

RE: REZONING REFERENCE NO. 59/89
7182/7188/7194 STRIDE AVENUE

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1990 FEBRUARY 21

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #59/89
7182,7188 AND 7194 STRIDE AVENUE
LOT 8, D.L. 53, PLAN 3037;
LOT 9, D.L. 53, PLAN 3037;
LOT 10,D.L. 53, PLAN 3037;
(SEE ATTACHED SKETCH #1)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1990 March 20.

RECOMMENDATIONS:

- 1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1990 March 05 and to a Public Hearing on 1990 March 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 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 granting of any necessary easements.
 - e) The dedication of any rights-of-way deemed requisite.
 - f) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.

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- g) The consolidation of the net project site into one legal parcel.
- h) The undergrounding of existing overhead wiring abutting the site **1.64**
- i) Compliance with the Council-adopted sound criteria.
- j) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking, and a commitment to implement the recycling provisions.
- k) The retention of as many existing mature trees on the site as possible.

SUMMARY:

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

R E P O R T

1.0 APPLICANT:

- 1.1 Group Five Consultants (1989) Inc.
#310 - 1587 West 8th Avenue
Vancouver, B.C.
V6J 1T5

2.0 PROPOSED REZONING:

- 2.1 **FROM:** R5 Residential District
- TO:** CD Comprehensive Development District
(based on RM2 Multiple Family Residential District use and density)

The purpose of the proposed rezoning bylaw amendment is to accommodate a low-rise multi-family residential development.

3.0 BACKGROUND:

- 3.1 The subject site is located within the adopted Edmonds Station Area Plan (see attached Sketch #2) and is designated for multi-family residential development under RM2 guidelines.
- 3.2 A previous report regarding this rezoning application was considered by Council on 1989 September 25, but did not proceed as the Edmonds Station Area Plan review had not yet been completed. A new applicant is now pursuing this rezoning.

4.0 GENERAL COMMENTS:

- 4.1 The proposed development is generally consistent with the adopted Edmonds Station Area Plan.
- 4.2 The subject site will be consolidated into one legal parcel.
- 4.3 A lane widening dedication is required to achieve the standard 6.1 m (20 ft.) lane width.

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- 4.4 Vehicular access will be from the lane.
- 4.5 The developer will be expected to remove existing overhead wiring adjacent to the site.
- 4.6 The Chief Health Inspector has requested a noise study to ensure compliance with Council-adopted sound criteria.
- 4.7 The proposed development has been approved and committed under the B. C. Rental Supply Program. The applicant has indicated that it is planned to be rental housing, but will be strata-titled.
- 4.8 A Neighbourhood Parkland Acquisition Charge, which is currently \$1,397 per unit, will apply to this development.
- 4.9 Several existing mature trees on the site are to be preserved.
- 4.10 An estimate of required servicing costs will be obtained from the Director Engineering. This will include but not necessarily be limited to completion of Stride Avenue adjacent to the site.
- 4.11 A development plan for the subject site has been received which is suitable for submission to a Public Hearing.

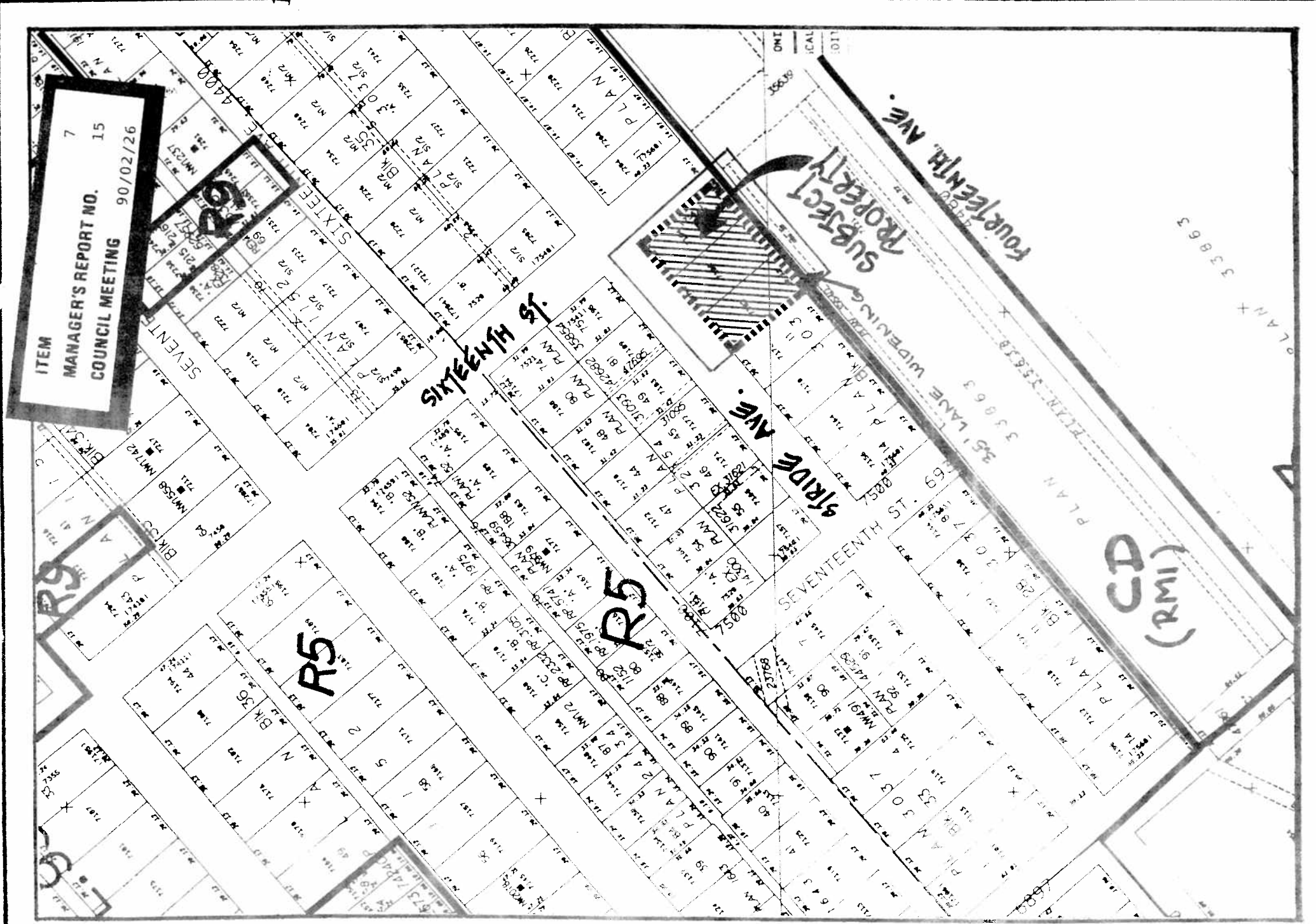
5.0 DEVELOPMENT PROPOSAL:

- 5.1 Net Site Area: 0.237 ha (0.584 acres)
(to be confirmed by survey)
- 5.2 Site Coverage: 35 per cent
- 5.3 Floor Area: 2,107 m² (22,682 sq. ft.)
- 5.4 Floor Area Ratio: 0.9
- 5.5 Unit Mix:
 - 13 - three bedroom units @ 104.1 m² (1,121 sq. ft.)
 - 9 - two bedroom units @ 83.7 m² (902 sq. ft.)

22 UNITS TOTAL

- 5.6 Unit Density: 93 units/ha (38 units per acre)
- 5.7 Building Height: Three storeys
- 5.8 Parking Required: 33 spaces
(including 5 visitors' spaces)
- 5.9 Parking Provided: 33 spaces
(including 5 visitors' spaces) -- **165**
- 5.9 Exterior Materials: Vinyl siding, wood trim, asphalt shingles.
- 5.10 Garbage and recycling areas, as well as all parking, are provided underground.


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION



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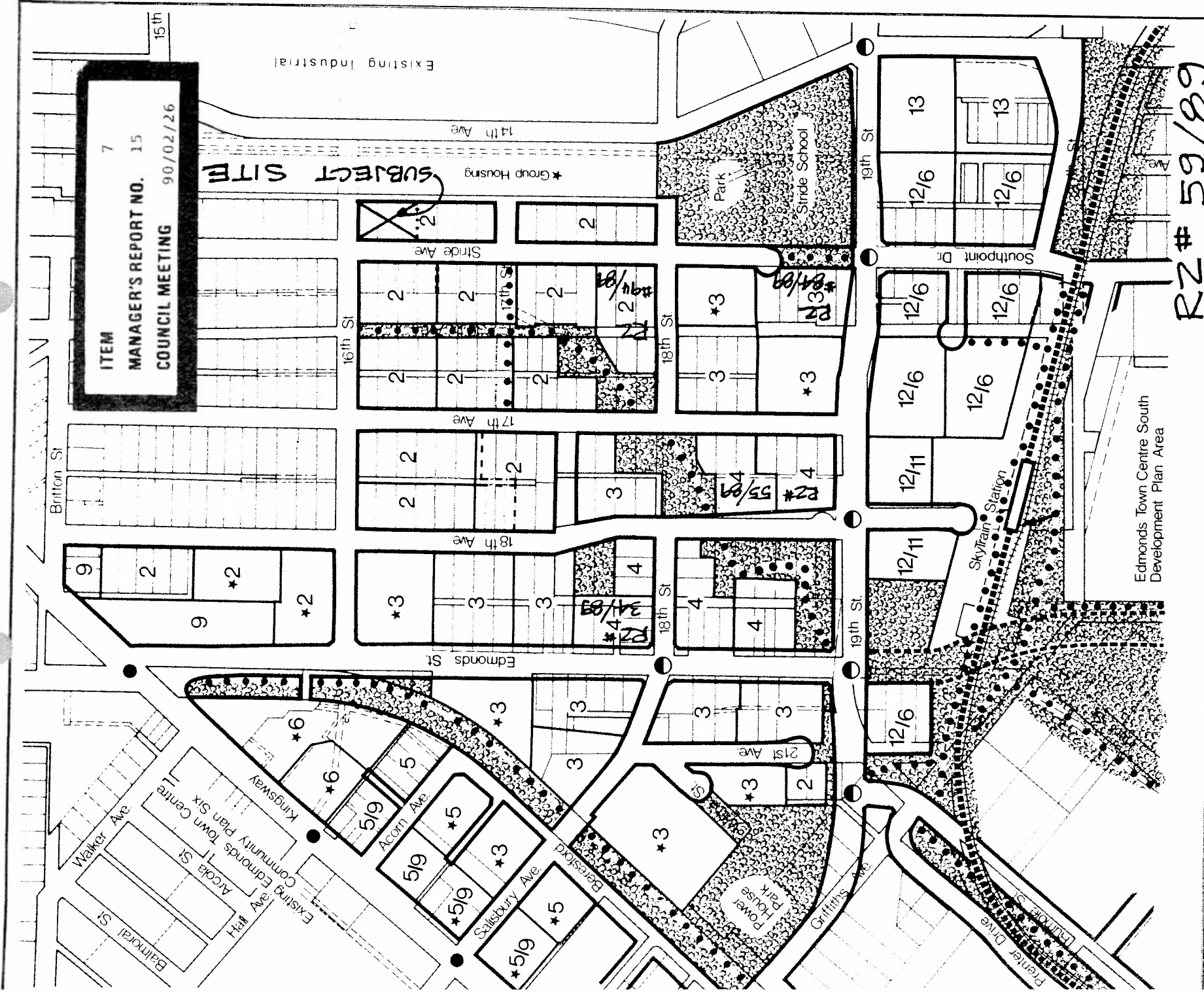


SKETCH #1.



REZONING # 59/89

Date 1989 SEPTEMBER	Scale 1:2000	Drawn By
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RZ # 59/89

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)

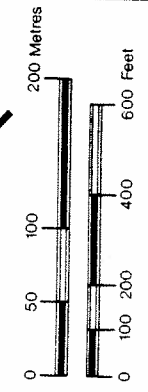
- 12 ▶ Low / Medium Density Office (M5 Guidelines)
- 13 ▶ Light Industrial (M5 Guidelines)

- ▶ Park, School, Trail And Ravine Areas
- Walkways / Trails
- * Developed
- Existing Traffic Signals
- Potential Traffic Signals

SKETCH #2

- 6 ▶ Institutional
- 9 ▶ Commercial (C3)
- 11 ▶ Commercial (C1)

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Edmonds Station Area Plan

Expansion Of Community Plan Six

