

- g) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- h) The consolidation of the net project site into one legal parcel.
- i) The undergrounding of existing overhead wiring abutting the site. **195**
- j) Compliance with the Council adopted sound criteria.
- k) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking.
- l) Completion of the Highway Exchange Bylaw.

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:

Gerald Hamilton
Hamilton Doyle Architects
200 - 1450 Creekside Drive
Vancouver, B. C.
V6J 5B3

2.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to provide for development of a ten-storey apartment building.

3.0 BACKGROUND:

- 3.1 The subject site lies within the Edmonds Station Area Plan (see attached Sketch #2) adopted by Council on 1987 July 13 and is designated for high-rise multi-family residential redevelopment based on RM4 guidelines and a maximum density of 80 units per acre.
- 3.2 Council on 1989 May 23 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: R5 Residential District
To: CD Comprehensive Development District
(based on RM4 Multiple Family Residential District
use and density)
- 4.2 The proposed form of development is consistent with the adopted
Community Plan.

- 4.3 The proposed development complies with the minimum unit sizes of the condominium guidelines adopted by Council.
- 4.4 A 6.1 m (20 ft.) dedication for Edmonds Street widening is required. Nineteenth Avenue, which is actually an extension of the lane to the north-east on a 10 m (33 ft.) wide right-of-way, is intended to be closed in the future as indicated on the adopted Plan.
- It is recommended that 4 m (13 ft.) be closed at this time for incorporation into the subject site (see Sketch #1), leaving a 6 m (20 ft.) right-of-way for access to 7358 Eighteenth Street and as a continuation of the lane to the north-east. The lane between Nineteenth Avenue and Edmonds Street is also to be closed for inclusion in the subject site. A Highway Exchange Bylaw is recommended in this regard, with compensation to the Municipality for the resulting increase in net site area.
- 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 portion of Eighteenth Street to full Municipal standards, provision of a separated sidewalk and street lighting on the abutting portion of Edmonds Street, and any necessary reconstruction of the adjacent lane.
- 4.6 The developer is required to remove existing overhead wiring adjacent to the site.
- 4.7 Vehicular access will be from Eighteenth Street.
- 4.8 In view of traffic on Edmonds Street, a noise study is required 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 \$1,264.00 per unit, applies to this development.

5.0 DEVELOPMENT PROPOSAL:

5.1 Site Area

Gross site: 0.360 ha (0.891 ac.)
Road Dedication: 0.045 ha (0.112 ac.)
Road Closure: 0.056 ha (0.137 ac.)
Net Site: 0.371 ha (0.916 ac.)

(to be confirmed by survey)

5.2 Site Coverage:

approximately 16 per cent

5.3 Floor Area:

6309 m² (67,912 sq. ft.)

Floor Area Ratio:

1.7

5.4 Total Units:

58 two-bedroom units @ 95.1 to 96.5 m² (1024 to 1039 sq. ft.)

Unit Density:

156 units/ha (63 units/acre)

5.5 Building Height:

10 stories

5.6 Parking Required:

87 spaces
(including 12 visitors' spaces)

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Parking Provided: 90 spaces

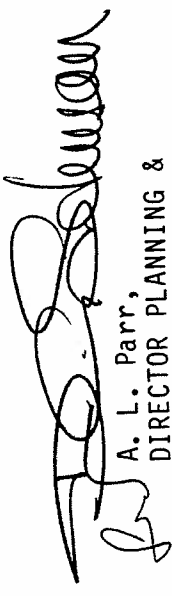
(including 12 visitors' spaces)

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5.7 Communal Facility: Amenity Room

5.8 Exterior Materials: Brick, stucco, metal roofing

5.9 A garbage and recycling area will be provided underground.



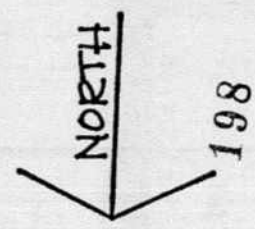
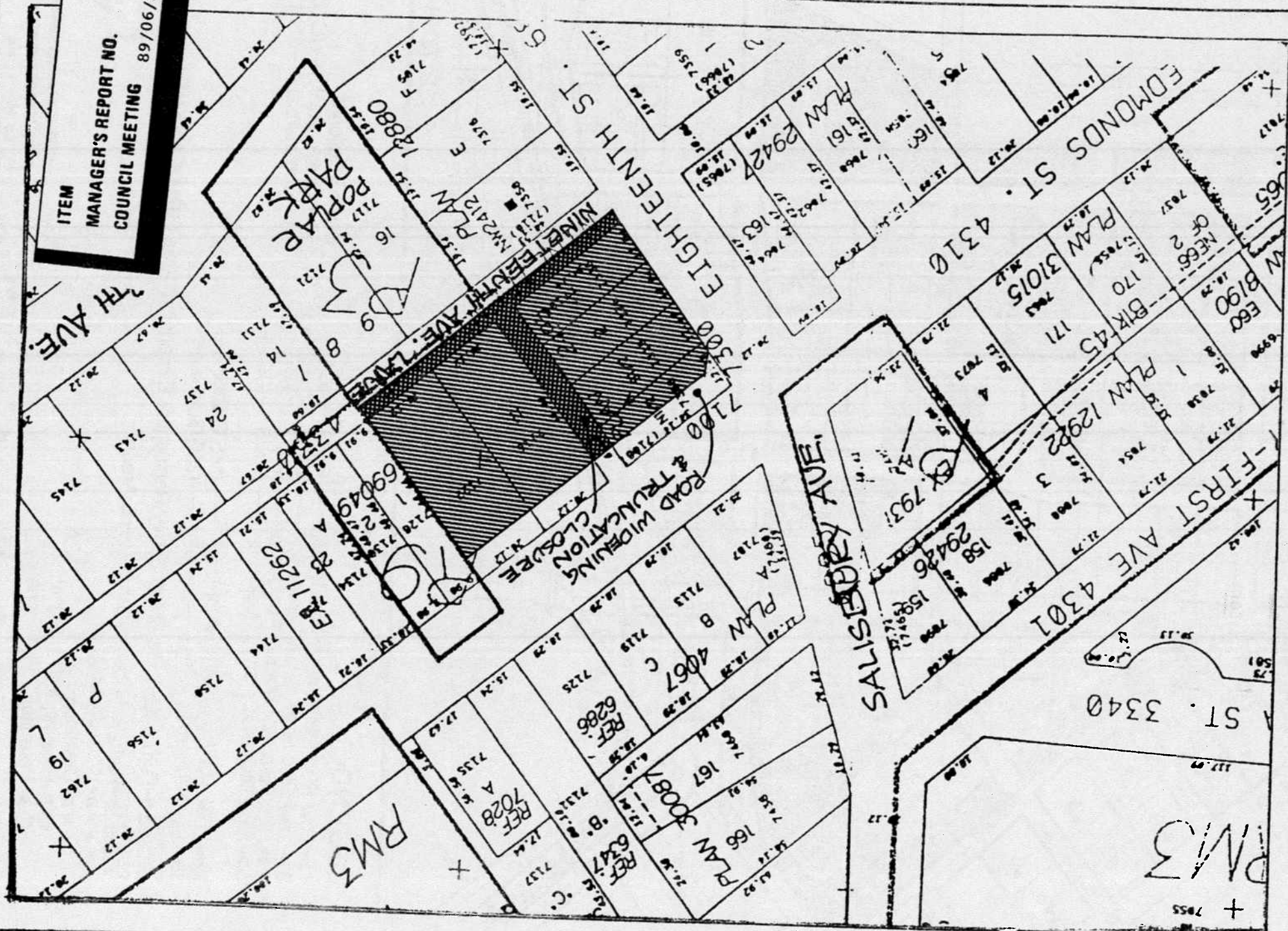
A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

RR/ds

Attachments

cc: Municipal Clerk
Municipal Solicitor

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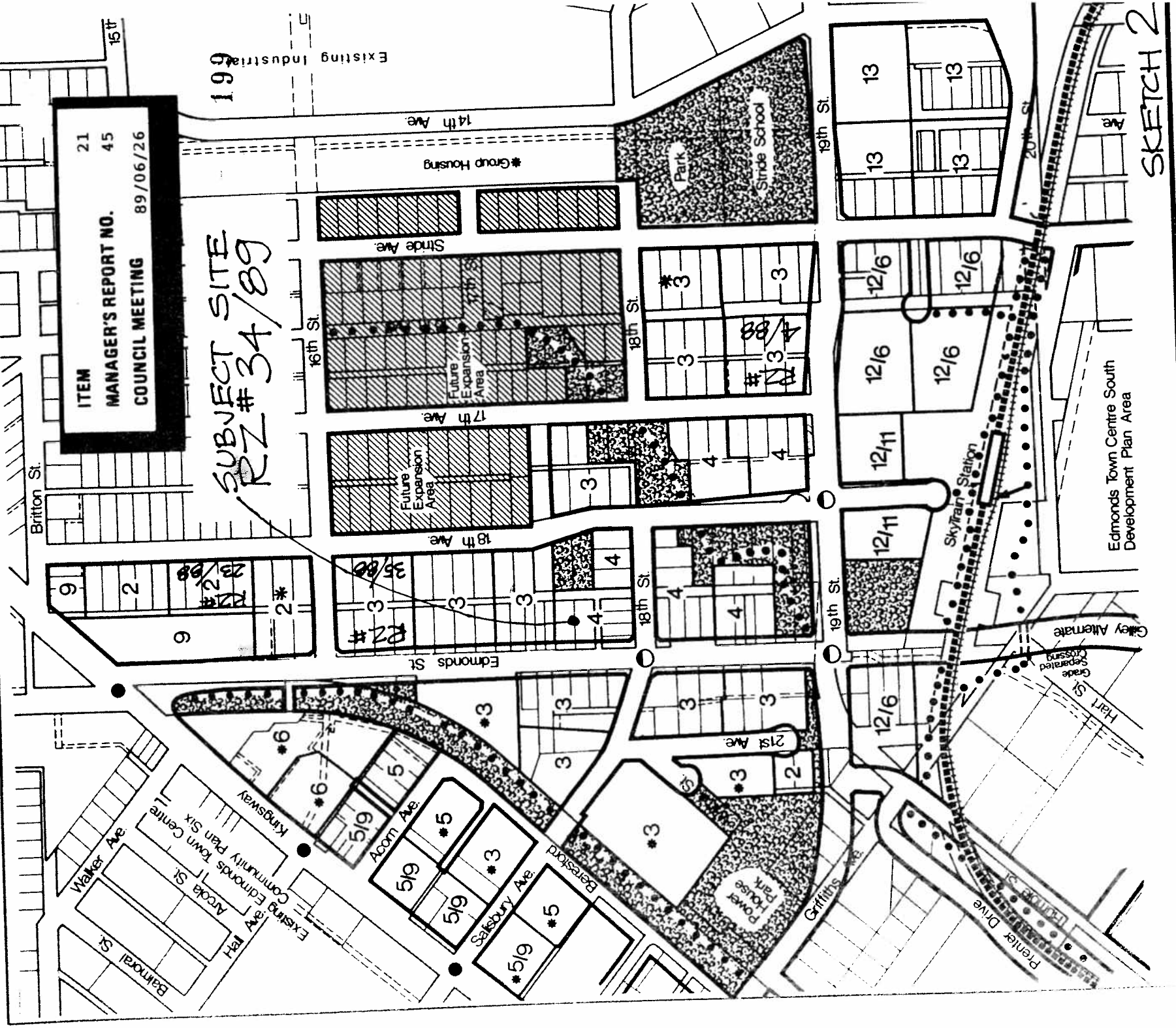
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SKETCH 1



RZ # 34/89

Date:	1989 MAY
Scale:	1:1200
Drawn By:	



LEGEND:

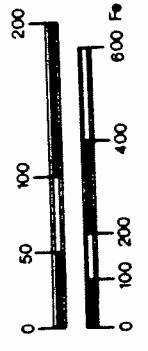
- 2 ▲ Low Rise Multi Family Residential — (RM2 — 40 UPA)
- 3 ▲ Low Rise Multi Family Residential — (RM3 — 50 UPA)
- 4 ▲ High Rise Multi Family Residential — (RM4 — 80 UPA)
- 5 ▲ High Rise Multi Family Residential — (RM5 — 100 UPA)

- 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 — (C3)
- 9 ▲ Commercial — (C3)
- 11 ▲ Commercial — (C1)



Edmonds Station Area Plan

SKETCH 2