

RE: REZONING REFERENCE NO. 49/89
LOT 5, DL 160 & 171, PLAN 78941
7345 SANDBORNE AVENUE

ITEM	5
MANAGER'S REPORT NO.	60
COUNCIL MEETING	89/09/25

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER
DATE: 1989 SEPTEMBER 19

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: **REZONING REFERENCE #49/89**
LOT 5, DISTRICT LOTS 160 & 171, PLAN 78941
7345 SANDBORNE AVENUE
(SEE ATTACHED SKETCHES)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1989 Oct. 24.

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RECOMMENDATIONS:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1989 Oct. 02 and to a Public Hearing on 1989 Oct. 24 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:

Hugh A. M. Clee
Causeway Development Co. Ltd.
#1212 - 1030 West Georgia Street
Vancouver, B. C.
V6E 2Y3

2.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to accommodate a stacked townhouse development.

3.0 BACKGROUND:

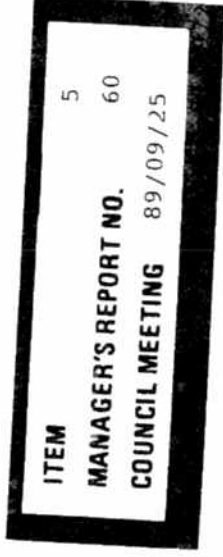
3.1 The subject site is located within the Edmonds Town Centre South Development Plan (see attached sketch #1) and was included within a recent rezoning to CD Comprehensive Development District (Rezoning Reference #79/87) which received Final Adoption on 1988 August 20. The purpose of this rezoning was 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 residential development on this parcel (see attached sketch #2). The applicant proposes to develop stacked townhouse units with a mix of ground and corridor access, and has consequently made application for rezoning based on both RM2 and RM3 guidelines. This approach is considered to be generally consistent with the adopted Edmonds Town Centre South Development Plan.

3.2 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 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 RM2 and RM3 Multiple Family Residential District use and density)



- 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 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 Byrne Park Drive 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: - 0.6692 ha (1.654 ac.)

Gross Floor Area: - 6,497 m² (69,932 sq. ft.)

Floor Area Ratio: - 1.00 maximum

Unit Mix:

46 - two bedroom and den @ 106 to 123.5 m² (1140 to 1330 sq.ft.)
4 - two bedroom @ 117.5 m² (1,265 sq.ft.)

50 UNITS TOTAL

Unit Density: - 75 units/ha (30 units per acre)

Parking Required: - 75 spaces, including 15 visitors' spaces

Parking Provided: - 75 spaces, including 16 visitors' spaces.
All parking and garbage facilities are provided underground.

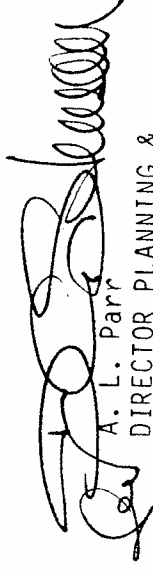
Building Height: - Four storeys, plus underground parking.

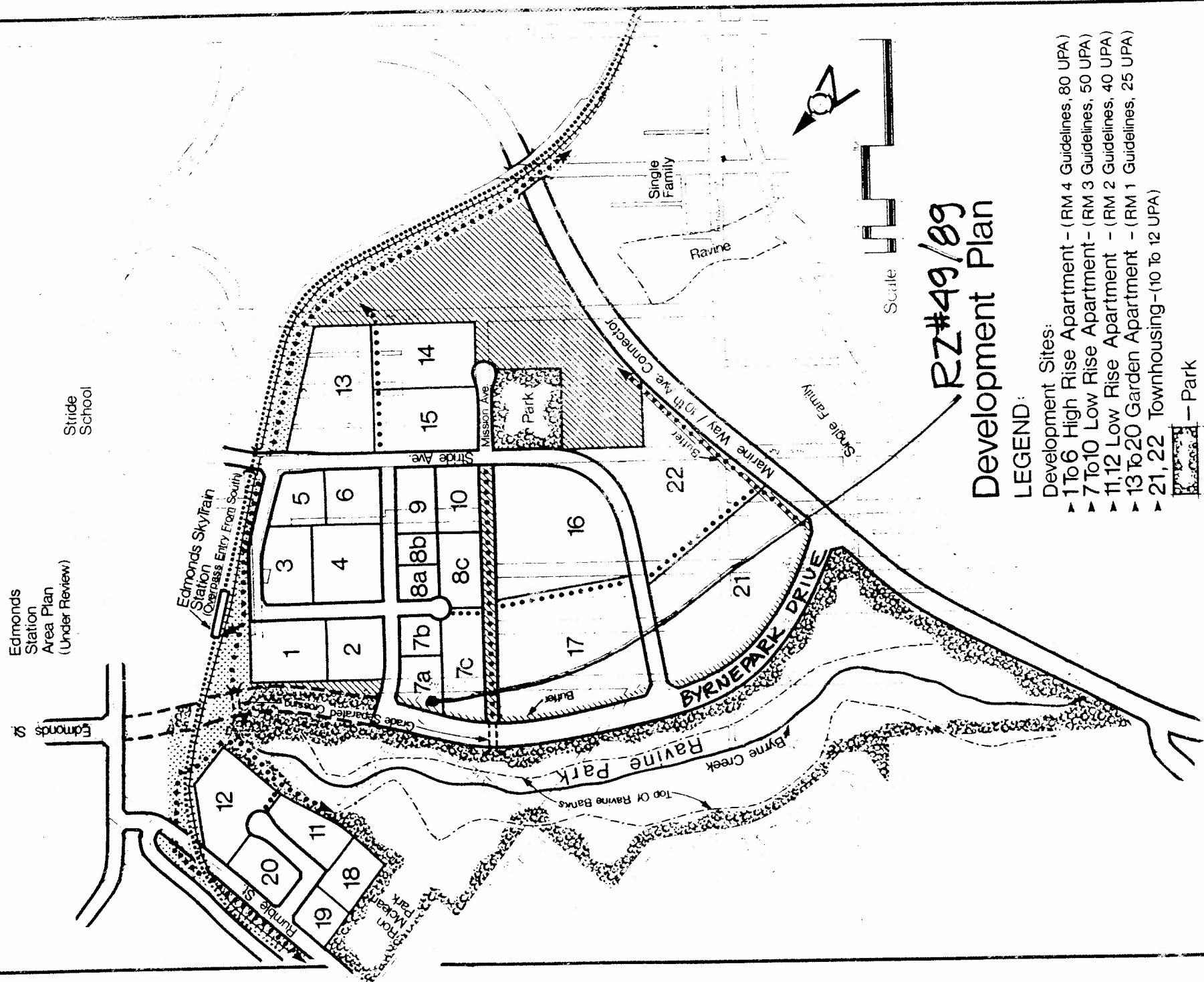
Exterior Materials: - Wood siding, stucco, asphalt shingles.

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RR:ds

Attachments

cc: Municipal Clerk


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION



RZ#49/89
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)

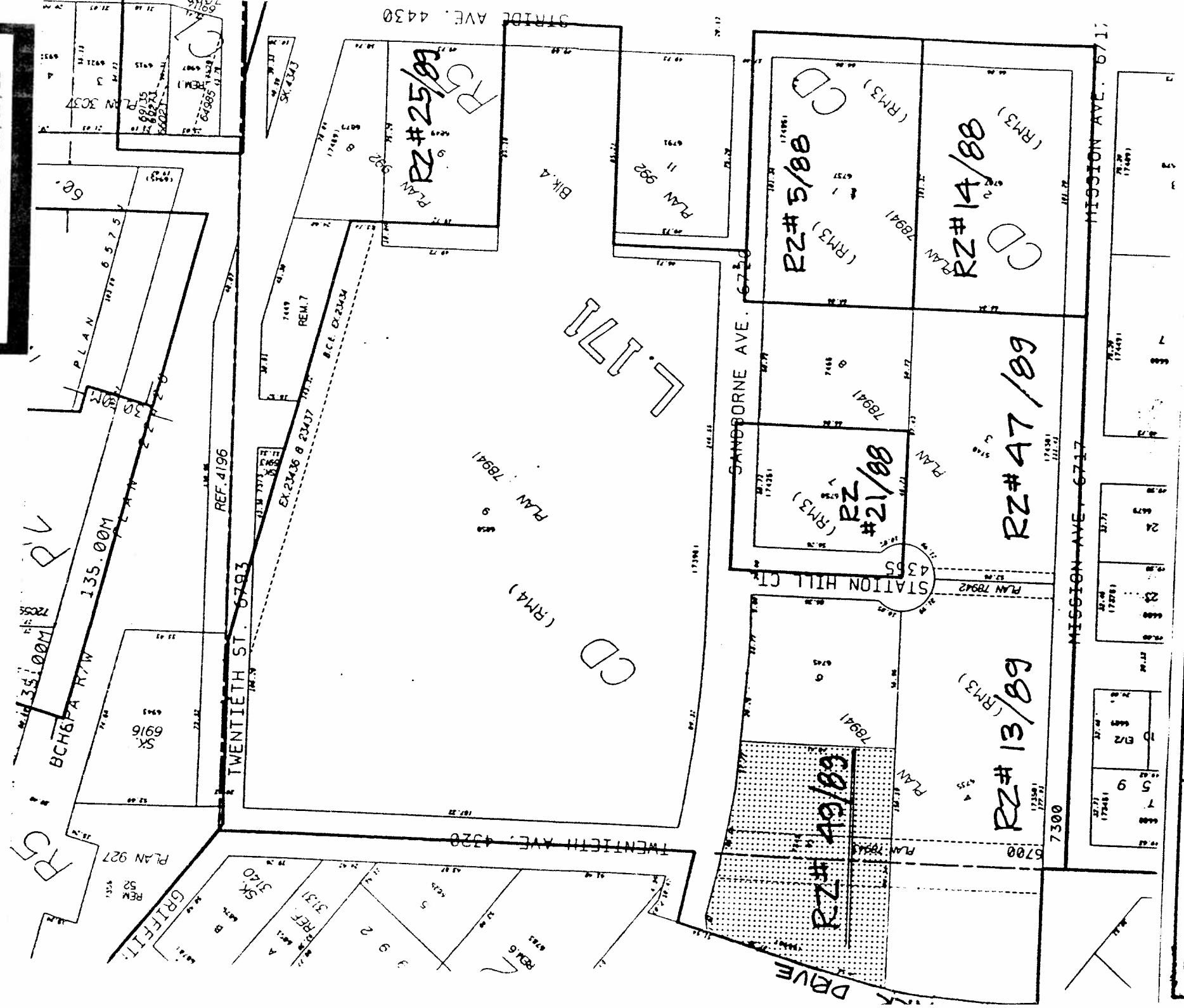
- Park
- Open Space
- B.C. Parkway
- Walkways, Trails

SKETCH 1

Edmonds Town Centre - South

ORIGINAL

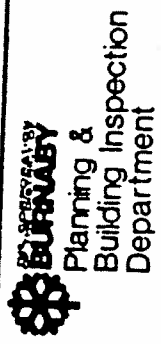
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Date: 1989 MAY

Scale: 1:2000

Drawn By:



RZ # 49/89

