

ITEM 17
MANAGER'S REPORT NO. 72
COUNCIL MEETING 92/11/23

TO: CITY MANAGER 1992 NOVEMBER 18
FROM: ACTING DIRECTOR PLANNING & BUILDING
SUBJECT: REZONING REFERENCE #17/92
LEGAL: PORTION OF LOT 2, D.L. 171, GROUP 1, PLAN 83203
ADDRESS: PORTION OF 6850 - 20TH AVENUE
(SEE ATTACHED SKETCH #1)
PURPOSE: To seek Council authorization to forward this application to a
Public Hearing on 1992 December 15.

=====

RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1992 November 30 and to a Public Hearing on 1992 December 15.
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 completion of the subdivision (Subdivision Reference #19/92) creating the subject site.
 - e) Registration of a covenant limiting the operating hours of the commercial development.

R E P O R T

ITEM	17
MANAGER'S REPORT NO.	72
COUNCIL MEETING	92/11/23

1.0 APPLICANT

Mr. L. Doyle
Hamilton Doyle Architects
#200 - 1450 Creekside Drive
Vancouver, B.C. V6J 5B3

2.0 REZONING PURPOSE 149

The purpose of the proposed rezoning bylaw amendment is to accommodate development of a small commercial building and to provide for a high-rise residential tower as a future phase.

3.0 BACKGROUND

3.1 The subject site is located within the Edmonds Town Centre South Development Plan (see attached Sketch #2) and is designated for high-rise residential development under RM4 District guidelines plus 370 m² (4,000 sq.ft.) of local convenience commercial space oriented towards the pedestrian access to the Edmonds Skytrain Station. The subject site was included in Rezoning Reference #25/89 which received Final Adoption on 1989 October 23. That rezoning, which generally encompassed the planned high-rise residential area between Sandborne Avenue and the SkyTrain line, provided for the specific development of one apartment tower, the Savoy Carlton, at the corner of Southpoint Drive and Station Hill Drive, which is the first phase of the "City in the Park" development. It also provided for a future subdivision (see attached Sketch #3) to create the five additional high-rise apartment sites and established community plan guidelines for these sites as illustrated in Sketch #4 attached. An application for this planned subdivision (Subdivision Reference #19/92) is currently being processed.

The subject site comprises one of the parcels to be created by this subdivision, and the intent of the present rezoning amendment is to accommodate a small local commercial development with a main floor area of 4,000 sq.ft. on this parcel in accordance with the guidelines established by Rezoning Reference #25/89. A future rezoning amendment application will be submitted to accommodate a residential tower as a second phase of development on this parcel.

3.2 The subject parcel comprises part of the site previously occupied by the Domglas warehouse, which is currently being demolished. The B.C. Parkway and Edmonds SkyTrain Station are located to the north-east of the site, which will front on the planned extension of Station Hill Drive connecting south-west to Station Hill Court (see Sketch #4). The site comprises the third phase of the "City in the Park" development.

3.3 Council, on 1992 March 30, 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: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(based on RM4 Multiple Family Residential District
guidelines)

To: "Amended" CD COMPREHENSIVE DEVELOPMENT DISTRICT (based
on RM4 Multiple Family Residential District and C1
Neighbourhood Commercial District use and density and in
accordance with the development plan entitled "City in
the Park - Commercial Development" prepared by Hamilton
Doyle Architects)

4.2 It will be necessary for the subdivision creating this site (Subdivision Reference 19/92) to be completed prior to finalization of the current rezoning. As previously reported in conjunction with Rezoning Reference #25/89 and illustrated in Sketch #3, this subdivision involves a Highway Exchange Bylaw, and the acquisition by the developer of a small area of City land. Details of this are addressed in a report which also appears on this agenda.

4.3 The subject site will be serviced as a condition of Subdivision Reference #19/92.

4.4 A temporary paved laneway on a right-of-way through the site north of the commercial building will provide vehicular access to 6875 - 20th Avenue which is privately owned but included in the City's Park Acquisition Program. In the future when this property is acquired, the asphalt will be removed and landscaping will be provided.

4.5 Due to the past use of the property, an environmental assessment will be required as a condition of Subdivision Reference #19/92.

4.6 Deposit of the Edmonds Town Centre South Grade-Separated Crossings Development Cost Charge of \$392 per unit will be required in connection with the future amendment rezoning to accommodate the residential development on the subject site.

4.7 Deposit of the Neighbourhood Parkland Acquisition Charge, which is currently \$1,264 per unit, will be required in connection with the future amendment rezoning to accommodate the residential development on the subject site.

4.8 Overhead wiring (other than the B.C. Hydro transmission line) adjacent the site is being removed by the developer.

4.9 The future apartment development will comply with the minimum unit sizes of the condominium guidelines as well as with the sound criteria adopted by Council.

4.10 The rezoning and development proposed by the applicant for the site is generally consistent with the adopted Edmonds Town Centre South Plan and the guidelines established by Rezoning Reference #25/89. The commercial building and plaza area have been reconfigured and moved slightly south to avoid an existing B.C. Hydro right-of-way. The current amendment rezoning is to accommodate the commercial portion of the development on the site. A future amendment rezoning application will be pursued to accommodate the residential development. Neither a phased strata plan, nor further subdivision of the subject parcel will be pursued.

4.11 In order to ensure compatibility with the residential development and avoid potential nuisance problems, it has been agreed that operating hours of the tenants of the commercial development will be limited to between the hours of 6:00 a.m. and 12 midnight. A covenant will be registered in this regard.

4.12 The commercial development is to be restricted to the following subset of C1 Neighbourhood Commercial District uses and tenants:

- convenience store, pharmacy, and other day-to-day retail shopping
- financial institution, insurance broker, and other business or professional offices
- dry cleaning collection and delivery, video rentals, barbershop/beauty salon, and other personal service establishments, excluding amusement or video machines/arcades whether principal or accessory use
- cafes or restaurants excluding drive-in restaurants and neighbourhood public houses

4.13 A development plan for the subject site has been received which is suitable for submission to a Public Hearing. Details of the future residential tower will be addressed in a future amendment rezoning.

5.0 DEVELOPMENT PROPOSAL

The proposed commercial development consists of a brick building with a main floor area of 4,000 sq.ft. plus partial basement and mezzanine. The building has an arcade along Station Hill Drive and a clock tower on the plaza to be developed at the bend in the road. A comprehensive sign plan will be completed prior to finalization of the rezoning. No signage will be permitted on the clock tower.

5.1 NET SITE AREA: 0.971 ha (2.40 acres)
(to be confirmed by survey)

5.2 FLOOR AREA:
Commercial: main floor 371.6 m² (4,000 sq.ft.)
basement 185.8 m² (2,000 sq.ft.)
mezzanine 86.6 m² (932 sq.ft.)

TOTAL 644.0 m² (6,932 sq.ft.)
Future Residential: 16,500 m² (177,700 sq.ft.)

5.3 FLOOR AREA RATIO:
Commercial 0.066
Future Residential 1.700

5.4 BUILDING HEIGHT: one storey plus partial basement and mezzanine, with a clock tower having a total height of 16 m (52 ft.) above finished grade.

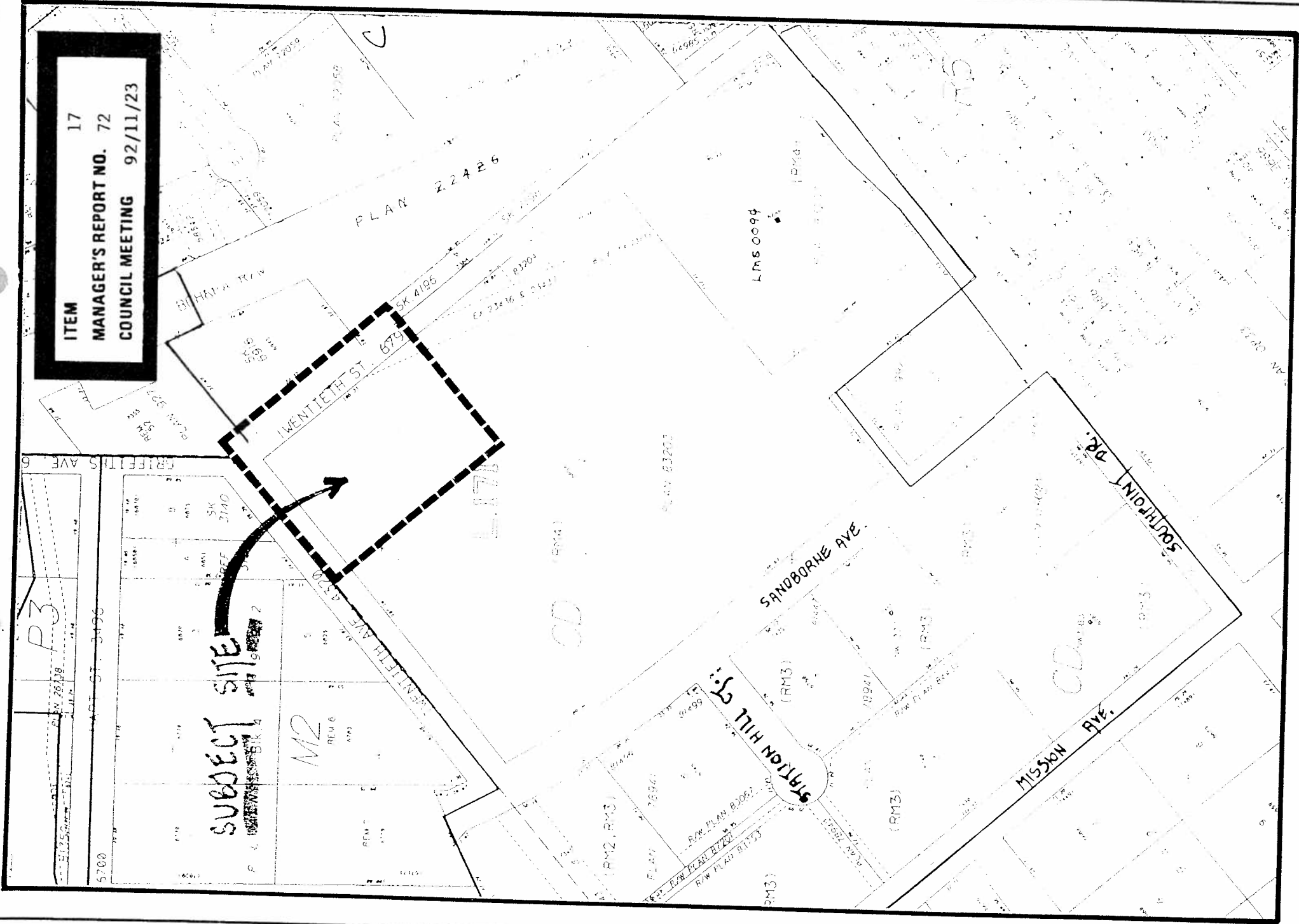
5.5 COMMERCIAL PARKING REQUIRED and PROVIDED: 14 spaces plus one loading bay

5.6 EXTERIOR MATERIALS: Brick with metal roof.


RR:1f

Attachments
cc: Director Engineering
City Clerk
City Solicitor

D. G. Stenson
Acting Director
Planning & Building



ITEM 17
 MANAGER'S REPORT NO. 72
 COUNCIL MEETING 92/11/23

Date:

MARCH 1992

Scale:

1:2000

Drawn By:

J.P.C.



Planning &
 Building Inspection
 Department



North

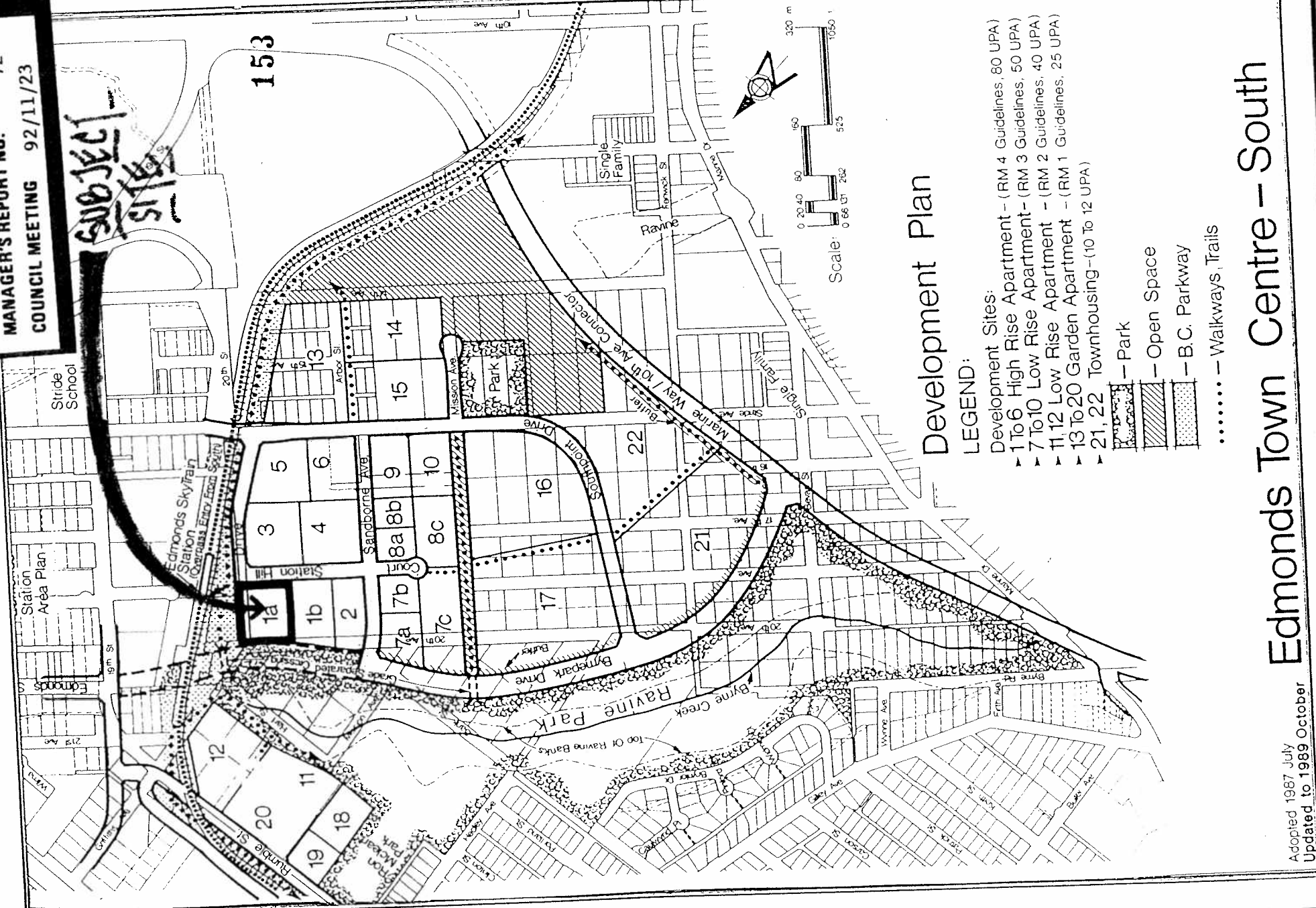
REZONING REFERENCE # 17/92

152

SKETCH #

ITEM 17
 MANAGER'S REPORT NO. 72
 COUNCIL MEETING 92/11/23

SUBJECT SITE



Development Plan

LEGEND:

- Development Sites:
 - ▶ 1 To 6 High Rise Apartment - (RM 4 Guidelines, 80 UPA)
 - ▶ 7 To 10 High Rise Apartment - (RM 3 Guidelines, 50 UPA)
 - ▶ 11, 12 Low Rise Apartment - (RM 2 Guidelines, 40 UPA)
 - ▶ 13 To 20 Garden Apartment - (RM 1 Guidelines, 25 UPA)
 - ▶ 21, 22 Townhousing - (10 To 12 UPA)
- Park
- Open Space
- B.C. Parkway
- — Walkways, Trails

Adopted 1987 July
 Updated to 1989 October

Edmonds Town Centre - South



Date:	MARCH 1992
Scale:	N.F.S.
Drawn By:	J.P.C.

REZONING REFERENCE # 17/92

SKETCH # 2

D.L. 171

HART ST.

LANDS

MUNICIPAL
TO BE CONSOLIDATED

PRIVATE
PROPERTY

9875

GRIFFITHS

ROAD
DIRECTION

MISSION AVE.

WIDENING
DIRECTION

MUNICIPAL
PROPERTY

21M

STATION HILL CT

SANDBORNE AVE.

MISSION AVE. PARKWAY

SOUTH POINT DRIVE

STATION HILL DRIVE

SAVOY-CARLTON
APARTMENT
TOWER

RZ# 16/92

RZ# 17/92

ROAD CLOSURE
AREAS

INSIDE RADIUS

6M LANE ROW
FOR TEMPORARY
ACCESS TO
6875-20th AVE.

SUBJECT
SITE

18TH AVE.

ITEM 17
MANAGER'S REPORT NO. 72
COUNCIL MEETING 92/11/23

92

SCALE 1:2000
1992 MARCH
C.S.
PLANNER: R.A.

SD. REF. # 19/92
(BASED ON RZ# 25/89)

RZ# 17/92

SKETCH #3 154

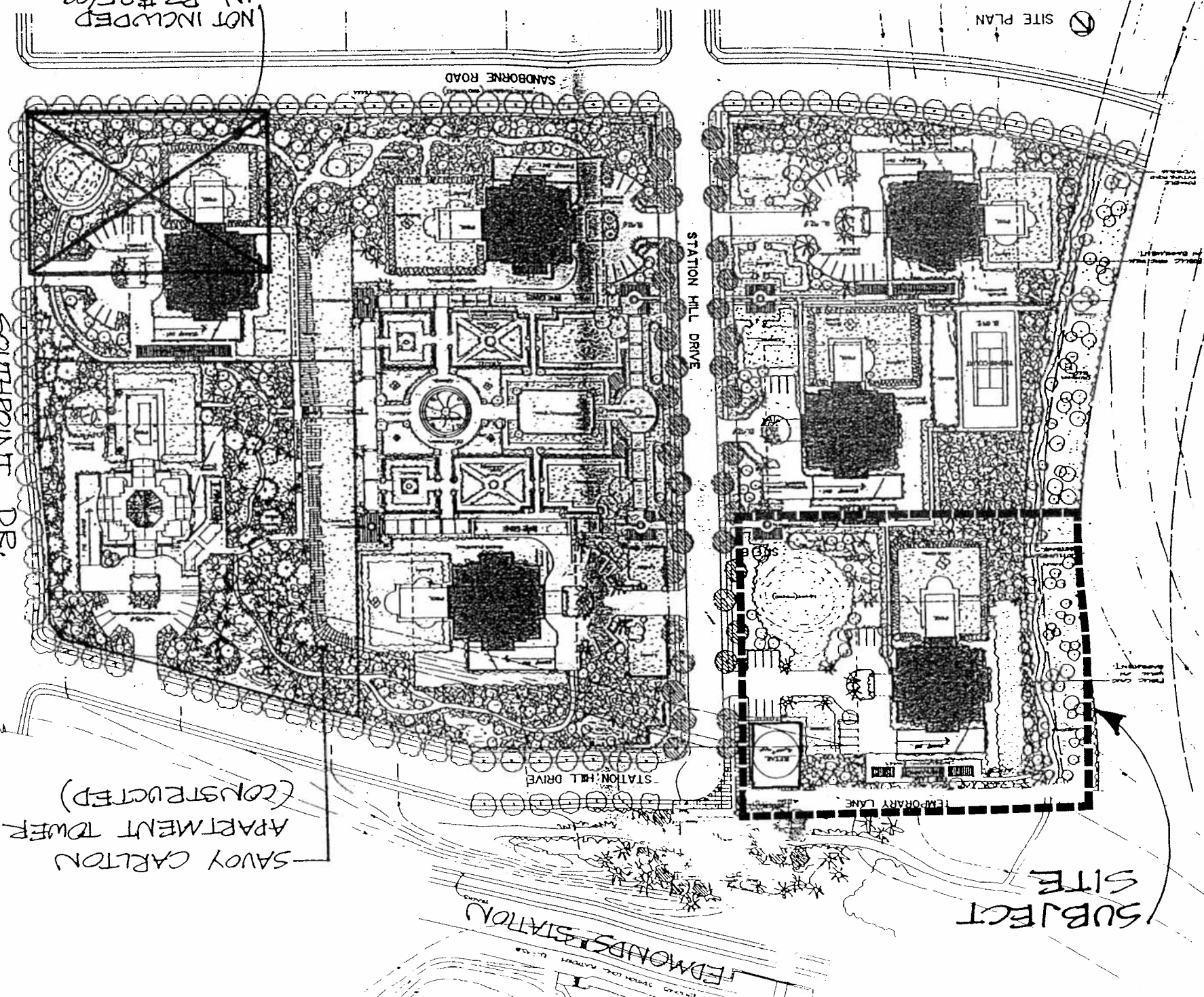
ITEM 17
 MANAGER'S REPORT NO. 72
 COUNCIL MEETING 92/11/23

155

SAVOY CARLTON
 APARTMENT TOWER
 (CONSTRUCTED)

SOUTHPOINT DR.

NOT INCLUDED
 IN RZ#25/89



SITE PLAN



THE CORPORATION OF
BURNABY
 Planning &
 Building Inspection
 Department

COMPREHENSIVE DEVELOPMENT
 PLAN (RZ#25/89) "CITY IN THE PARK"

RZ # 17/92

SKETCH#4

Date:
 92, MARCH

Scale:

Drawn By: