

ITEM	8
MANAGER'S REPORT NO.	19
COUNCIL MEETING	93/03/29

TO: CITY MANAGER 1993 MARCH 25

FROM: ACTING DIRECTOR PLANNING AND BUILDING

SUBJECT: PROPOSED REVISED EDMONDS TOWN CENTRE WEST DEVELOPMENT PLAN
(INCLUDING FORMER BURNABY SOUTH SECONDARY SCHOOL SITE)

PURPOSE: To request adjustments to the proposed revised draft Edmonds Town Centre West Development Plan arising out of further continued discussions with the proposed developer of the area.

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RECOMMENDATION:

1. THAT the adjusted wording for the second sentence, Section 5.0, and the last sentence, Section 3.2, of Appendix "A" as outlined in this report be included in the draft revised Plan currently before Council as Item 26, Manager's Report No. 17, Council meeting of 93 03 22.

R E P O R T

SUMMARY

With respect to Item 26, Manager's Report No. 17, Council Meeting of 93 03 22, the submitted report was tabled arising from a request by the developer (R.Z. #7/93) to allow a delegation to come forward.

Further discussions have continued with the developer regarding the proposed revisions to the Plan. Although adjustments or clarifications of the Plan (Appendix "A" of Item 26) can be appropriately pursued relative to the formulation of a finalized Plan for consideration and approval by Council and through rezoning procedures, the developer has expressed a desire to include some further clarifications to the Plan in the current draft revision in order to give him a greater sense of assurance for this current proposal. This department would support the following clarifications to be included in the proposed draft Plan (Appendix "A").

1.0 CULTURAL CENTRE/HEALTH CARE FACILITY SITE

The following three items refer to the cultural centre and health care facility site:

- a) The developer wishes some leeway in the building floor area of the health care facility within the parameters of a maximum overall floor area for the combined cultural centre and health care facility complex. This department considers this leeway to be consistent with the proposed revised Plan.
- b) The developer also wishes to have specifically acknowledged a proposed commercial component of 8,000 to 10,000 sq.ft. to accommodate, for example, a restaurant, retail store selling ethnically-related goods, and/or some medical offices as part of the cultural centre and health care complex. This department considers that a commercial component as an accessory use would be appropriate, although such a commercial component should be fully integrated with the complex and not appear as an external "strip commercial" operation. The detailing of an integrated accessory commercial component including the final appropriate size of such a component would be resolved as part of a site specific rezoning application.
- c) While an overall integrated cultural centre and health care facility continues to be desired, the developer wishes acknowledgement of the likelihood that the health care component would be on a separate legal parcel. This department has expressed its willingness to work with the project architect to achieve an appropriate architectural design and site plan which accommodates a separate legal parcel for the health care component within the context of a site specific rezoning application related to the overall cultural centre/health care facility site.

Therefore, in order to accommodate these more detailed clarifications within the context of the proposed revised Plan, the following is substituted for the second sentence of Section 5.0, Page 4, Appendix "A":

"The cultural centre/health care facility site with a gross allowable floor area of 93,110 sq.ft. (based on a current net site of 1.94 acres and FAR of 1.1) presently consists of a 50,000 sq.ft. cultural centre and a 30,000 sq.ft. health care facility and allows for some leeway in floor areas up to the allowable maximum. This site could also accommodate an integrated accessory commercial component and a separate legal parcel for the health care component within the context of a site specific rezoning application. This overall site including a proposed Japanese garden encompasses approximately 2.5 acres located on the east side of Sperling Avenue."

2.0 UNDER-UNIT PARKING FOR TOWNHOUSING

The developer wishes confirmation that under-unit parking would be permitted for the townhouses proposed on the site at the south-west corner of the Plan. This department supports this request with the clarification as discussed with the developer that the under-unit parking would need to be partially below the site grade to be exempted from the allowable floor area under the Comprehensive Development Plan for the site.

The last sentence of Section 3.2, Page 4, Appendix "A" is adjusted to add the phrase "with under-unit parking" so that the sentence will read:

"A townhouse component with under-unit parking is contemplated within the RM3 designated site at the south-west corner of the Plan area."

3.0 PARKLAND ACQUISITION CHARGES

The developer has requested to appear as a delegation to Council to address a matter regarding Parkland Acquisition Charges. For the information of Council, the Parkland Acquisition Charge is a requirement of the currently approved Plan and continues in the proposed Revised Plan. The present 1.7 acre Neighbourhood Park was obtained by the City through a comprehensive land exchange with the School Board. The City was to be compensated for the allocation of this City land for park use through the deposit of the Parkland Acquisition Charge required of residential development. While a special cultural centre and a Japanese garden closely connected to the centre and intended to be accessible to the public has been achieved with a slight concomitant reduction in the Neighbourhood Park to 1.5 acres, the overall density of the Development plan has been increased to respond to this cultural addition. The revised Plan outlines a total number of market-oriented RM3 and RM5 units in the range of 617 (which may change with specific individual developments), resulting in potential deposits of approximately \$876,800.00. The seniors/health care charge is 50% of the standard charge amounting to a total of \$87,500.00 to cover the proposed 125 units/beds. This is for the information of Council.



D. G. Stenson
Acting Director
Planning & Building

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cc: Director Recreation & Cultural Services
City Clerk

