

RE: REZONING REFERENCE NO. 66/89
7465 SANDBORNE AVENUE

ITEM 15
MANAGER'S REPORT NO. 68
COUNCIL MEETING 89/10/23

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 OCTOBER 18

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #66/89
LOT 8, DISTRICT LOT 171, PLAN 78941
7465 SANDBORNE AVENUE
(SEE ATTACHED SKETCHES)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1989 November 21.

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RECOMMENDATIONS:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1989 October 30 and to a Public Hearing on 1989 November 21 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.

SUMMARY:

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

R E P O R T

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1.0 APPLICANT:

Edmonds Town Centre Properties Limited
1096 West 10th Avenue
Vancouver, B.C.
V6H 1H8

2.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to accommodate a low-rise 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 rezoning to CD Comprehensive Development 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 low-rise 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), consistent with the adopted Edmonds Town Centre South Development Plan.

3.2 Council on 1989 September 25 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
TO: Amended CD Comprehensive Development District
(based on RM3 Multiple Family Residential District use and density).

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- 4.2 The proposed development complies 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: - 0.3351 ha (0.8280 ac.)

Site Coverage: - 32 per cent

Gross Floor Area: - 3,650 m² (39,298 sq. ft.)

Floor Area Ratio: - 1.1

Unit Mix:

28 - one bedroom @ 65.0 to 75.8 m² (700 to 816 sq. ft.)

14 - two bedroom @ 86.7 to 122.0 m² (933 to 1,313 sq. ft.)

42 UNITS TOTAL

Unit Density: - 125 units/ha (51 units per acre)

Parking Required: - 63 spaces, including 8 visitors' spaces

Parking Provided: - 64 spaces, including 8 visitors' spaces.
All parking, garbage and recycling facilities are provided underground.


Building Height: - Four storeys, plus underground parking.

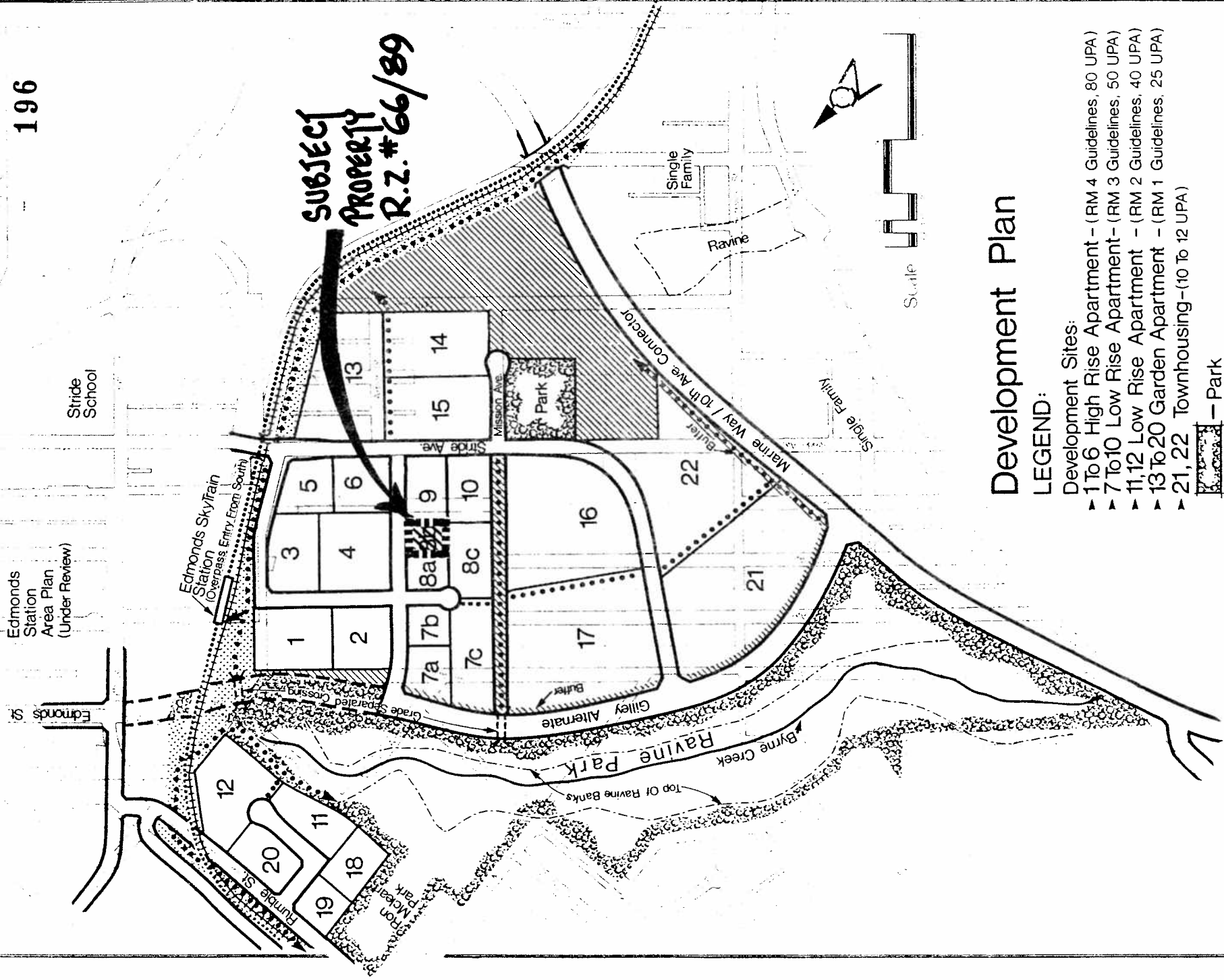
Exterior Materials: - Wood siding and trim, asphalt shingles.

RR
RR:ap

Attachments

cc: Municipal Clerk


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION



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

