

TO: MUNICIPAL MANAGER 1992 JUNE 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #24/92

LEGAL: LOTS 1 AND 2, D.L. 95, PLAN 69049; LOT 23, PCL. A. EX. S.E. 10', D.L. 95, PLAN 1152; LOTS: PARCEL A OF LOTS 22/23 EX. S.E. 10', D.L. 95, PLAN 1152; LOT 22 EX. S.E. 10', D.L. 95, PLAN 1152; LOT 14, D.L. 95, PLAN 1981; LOT 24, EXC. N.W. 10', D.L. 95, PLAN 1152; LOT 25, EX. N.W. 10', D.L. 95, PLAN 1152

ADDRESSES: 7128/7130/7134/7138/7144 EDMONDS STREET; 7131/7137/7143 - 18TH AVENUE

(SEE ATTACHED SKETCH #1)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1992 July 28.

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RECOMMENDATIONS:

- 1) **THAT** the introduction of a Highway Exchange Bylaw, be authorized according to the terms outlined in Section 4.3 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 1992 June 29 and to a Public Hearing on 1992 July 28.
- 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 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 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 and the submission of a written undertaking to ensure that all site areas identified for preservation of existing vegetation are effectively protected by snow fencing or other approved physical containment during the whole course of site preparation and construction work.

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

k) Compliance with the Council-adopted sound criteria.

l) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space with the underground parking and a commitment to implement the recycling provisions.

m) Completion of the Highway Exchange Bylaw.

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

R E P O R T

1.0 APPLICANT: Group Two Architecture and Planning Ltd.
200 - 2296 McCallum Road
Abbotsford, B.C.
V2S 3P4
Attention: Mr. Carson Noftle

2.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit low-rise apartment development.

3.0 BACKGROUND:

3.1 The subject site is located within the Edmonds Station Area Plan (see attached Sketch #2) and is designated for Low-Rise Apartment Development based on RM3 guidelines (or alternatively on RM2 or RM1 guidelines for more family ground-oriented projects).

3.2 A previous rezoning application (Rezoning Reference #4/90) for this site was made in 1990 February, but was subsequently withdrawn.

3.3 The subject site is currently occupied by one and two-family dwellings. Poplar Park and a 10-storey apartment building are located to the south-west. The other surrounding properties (which are intended as future apartment redevelopment sites) are currently occupied by one and two-family dwellings. The site slopes down from Edmonds Street to 18th Avenue.

3.4 Council on 1992 May 25, received the report of the Planning and Building Department concerning the new rezoning application for the subject site, and adopted a recommendation authorizing staff 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: R9 Residential District, and R5 Residential District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density, and in accordance with the development plan entitled "58 Suites Apartment" prepared by Group Two Architecture and Planning Ltd.).

4.2 The proposed rezoning application is consistent with the Edmonds Station Area plan.

4.3 A 6.1 m (20 ft.) road widening dedication is required along Edmonds Street. An existing lane running through the site is to be closed and included in the site. Pending redevelopment of the neighbouring sites, the remaining lane to the north-east will be provided with a turnaround on easement. A Highway Exchange Bylaw will be recommended to accomplish the required road closure and dedication. Payment at market value will be made for any excess of land area acquired over that dedicated.

4.4 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 18th Avenue to full Municipal standard and provision of a separated sidewalk boulevard, street trees, curb and gutter and street lighting on the abutting portion of Edmonds Street. Watermain upgrading and sanitary and storm sewer relocation are also required.

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

4.6 Vehicular access will be from 18th Avenue.

4.7 In view of traffic on Edmonds Street, a noise study is to be conducted to ensure compliance with the Council-adopted sound criteria.

4.8 The net project site shall be consolidated into one legal parcel.

4.9 A Neighbourhood Parkland Acquisition Charge, which is currently \$1,397.00 per unit, will apply to this development.

4.10 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, and has responded as follows:

- "1. We support the principle of providing housing for the disabled.
2. We have provided three parking stalls for the disabled in the secured portion of the building as well as one visitor space.
3. Our two bedroom "A" suite and our one bedroom "B" suite are open plans that can be modified for reasonable use by wheelchair bound persons.
4. If, during the period prior to completion of final construction we have an offer to purchase from a disabled buyer we will accommodate that buyer by modifying the suite accordingly."

- 4.11 The proposed plan of development incorporates preservation of a number of existing trees on the site.
- 4.12 A development plan for the subject site has been received which is suitable for submission to a Public Hearing.

5.0 DEVELOPMENT PROPOSAL:

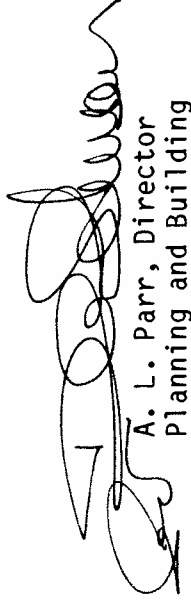
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- 5.1 Net Site Area: 0.579 ha (1.43 acres)
(to be confirmed by survey)
- 5.2 Site Coverage: 36 per cent
- 5.3 Floor Area: 6 293 m² (67,740 sq. ft.)
- 5.4 Floor Area Ratio: 1.1 maximum
- 5.5 Unit Mix:
- | | | | |
|----------|---------------------------|-------------------------------|----------------------|
| 6 | two bedroom and den units | @ 101.8 m ² | (1096 sq. ft.) |
| 28 | two bedroom units | @ 89.4 to 92.2 m ² | (962 to 993 sq. ft.) |
| 15 | one bedroom & den units | @ 73.9 to 86.7 m ² | (933 sq. ft.) |
| <u>9</u> | one bedroom units | @ 77.5 m ² | (834 sq. ft.) |
- 58 UNITS TOTAL
- 5.6 Unit Density: 100 units/ha (41 units per acre)
- 5.7 Building Height: three storeys (stepped)
- 5.8 Parking Required: 93 spaces (including 15 visitors' spaces)
- Parking Provided: 93 spaces (including 15 visitors' spaces)
- 5.9 Exterior Materials: cedar shakes, stucco, wood trim.
- 5.10 Garbage and recycling areas will be provided underground.
- 5.11 Communal Facilities: Exercise/Meeting/Activity Room with hot tub area.

AMP
RR:cr

Attach.

cc: Director Engineering
Municipal Solicitor
Municipal Clerk



A. L. Parr, Director
Planning and Building

