

RE: REZONING REFERENCE NO. 16/90
7030, 7038, 7042 & 7054 EDMONDS STREET
7032, 7042 & 7055 - 19TH AVENUE

ITEM 14
MANAGER'S REPORT NO. 31
COUNCIL MEETING 90/04/30

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 APRIL 24

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #16/90

**7030, 7038, 7042 AND 7054 EDMONDS STREET;
7032, 7042 AND 7055 - 19TH AVENUE;**

LOT 3, BLOCK 2, D.L. 95; PLAN 1981;
SOUTH HALF OF LOT 4, D.L. 95, PLAN 1981;
LOT 4, PARCEL A, D.L. 95, PLAN 1981;
LOT 5, D.L. 95, PLAN 1981;
LOT 22, D.L. 95, PLAN 1981;
LOT 23, BLOCK 2, D.L. 95, PLAN 1981;
LOT 24, D.L. 95, PLAN 1981;

PURPOSE: To seek Council authorization to forward this application to
a Public Hearing on 1990 May 29.

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RECOMMENDATIONS:

- 1) THAT the Municipal Solicitor be authorized to negotiate the terms for participation in a joint subdivision of private and municipally-owned property to create a development site parcel and park parcel as illustrated in attached Sketch #3, subject to the applicant pursuing the rezoning proposal to completion.
- 2) THAT the introduction of a Highway Exchange Bylaw be authorized 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.
- 3) THAT a rezoning bylaw be prepared and advanced to First Reading on 1990 May 07 and to a Public Hearing on 1990 May 29 at 7:30 p.m.
- 4) 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.

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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.

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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 unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.

e) The granting of any necessary easements, including an easement for park trail purposes as outlined in Section 4.3 of this report.

f) The dedication of any rights-of-way deemed requisite.

g) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.

h) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.

i) The undergrounding of existing overhead wiring abutting the site.

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, and a commitment to implement the recycling provisions.

l) Completion of a subdivision creating the development site and the park parcel.

m) The retention of as many mature trees as possible on the site.

n) 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:

1.1 370006 B.C. Limited
300 - 353 West 7th Avenue
Vancouver, B.C.
V5Y 1M2

2.0 REZONING PURPOSE:

2.1 The purpose of the proposed rezoning bylaw amendment is to provide for development of a 14 storey apartment building.

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3.0 BACKGROUND:

3.1 The subject site (see attached Sketch #1) lies within the adopted Edmonds Station Area Plan (see attached Sketch #2) and is designated for high-rise multi-family residential redevelopment based on RM4 guidelines and a maximum density of 80 units per acre. The south-east portion of the site is designated for park purposes as part of Stride Avenue Ravine Park. The site is currently occupied by six older dwellings. There are a number of mature trees on the site.

3.2 Council on 1990 March 26 authorized the Planning and Building Inspection 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 following recommendations were adopted at that time:

- 1) **THAT** the Planning and Building Inspection Department be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing.
- 2) **THAT** Council approve in principle the resubdivision of private and municipally-owned property to create a development site parcel and park parcel in accordance with the adopted Plan.

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) for the development site and P3 Park and Public Use District for the proposed municipal parcel.

4.2 The proposed form of development is consistent with the adopted Community Plan.

4.3 In line with our previous report, staff have now refined the recommended boundary (see attached Sketch #3) south of the development site to include the ravine area to the top of the bank. It is also proposed to provide an easement for public trail purposes above the bank on the development site itself. The proposed trail will link existing trails in the Ravine Park. Parks and Recreation Department staff concur with the recommended parking boundary, and trail and easement proposals.

4.4 A 6.1 m (20 ft.) dedication for Edmonds Street widening is required. 19th Avenue, within the site, is to closed for incorporation into it. A Highway Exchange Bylaw is recommended in this regard with compensation to the Municipality at market value for the resulting increase in site area (approximately 2,574 sq. ft.). Details to be provided in a future report.

4.5 The applicant's site assembly incorporates two lots (7032 and 7042 - 19th Avenue), major portions of which consist of ravine area designated for park purposes in the adopted Plan, and included in the Park Acquisition Programme. A total area of approximately 15,937 sq. ft. of these private properties is to be acquired for inclusion in the proposed park parcel (see attached Sketch #3). The proposed development site includes a municipally-owned area of approximately 3,919 sq. ft. (a portion of 7055 - 18th Avenue, the remainder of which is to be retained for park purposes). It is recommended that the Solicitor be authorized to negotiate the terms of the proposed joint subdivision to create the development site and park site with details to be addressed in a future report.

4.6 An estimate of required servicing costs will be obtained from the Director Engineering. This will include but not necessarily be limited to provision of a separated sidewalk and street lighting on the abutting portion of Edmonds Street, trail construction and required sanitary and storm sewers.

4.7 The developer would be expected to remove existing overhead wiring adjacent to the site.

4.8 Vehicular access will be right turn in and out only, from Edmonds Street.

4.9 In view of traffic on Edmonds Street, a noise study should be undertaken to ensure compliance with the Council-adopted sound criteria.

4.10 The net project site will be consolidated into one legal parcel.

4.11 A Neighbourhood Parkland Acquisition Charge, which is currently \$1,264.00 per unit, will apply to this development.

4.12 The applicant has indicated that although the development is to be rental, it will be strata-titled. The proposed plan of development complies with the minimum unit sizes of the Council-adopted condominium guidelines.

4.13 A number of existing mature trees on site (including in particular, one valuable Davidia - dove tree), are to be preserved on the site.

4.14 The developer has been advised of the Council-adopted policy regarding the provision of units adaptable to the needs of the disabled in our primary town centre areas, however, no adaptable units are to be provided.

4.15 A development plan for the subject site has been received which is suitable for submission to a Public Hearing.

5.0 DEVELOPMENT PROPOSAL:

Net Site Area:	0.44 ha (1.1 acres) (to be confirmed by survey)
Site Coverage:	12 per cent
Floor Area:	7,536 m ² (81,115 sq. ft.)
Floor Area Ratio:	1.7

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Unit Mix:

- 55 two bedroom units @ 83.6 to 84.5 m² (900 to 910 sq. ft.)
- 14 one bedroom and den units @ 75.2 m² (810 sq. ft.)
- 13 one bedroom units @ 65.0 m² (700 sq. ft.)

— 82 UNITS TOTAL

Unit Density: 186 units/ha (75 units per acre)

Building Height: 14 storeys

Parking Required and Provided: 123 spaces (including 16 visitors' spaces of which 6 are surface)

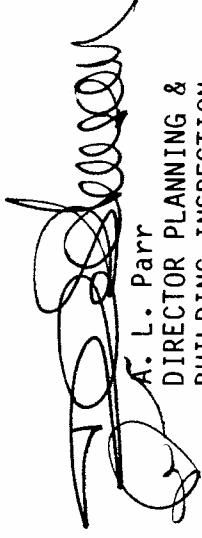
Exterior Materials: concrete, painted stucco, pre-finished metal roof.

Garbage and recycling areas are provided underground.

RR
RR:ap

Attachments

- c.c. Municipal Clerk
- Municipal Solicitor
- Director Administrative and Community Services
- Director Engineering
- Director Finance
- Director Recreation and Cultural Services

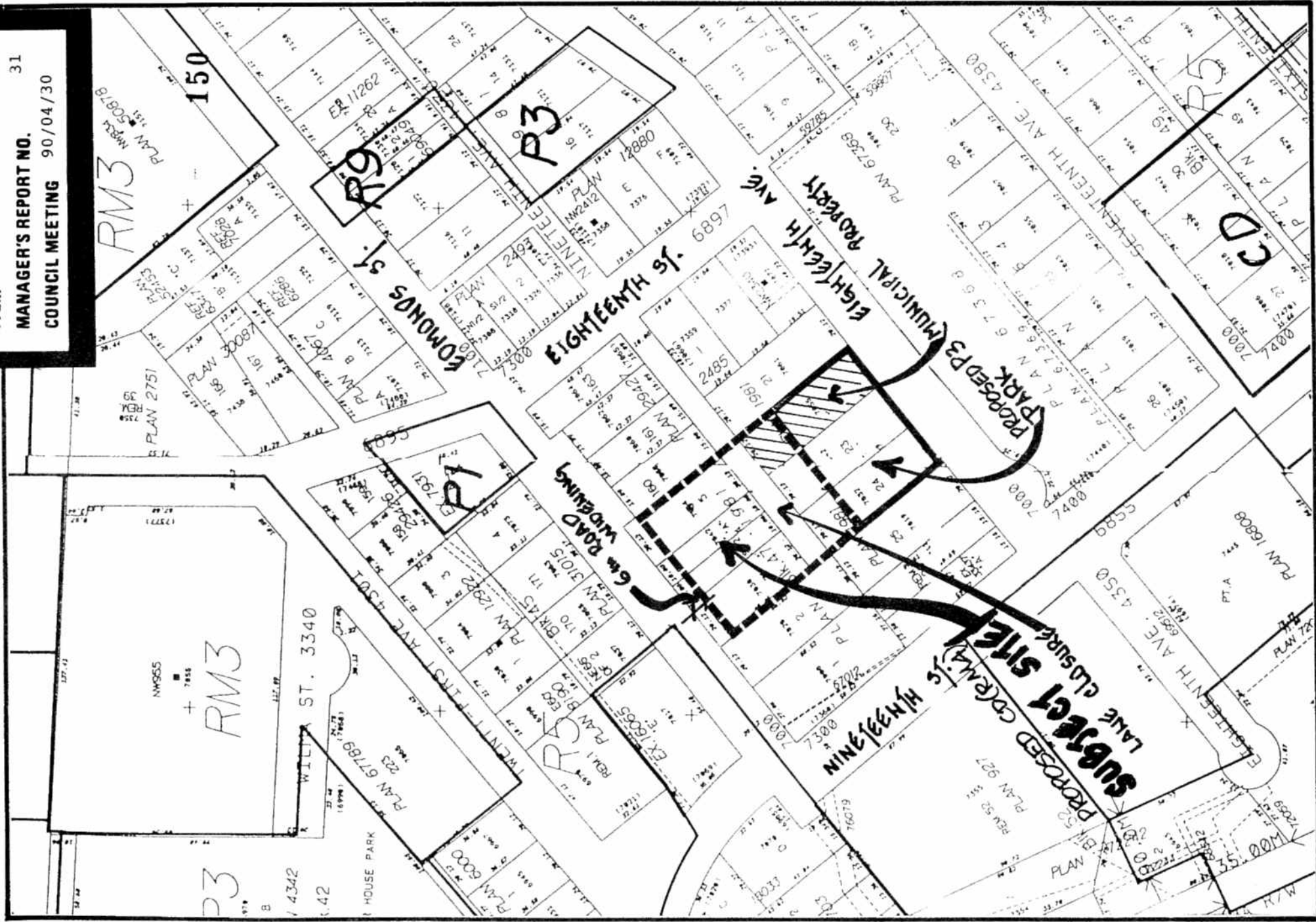


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

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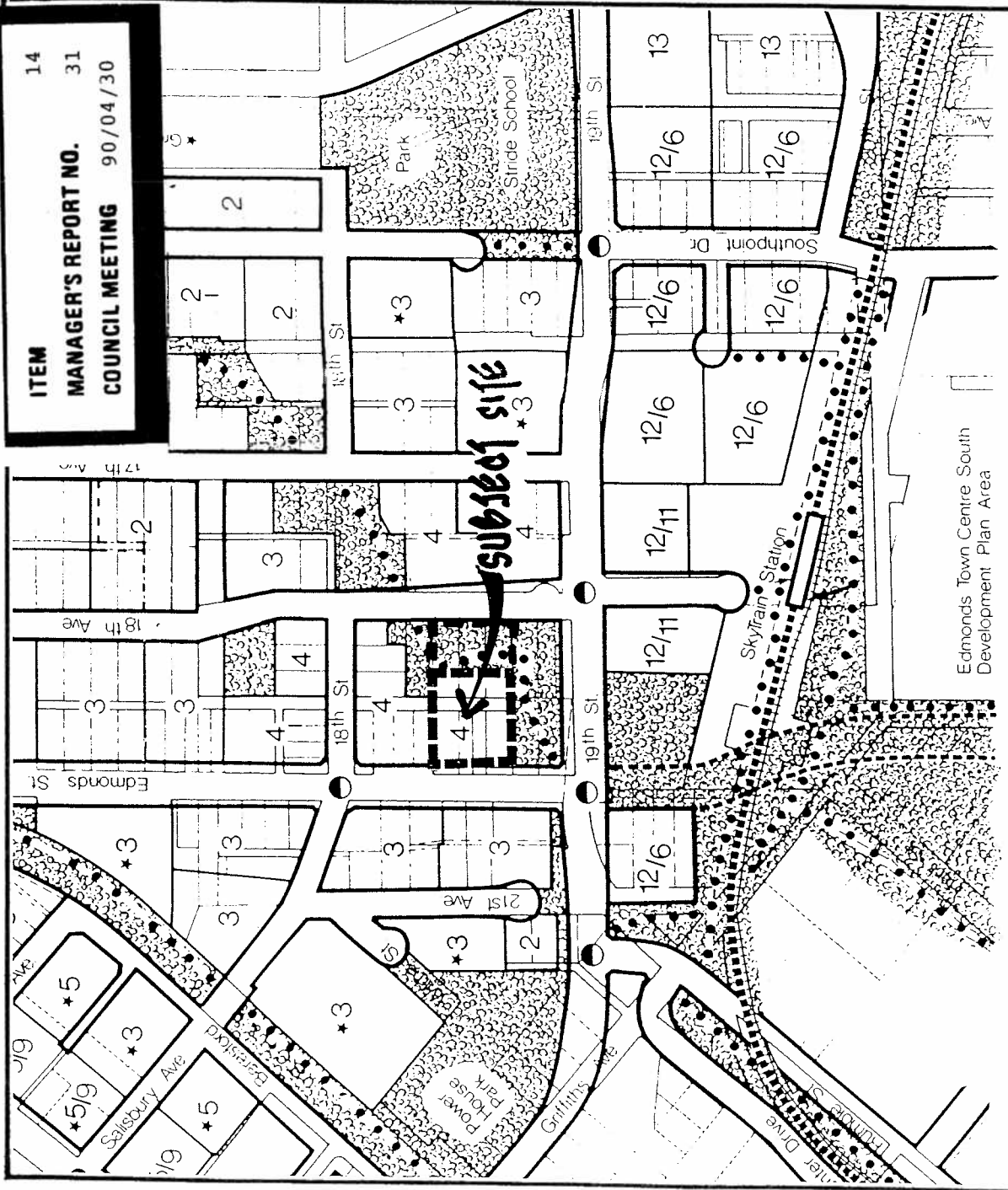
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SKETCH # 1



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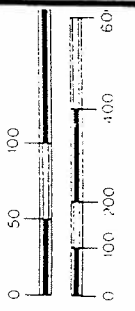
LEGEND:

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

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

Edmonds Station Area Plan

Expansion Of Community Plan Six



Adopted 1987 July
 Updated to 1989 C



Planning &
 Building Inspection
 Department

Date:
MARCH 1990

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Drawn By:
J.P.C.

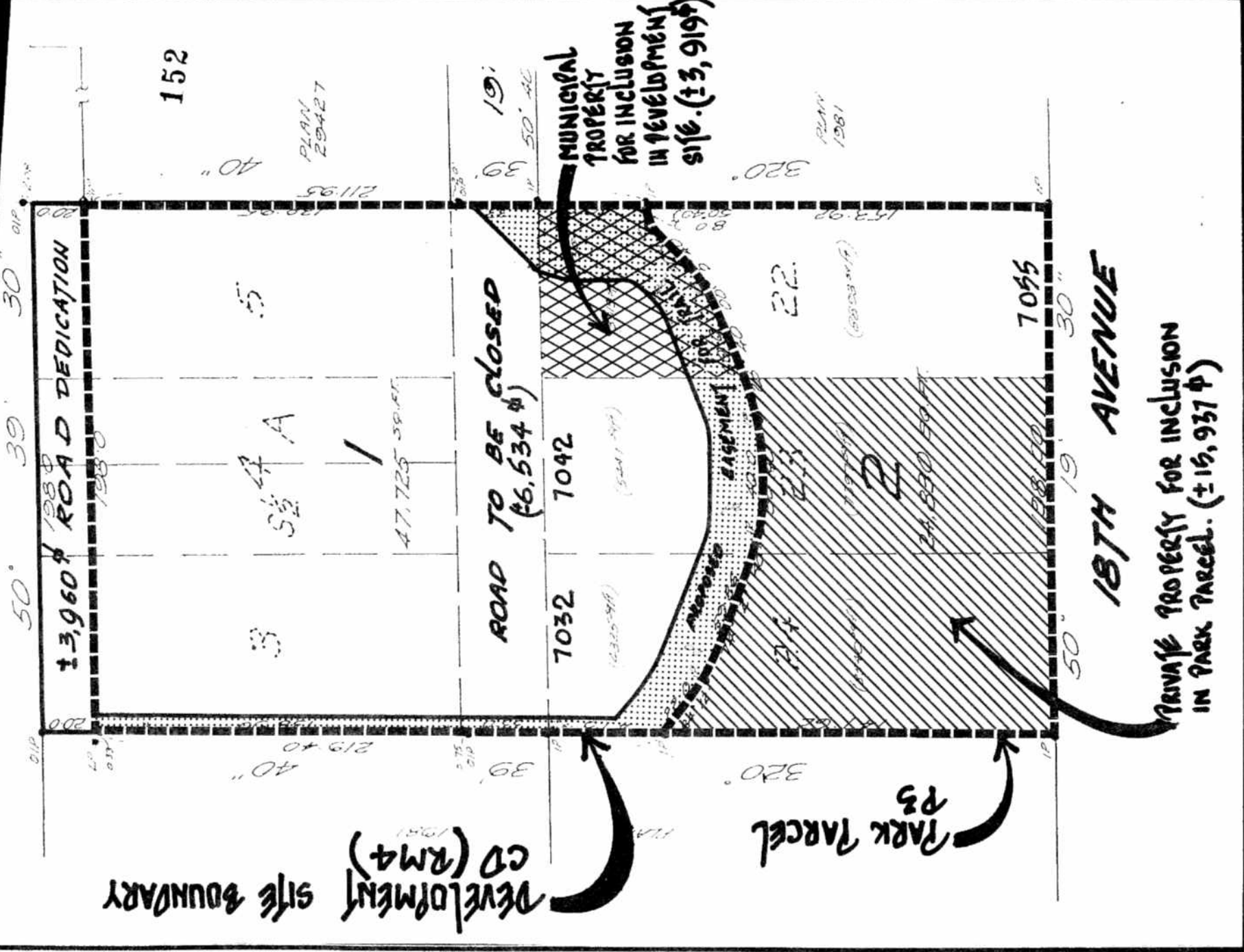
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SKETCH # 2

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EDMONDS ST



Date: **APRIL 1990**

Scale: **N.I.S.**

Drawn By: **J.P.C.**



BURNABY
 Planning & Building Inspection
 Department



sketch #3.