

ITEM 13  
MANAGER'S REPORT NO. 45  
COUNCIL MEETING 91/07/22

TO: MUNICIPAL MANAGER 1991 JULY 17

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #13/91  
6740 STATION HILL COURT

PURPOSE: To respond to issues raised at the Public Hearing for Rezoning  
Reference #13/91 (6740 Station Hill Court)

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RECOMMENDATION:

1. THAT this report be received for information purposes.

**R E P O R T**

**1.0 BACKGROUND:**

At the Public Hearing for the subject rezoning on 1991 June 25, a number of issues were raised. In large part these dealt with differences between the previously proposed ground-oriented stacked-townhouse development (RZ #47/89) and the currently proposed low-rise apartment development (RZ #13/91). The various issues raised are discussed under separate headings below.

**2.0 DRIVEMAY ACCESS:**

The only vehicular access possible and intended for the site is from the Station Hill Court cul-de-sac, as the Mission Avenue right-of-way is being developed for a linear park in accordance with the adopted plan for the area. The previously proposed (RZ #47/89) driveway and ramp parallel to the northwest property line and adjacent public walkway has been relocated to run parallel to the northeast property line, where a required fire access was previously located. This allowed incorporation of an on-site drop-off space. Responding to concerns raised at the Public Hearing, the architect has revised the current proposal by bringing forward the parking ramp to shorten the length of the driveway. Additional screening has been provided through the provision of a timber trellis supported by a brick colonnade over the ramp, as well as provision of a lattice fence on the property line with an abutting development.

**3.0 PARKING PROVISION:**

The previous proposal (RZ #47/89) provided parking at a ratio of 1.85 space per unit, well in excess of the then-applicable Zoning Bylaw requirement of 1.5 space per unit. The current proposal (RZ #13/91) as presented at the Public Hearing provided parking in accordance with the Zoning Bylaw requirement (as recently increased) of 1.6 space per dwelling unit including 0.25 space for visitors. In response to the concerns raised at the Public Hearing the applicant has added four additional parking spaces. It is also noted that the current proposal provides an on-site drop-off space which the previous proposal did not.

**4.0 SITE COVERAGE AND LANDSCAPED OPEN SPACE:**

The current development proposal (RZ #13/91) has a site coverage of 29.5 per cent which is below average for an RM3 density low-rise apartment development. Although the previous proposal (RZ #47/89) had a site coverage of 26 per cent, a significant proportion of the site was utilized for circulation and access to individual units which is now provided by internal corridors. Consequently the current proposal provides one large well-landscaped courtyard facing the adjacent developments in place of the previous scheme's two narrower largely-paved access courtyards. In response to discussion at the Public Hearing, additional trees have been added to the garden courtyard area.

146

**5.0 VIEW PRESERVATION AND BUILDING HEIGHT:**

Although it is recognized that any development on the subject site will affect views currently enjoyed from neighbouring properties, the current development proposal has less impact than the previous proposal. The overall building profile is lower, with the maximum top-of-roof height reduced by 12 ft. to an elevation of 317.0 ft. from the previous proposal's 329.0 ft.

**6.0 UNIT MIX:**

The current proposal increases the proportion of one bedroom units provided to 55 per cent from the previous proposal's 3 per cent. The applicant advises that this is based on an analysis indicating a greater need for smaller and affordable units. All units meet the minimum sizes specified by the applicable condominium guidelines.

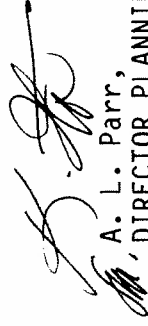
**7.0 ADAPTABLE UNITS:**

The applicant, who had previously indicated that no units adaptable to the needs of the disabled were to be provided, has now advised that four adaptable units will be included in the development.

**8.0 SUMMARY:**

In conclusion, staff advise that the current development proposal is in accordance with the adopted Edmonds Town Centre South Development Plan. As well as meeting applicable criteria based on first principles, it is not considered inferior to the previous proposal and is considered fully supportable.

This is for the information of Council.



A. L. Parr,  
DIRECTOR PLANNING &  
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