

RE: REZONING REFERENCE NO. 30/89  
SANDERS STREET AND NELSON AVENUE

ITEM	22
MANAGER'S REPORT NO.	45
COUNCIL MEETING	89/06/26

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 NO. 38/89  
ADDRESS: 7260, 7278, 7288 AND 7298 ACORN AVE.  
(SEE ATTACHED SKETCHES 1 AND 2)  
LEGAL: LOTS 6, 7, 8 AND 9, BLOCK 27 D.L. 95

FROM: R5 RESIDENTIAL DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT  
(BASED ON THE RM5 MULTIPLE FAMILY  
RESIDENTIAL DISTRICT USE AND DENSITY)

PURPOSE: THE PURPOSE OF THIS REPORT IS TO RECOMMEND THAT THIS REZONING APPLICATION BE CONSIDERED FOR A PUBLIC HEARING ON 1989 JULY 25.

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RECOMMENDATIONS:

1. THAT Council authorize the introduction of a Highway Exchange Bylaw, according to the terms outlined in Section 4.4 of this report, contingent upon the granting by Council of First and Second readings of the subject Rezoning Bylaw.
2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 89 July 10 and to a Public Hearing on 89 July 25 at 19:30 h.
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 serve 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 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 serve the development.

- d. The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to secure or to demolish such improvements and remove the resultant debris prior to Third Reading.

201

- e. The consolidation of the net project site into one legal parcel.
- f. The granting of any necessary easements.
- g. The dedication of any rights-of-way deemed requisite.
- h. The undergrounding of existing overhead wiring abutting the site.
- i. The retention of as many existing mature trees as possible on the site.
- j. All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- k. The provision of an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking.
1. The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- m. Completion of the Highway Exchange Bylaw.

SUMMARY:

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

R E P O R T

1.0 APPLICANT:

Mr. V. Aballini  
6404 Charing Court  
Burnaby, B.C.  
V5E 3Y3

2.0 REZONING PURPOSE:

The purpose of the proposed bylaw is to permit the construction of a 50-unit high rise apartment building.

3.0 BACKGROUND:

This site is located in the northwestern part of the Edmonds Town Centre area just south of Kingsway. Council on 1989 May 23 received the report of the Planning & 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: R5 Residential District  
TO: CD Comprehensive Development District  
Based on the RM5 District use and density, and a maximum unit density of 100 Units/acre
- 4.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site.
- 4.3 The proposed rezoning conforms to the adopted Community Plan six.
- 4.4 A 1.8 m (6 ft.) dedication is required for Acorn Avenue widening to accommodate construction of a separated sidewalk. An unconstructed lane right-of-way to the east of the site is to be closed and incorporated into the site (see attached sketch #1). A Highway Exchange Bylaw is recommended in this regard, with compensation to be paid to the Municipality for the resulting gain to the 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 a separated sidewalk with boulevard on the abutting portion of Acorn Avenue.
- 4.6 The developer is required to remove existing overhead wiring adjacent to the site.
- 4.7 The net project site will be consolidated into one legal parcel.
- 4.8 A Neighbourhood Parkland Acquisition Charge, which is currently \$1,436.00 per unit, will apply to this development.
- 4.9 Any necessary easements or right of ways will be provided.
- 4.10 Any mature trees that are not directly in the excavated area of the site will be preserved.
- 4.11 The development plans submitted comply with the minimum unit sizes specified by the condominium guidelines adopted by Council.
- 4.12 An aviation fuel line presently running across the site will need to be relocated.
- 4.13 A development plan for the subject site which is suitable for presentation to a Public Hearing has been submitted.

5.0 DEVELOPMENT PROPOSAL:

5.1	Net Site:	2994 m <sup>2</sup> (32,227 ft <sup>2</sup> ) (subject to survey)
	Site Coverage:	16% approximately
	Gross Floor Area:	6128 m <sup>2</sup> (65,969 ft <sup>2</sup> )
5.2	Floor Area Ratio Permitted/Provided	$\frac{6128 \text{ m}^2}{2994 \text{ m}^2} = 2.047$

DIRECTOR PLANNING &  
BUILDING INSPECTION  
RE: REZONING REFERENCE #38/89  
1989 JUNE 21 ..... PAGE 4

ITEM	22
MANAGER'S REPORT NO.	45
COUNCIL MEETING	89/06/26

5.3 Unit Mix:

50

Total Units:

Unit Breakdown:

1 Bedroom:

2 Bedrooms:

3 Units at 80.4 m<sup>2</sup> (865 ft<sup>2</sup>)

47 Units, ranging size from  
102 m<sup>2</sup> (1100 ft<sup>2</sup>) to  
Penthguse Units, with  
156 m<sup>2</sup> (1676 ft<sup>2</sup>)

203

5.4 Parking:

Required 1.5 spaces x 50 units  
(including 10 visitor spaces) =

75 Spaces

Provided

(including 10 visitor spaces of  
which 4 are on surface) =

75 Spaces

5.5 Communal Facilities:


Exercise room, jacuzzi and meeting room

5.6

Exterior Materials and Finishes include stucco, painted concrete,  
metal roof and brick in the entry area.

5.7

A recycling and garbage area is provided underground.

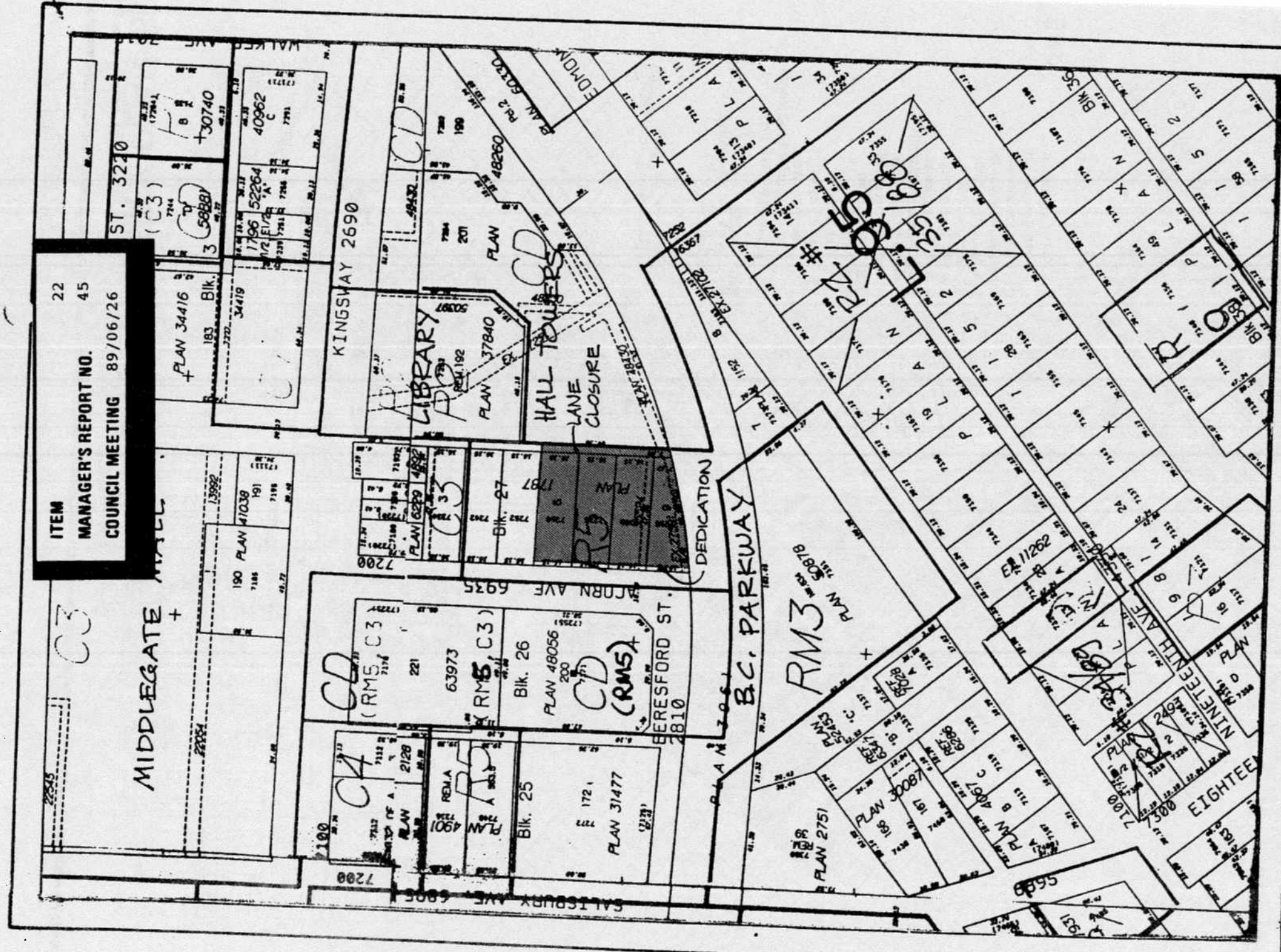
  
A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

BR:zn

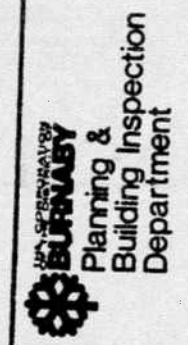
cc: Municipal Clerk  
Municipal Solicitor



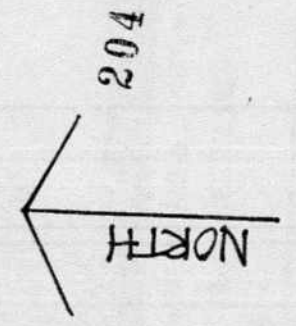
ITEM 22  
 MANAGER'S REPORT NO. 45  
 COUNCIL MEETING 89/06/26



Date: 1989 MAY  
 Scale: 1:2000  
 Drawn By:



RZ # 38/89



SKETCH

ITEM 22  
 MANAGER'S REPORT NO. 45  
 COUNCIL MEETING 89/06/26

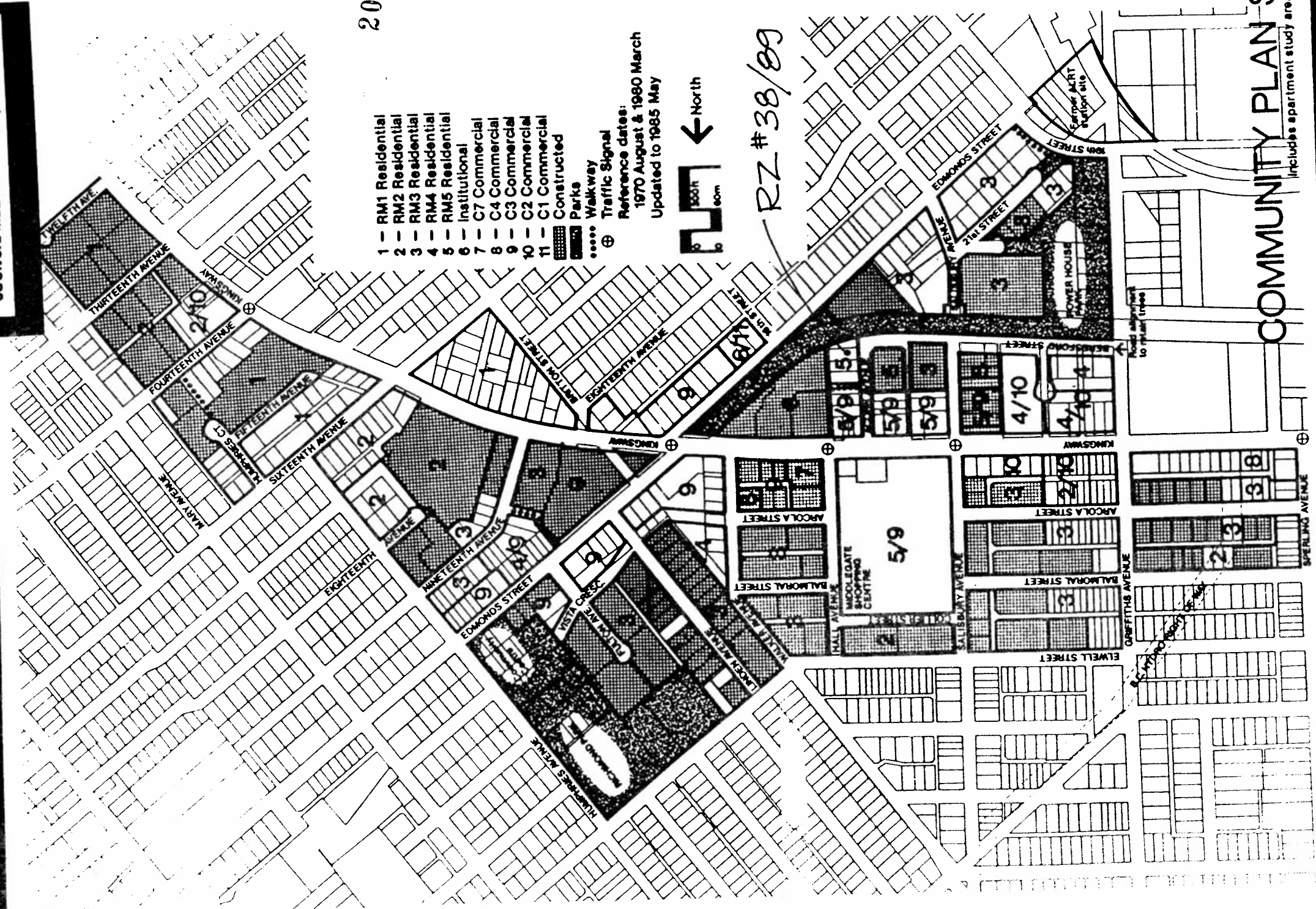
205

- 1 - RM1 Residential
- 2 - RM2 Residential
- 3 - RM3 Residential
- 4 - RM4 Residential
- 5 - RM5 Residential
- 6 - Institutional
- 7 - C7 Commercial
- 8 - C4 Commercial
- 9 - C3 Commercial
- 10 - C2 Commercial
- 11 - C1 Commercial
- Constructed
- Parks
- Walkway
- Traffic Signal

Reference dates:  
 1970 August & 1980 March  
 Updated to 1985 May



RZ #38/89



COMMUNITY PLAN '81  
 includes apartment study areas O & 1

SKETCH 2