S REPORT NO. 3
COUNCIL MEETING 38
89/05/23

RE: REZONING REFERENCE NO. 13/89
6735 STATION HILL COURT

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 MAY 17

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #13/89
LOT 4, D.L. 171, GROUP 1, N.W.D., PLAN 78941
6735 STATION HILL COURT
(SEE ATTACHED SKETCHES)

PURPOSE: To seek Council authorization to forward this application to a
Public Hearing on 1989 June 20.

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RECOMMENDATIONS:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1989 May 29 and to a Public Hearing on 1989 June 20 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 and constructed to the approval of the Director Engineering. 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 service the development.
 - d) The granting of any necessary easements.
 - e) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
 - f) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
 - g) The deposit of the applicable per unit Edmonds Town Centre South Grade-Separated Crossings Charge.

- h) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking.
- i) The retention of as many existing mature trees as possible on the site.

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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:

Ron Schouten
1096 West 10th Avenue
Vancouver, B.C.
V6H 1H8

2.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to accommodate apartment development.

3.0 BACKGROUND:

3.1 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 Developed District (Rezoning Reference #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 parcels created by this subdivision and the intent of the present rezoning amendment is to accommodate a specific apartment development on this parcel (see attached sketch #2).

3.2 Council on 1989 March 20 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 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
TO: Amended CD Comprehensive Development District
(based on RM3 Multiple Family Residential District guidelines)

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

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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 submitted plans include preservation of existing mature trees where possible on the north-west part of the site. In accordance with the adopted Plan guidelines, this includes preservation of an undisturbed natural buffer with a minimum width of 20 m (66 ft.) adjacent to the Gilley Alternate alignment.

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

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

5.0 DEVELOPMENT PROPOSAL:

Site Area: - 1.1395 ha (2.8157 ac.)
Gross Floor Area: - 12,532 m² (134,900 sq. ft.)
Floor Area Ratio: - 1.1

Unit Mix:

17 -one bedroom apartments @ 69.7 to 70.6 m² (750 to 760 sq.ft.)
99 -two bedroom apartments @ 104.0 to 120.8 m² (1,120 to 1,300 sq.ft.)

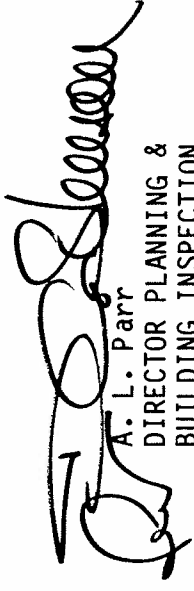
116 UNITS TOTAL

Unit Density: - 102 units/ha (42 units per acre)
Parking Required: - 174 spaces, including 24 visitors' spaces
Parking Provided: - 174 spaces, including 27 visitors' spaces.
All parking and garbage facilities are provided underground.
Building Height: - Three and four storeys, plus underground parking.
Exterior Materials: - Stucco, ribbed metal roofing.

RR
RR: ap

Attachments

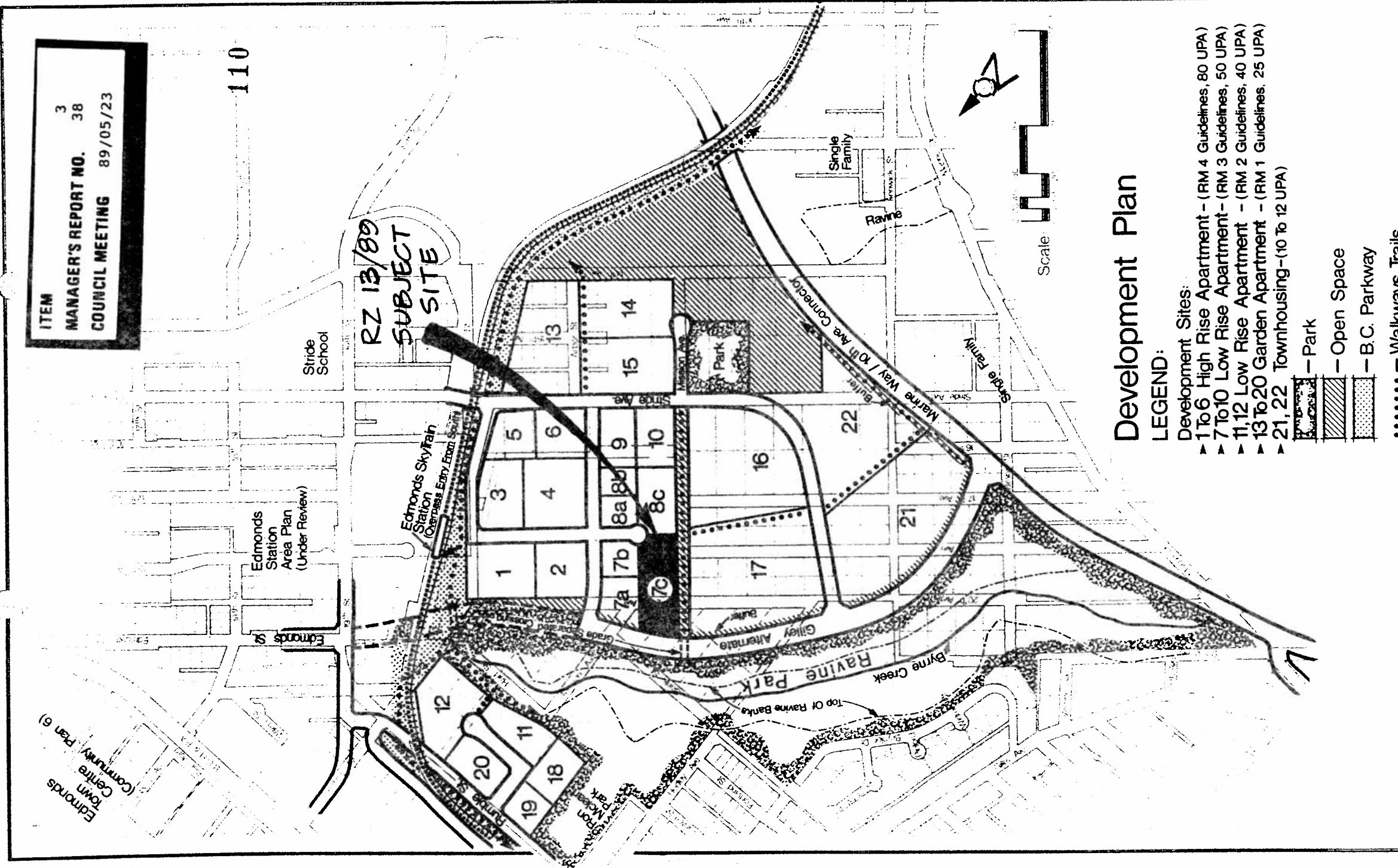
cc: Municipal Clerk
Director Recreation & Cultural Services


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

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RZ 13/89
 SUBJECT
 SITE



Development Plan

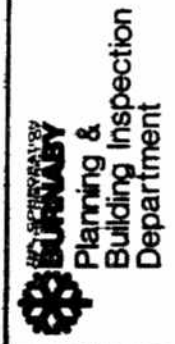
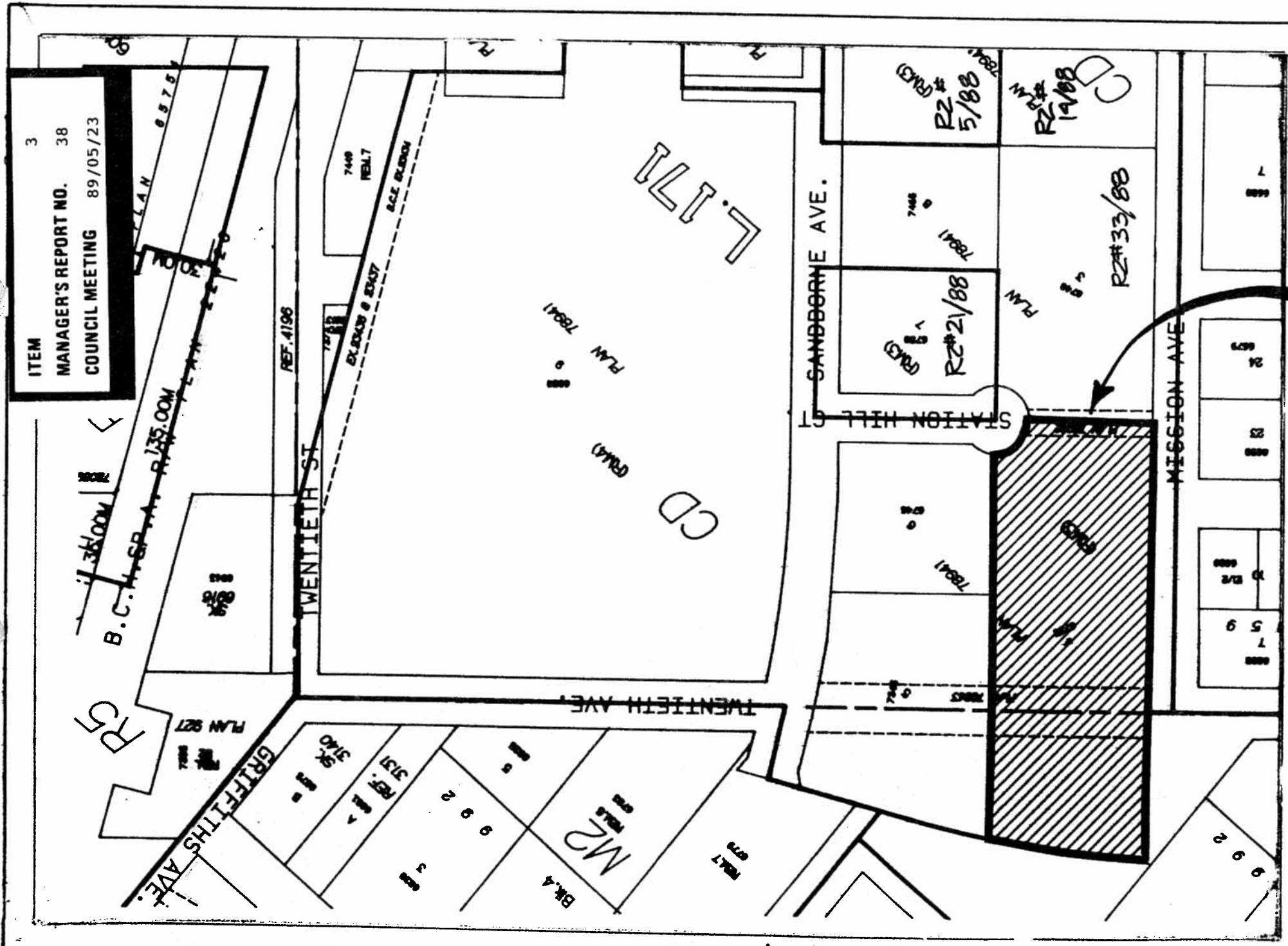
LEGEND:

- 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

Edmonds
 Town
 Centre
 (Community Plan 6)

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Date: 1989 MAR

Scale: 1:2000 m.

Drawn By: *Pen*

REZONING REFERENCE

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SKETCH 2

