

TO: CITY MANAGER 1992 NOVEMBER 18

FROM: ACTING DIRECTOR PLANNING & BUILDING

SUBJECT: **REZONING REFERENCE #16/92**

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.

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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 City 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) The deposit of the applicable per unit Neighbourhood Park-land Acquisition Charge.
 - f) The deposit of the applicable per unit Edmonds Town Centre South Grade-Separated Crossings charge.
 - g) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
 - h) Detailing of units adaptable to the disabled.
 - i) 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.

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- j) Compliance with the Council-adopted sound criteria.
- k) The granting of a 215 Covenant restricting enclosure of balconies.
- l) Granting of a 215 Covenant regarding the guest suite.
- m) The submission of a suitable engineered design for an approved on-site sediment control program.

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R E P O R T

1.0 APPLICANT

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

2.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to accommodate development of a high-rise residential tower.

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. 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 development of a high-rise residential tower on this parcel.

- 3.2 The subject parcel comprises part of the site previously occupied by the Dorglas 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 second 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 use and density,
and in accordance with the development
entitled "City in the Park - Residential
Tower - Phase II" 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 companion 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 Due to the past use of the property, an environmental assessment will be required as a condition of Subdivision Reference #19/92.
- 4.5 Environmental Health has indicated that a noise study will be required as the site is influenced by SkyTrain and rail traffic.
- 4.6 Deposit of the Edmonds Town Centre South Grade-Separated Crossings Development Cost Charge of \$392 per unit will be required.
- 4.7 Deposit of the Neighbourhood Parkland Acquisition Charge, which is currently \$1,264 per unit, will be required.
- 4.8 Overhead wiring (other than the B.C. Hydro transmission line) adjacent the site is being removed by the developer.
- 4.9 The proposed development will comply with the minimum unit sizes of the condominium guidelines adopted by Council.
- 4.10 The rezoning and development proposed by the applicant for the site is consistent with the adopted Edmonds Town Centre South Plan and the guidelines established by Rezoning Reference #25/89.
- 4.11 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 intends to provide 8 adaptable units.
- 4.12 The plan of development includes a small guest suite. A covenant will be registered to maintain this suite as common property for the strata corporation, restricted to use by guests of the apartment residents.
- 4.13 A development plan for the subject site has been received which is suitable for submission to a Public Hearing.



5.0 DEVELOPMENT PROPOSAL

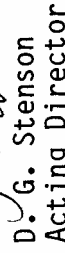
- 5.1 NET SITE AREA: 0.971 ha (2.40 acres) **206**
(to be confirmed by survey)
- 5.2 SITE COVERAGE: **206**
Largest tower floor plate: 681 m² (7,330 sq.ft.)
7 per cent of net site area
- 5.3 FLOOR AREA: 16,510 m² (177,737 sq.ft.)
- 5.4 MAXIMUM FLOOR AREA RATIO: 1.7
- 5.5 UNIT MIX:
12 three bedroom units @ 109.6 m² (1,180 sq.ft.)
27 two bedroom plus den units @ 106.6 to 132.7 m² (1148 to 1428 sq.ft.)
66 two bedroom units @ 83.6 to 115.9 m² (900 to 1248 sq.ft.)
33 one bedroom plus den units @ 72.9 to 74.3 m² (785 to 800 sq.ft.)
23 one bedroom units @ 65.2 to 66.4 m² (702 to 715 sq.ft.)
- 5.6 161 UNITS TOTAL plus one guest suite @ 42.1 m² (453 sq.ft.)
UNIT DENSITY: 166 units/ha (67 units per acre)
- 5.7 BUILDING HEIGHT: 28 storeys
- 5.8 PARKING REQUIRED AND PROVIDED: 258 spaces (including 41 visitors' spaces)
- 5.9 GARBAGE AND RECYCLING AREAS will be provided underground.
- 5.10 COMMUNAL FACILITIES: Indoor swimming pool, exercise area, games room, lounge, library, TV room, and guest suite; an extensive formal garden to be developed as part of this phase will extend onto the adjacent property.
- 5.11 EXTERIOR MATERIALS: Brick, smooth concrete/stucco with acrylic finish, metal roof.

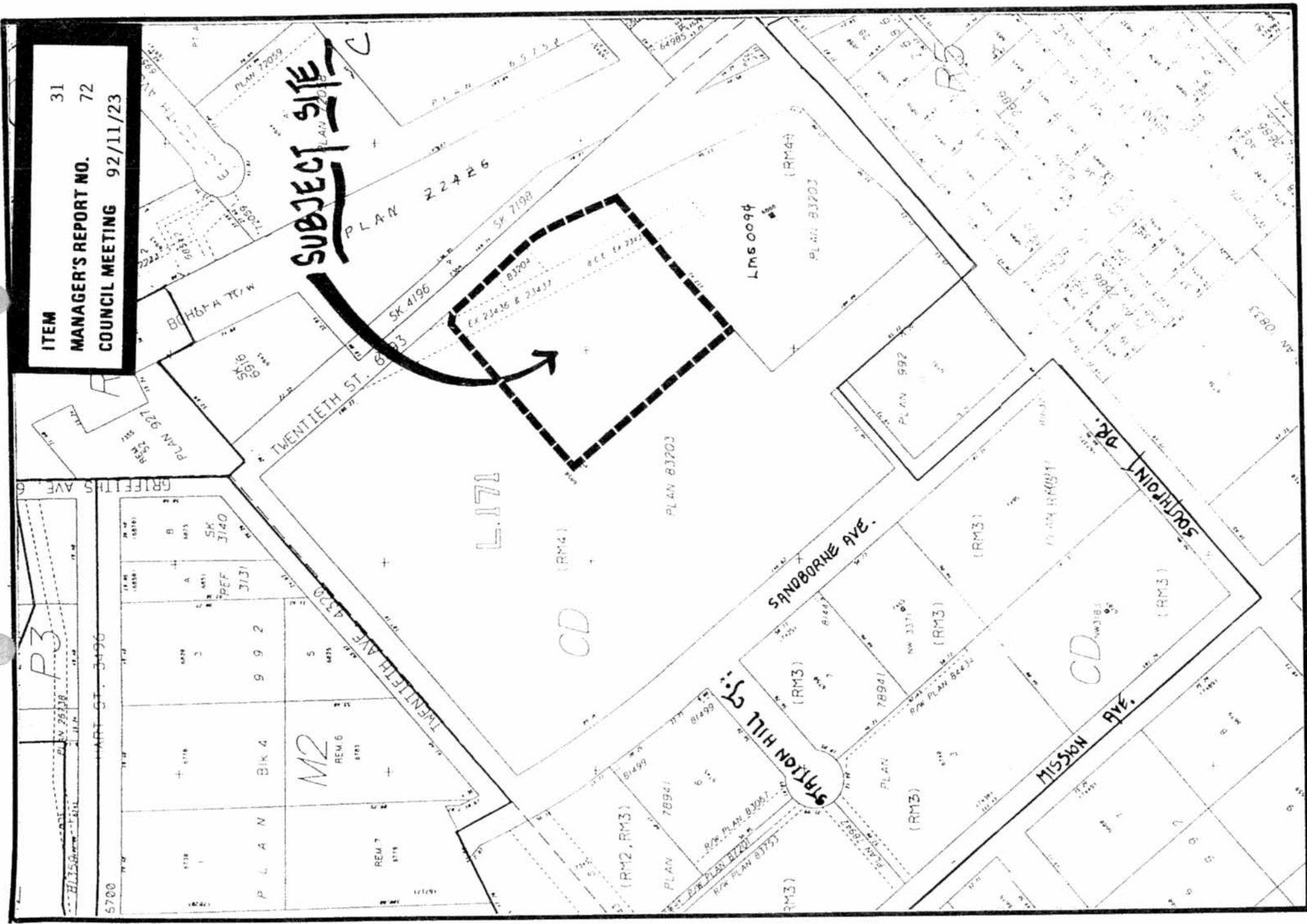


RR:1f

Attachments

cc: Director Engineering
City Clerk
City Solicitor


D. G. Stenson
Acting Director
Planning & Building



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North



THE CORPORATION OF
BURNABY

Planning &
 Building Inspection
 Department

REZONING REFERENCE # 16/92

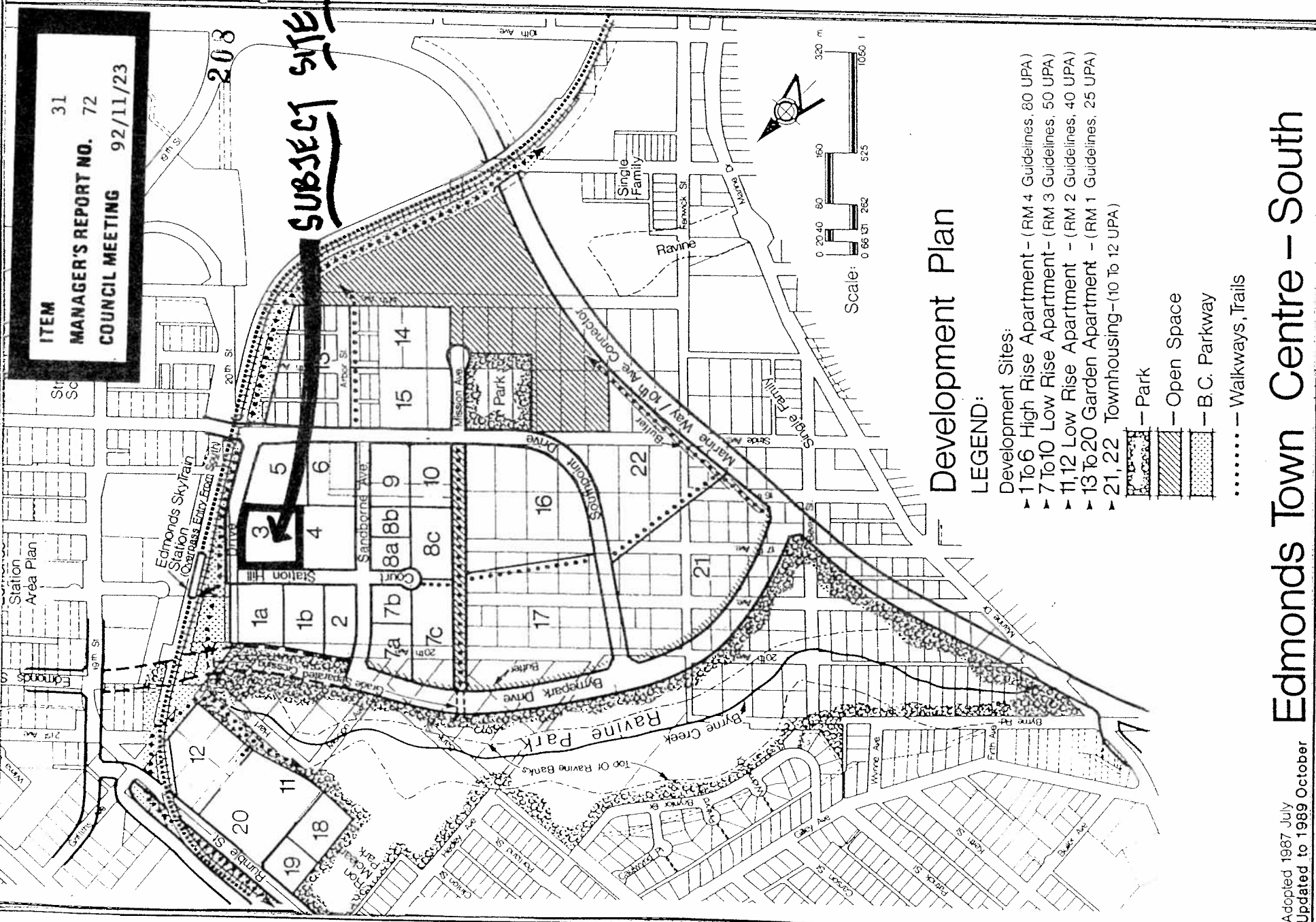
207

SKETCH # 1

Date:
MARCH 1992

Scale:
1:2000

Drawn By:
J.P.C.



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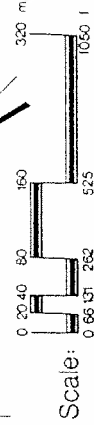
SUBJECT SITE

Development Plan

LEGEND:

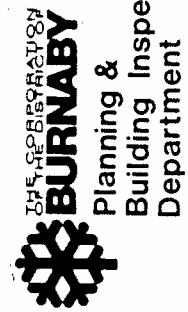
- Development Sites:
- ▶ 1 To 6 High Rise Apartment - (RM 4 Guidelines, 80 UPA)
 - ▶ 7 To 10 Low Rise Apartment - (RM 3 Guidelines, 50 UPA)
 - ▶ 11, 12 Low Rise Apartment - (RM 2 Guidelines, 40 UPA)
 - ▶ 13 To 20 Garden Apartment - (RM 1 Guidelines, 25 UPA)
 - ▶ 21, 22 Townhousing - (10 To 12 UPA)

- ▨ - Park
- ▨ - Open Space
- ▨ - B.C. Parkway
- - Walkways, Trails



Edmonds Town Centre - South

Adopted 1987 July
 Updated to 1989 October



Date:
MARCH 1992

Scale:
N.T.S.

Drawn By:
J.P.C.

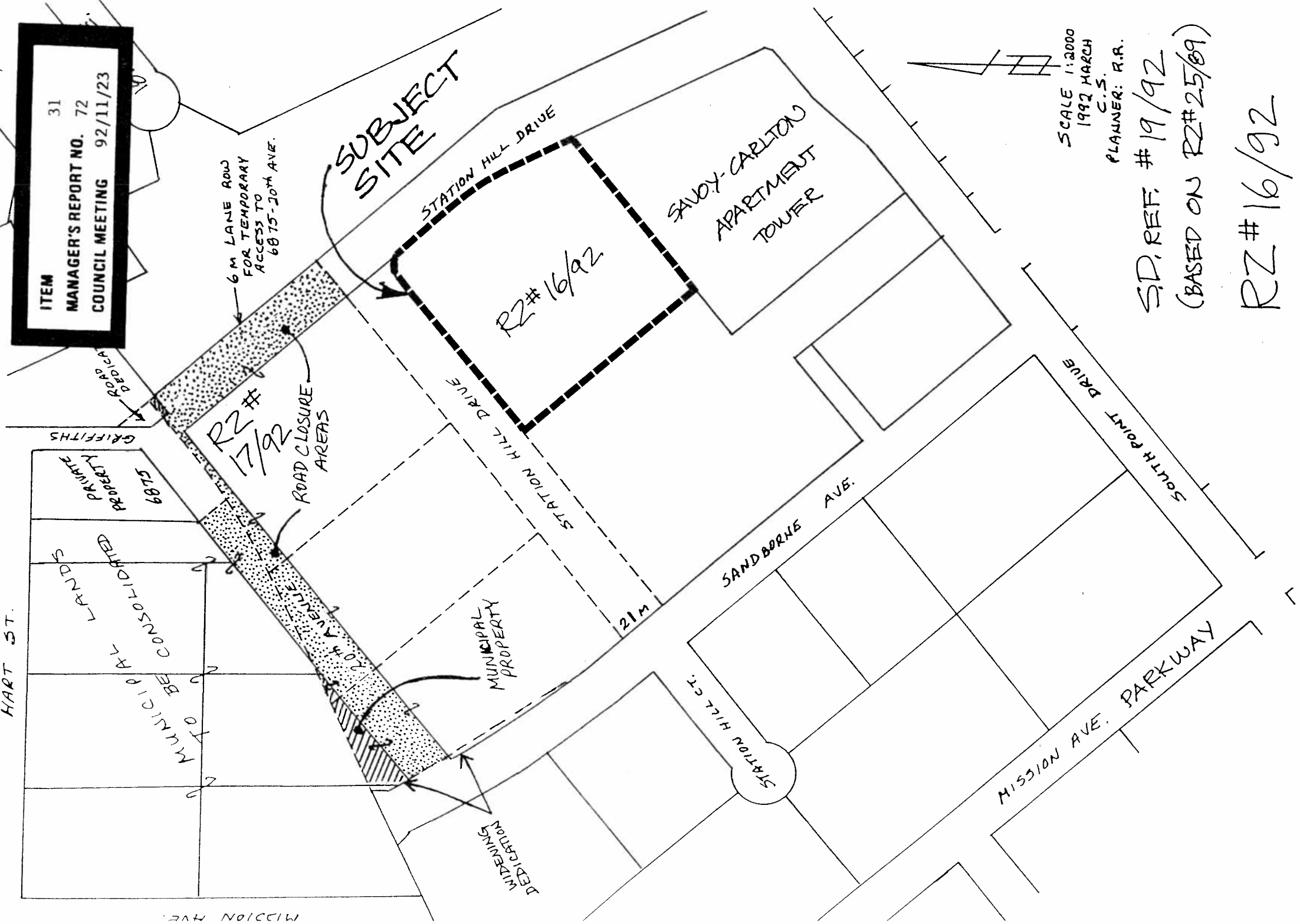
REZONING REFERENCE # 16/92

SKETCH # 2

D.L.171

S.D. REF. # 19/92

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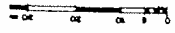


SCALE 1:2000
 1992 MARCH
 C.S.
 PLANNER: R.A.

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

RZ# 16/92

SKETCH #3 209



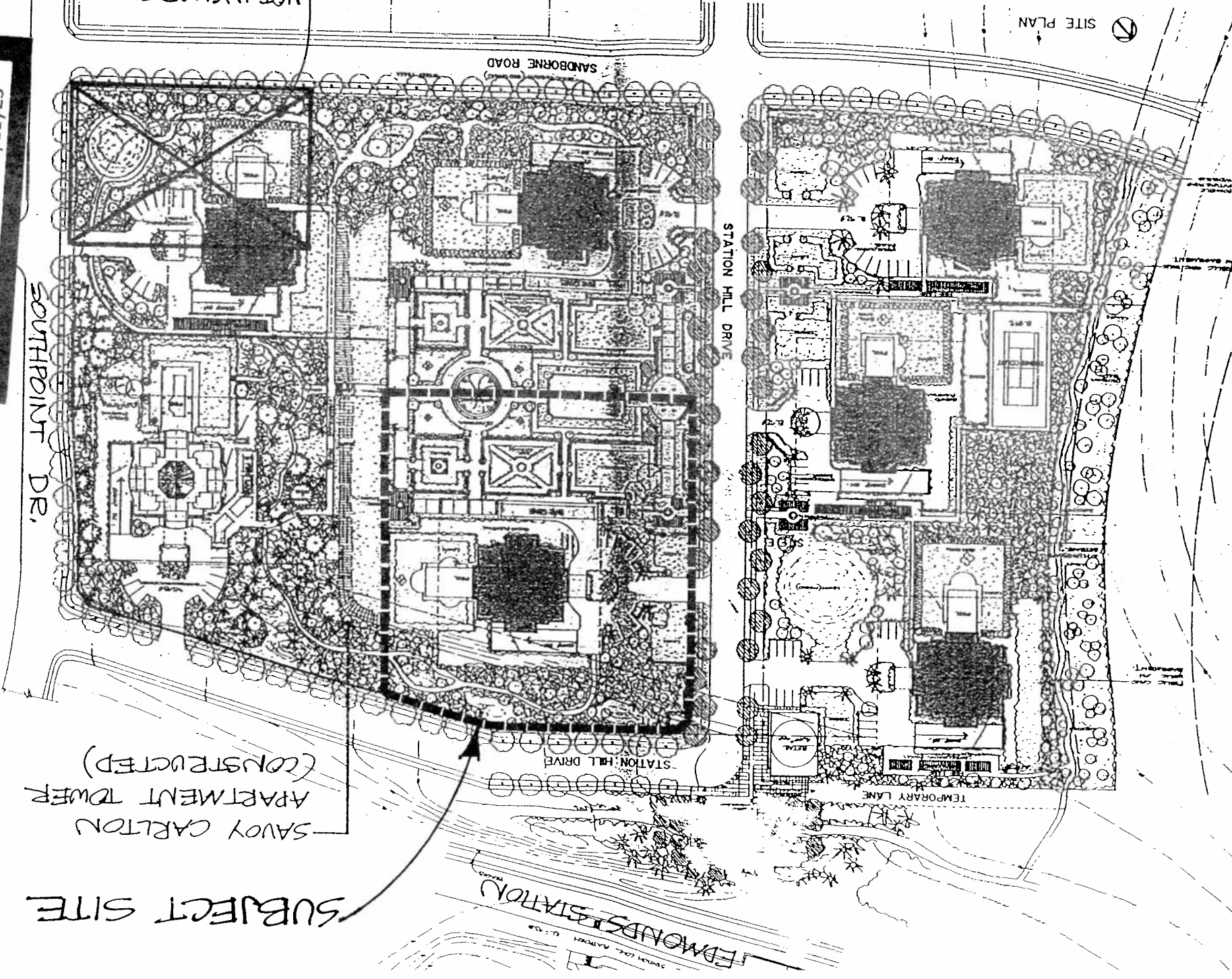
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SUBJECT SITE
 SAVOY CARLTON
 APARTMENT TOWER
 (CONSTRUCTED)

SOUTHPOINT DR.

NOT INCLUDED
 IN RZ#25/89



7 SITE PLAN



Planning &
 Building Inspection
 Department

Date:
 32 MARCH

Scale:

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

Drawn By:

RZ# 16/92

SKE 2H#4