

ITEM	16
MANAGER'S REPORT NO.	47
COUNCIL MEETING	94/08/22

**TO:** CITY MANAGER  
**FROM:** DIRECTOR PLANNING AND BUILDING  
**SUBJECT:** REZONING REFERENCE #30/94

1994 AUGUST 17

**TOWNHOUSE DEVELOPMENT**

**ADDRESS:** 7107, 7113, 7119, 7125, PORTION OF 7131, 7135 and  
PORTION OF 7137 EDMONDS STREET AND 7460  
SALISBURY AVENUE

**LEGAL:** LOTS A, B AND C, D.L. 95, GROUP 1, N.W.D. PLAN 4067;  
PARCEL C (REF. PLAN 6286) OF LOT 1, D.L. 95, GROUP 1,  
N.W.D. PLAN 3702; PORTION OF PARCEL B (REF. PLAN  
6347) OF LOT 1, D.L. 95, GROUP 1, N.W.D. PLAN 3702;  
PARCEL A (REF. PLAN 7028) OF LOT 1, D.L. 95, GROUP 1,  
N.W.D. PLAN 1152; PORTION OF PARCEL C, D.L. 95,  
GROUP 1, N.W.D. PLAN 52453; LOT 167, D.L. 95, GROUP 1,  
N.W.D. PLAN 30087

**FROM:** R5 RESIDENTIAL DISTRICT

**TO:** CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED  
ON RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT  
USE AND DENSITY AND IN ACCORDANCE WITH THE  
DEVELOPMENT PLAN ENTITLED "TOWNHOUSE  
DEVELOPMENT, EDMONDS & SALISBURY, BURNABY,  
B.C." PREPARED BY ROGER ROMSES ARCHITECTS)

**APPLICANT:** ROGER ROMSES ARCHITECTS  
403 - 515 W. 10TH AVENUE  
VANCOUVER, B.C.  
V5Z 1K9  
ATTENTION: JIN KIM

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing  
on 1994 September 27.

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**RECOMMENDATIONS:**

1. **THAT** the introduction of a Highway Exchange Bylaw, be authorized according to the terms outlined in Section 3.2 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1994 September 06, and to a Public Hearing on 1994 September 27 at 7:30 p.m.
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 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) Consolidation of the net project site into one legal parcel, and the satisfaction of all necessary subdivision requirements.
  - e) The granting of any necessary easements.
  - f) The dedication of any rights-of-way deemed requisite.
  - g) Submission of a tree survey, retention of as many existing mature trees as possible on the site, submission of a written undertaking to comply with the arborist's recommendations for tree preservation and to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing or other approved physical containment during the whole course of site preparation and construction work, and deposit of sufficient monies to ensure the protection of identified existing trees and succession planting, to be refunded a year after completion of construction.

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- h) The provision of a covered car wash stall and 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.
- i) The granting of a 215 covenant restricting enclosure of balconies.
- j) 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.
- k) Completion of the Highway Exchange Bylaw.
- l) The undergrounding of existing overhead wiring abutting the site.
- m) The deposit of the applicable per unit Parkland Acquisition Charge.
- n) The submission of a suitable engineered design for an approved on-site sediment control program.
- o) Release of the existing access easement over a portion of 7460 Salisbury Avenue.

## REPORT

### 1.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit a 38 unit townhouse development with underground parking.

### 2.0 BACKGROUND:

- 2.1 The subject site is currently occupied by a number of single-family dwellings. To the east is an existing low-rise apartment building, while to the north and across Salisbury Avenue to the west are sites designated for future low-rise apartment redevelopment. An existing high rise apartment is located across Edmonds Street to the south.

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- 2.2 The subject site is located within the Edmonds Station Area Plan (see attached Sketch #1) and constitutes a proposed eight lot site assembly designated for low-rise apartment redevelopment based on RM3 guidelines.

At the time of the previous report regarding this application (1994 May 16), one of the eight lots (7137 Edmonds Street) was not included in the application. Following a delegation by the owners of that property on 1994 May 30th, Council referred the previous report back to staff for a further report outlining the delegation's position and the various options available. This issue has now been resolved by inclusion of 7137 Edmonds Street in the rezoning application, creating a site assembly in accordance with the plan.

- 2.3 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

### 3.0 GENERAL COMMENTS:

- 3.1 The proposed rezoning is consistent with the adopted Edmonds Station Area Plan. The applicant has requested rezoning based on RM2 density guidelines (0.9 Floor Area Ratio) in order to accommodate ground-oriented townhousing with underground parking as an alternative to RM3 density (1.1 Floor Area Ratio) low rise apartment development.

- 3.2 The development site will be consolidated into one legal parcel. A Highway Exchange Bylaw is recommended to achieve the required road closure and Edmonds Street widening dedication shown on attached Sketch #2. The proposed development will also require release of a private access easement from the road closure area across the rear of 7460 Salisbury Avenue in favour of the lot to the north.

The rear portions of 7131 and 7137 Edmonds Street which are not included in the site will be consolidated with 7350 Salisbury Avenue.

- 3.3 Salisbury Avenue adjacent to the subject site has been identified as an Urban Trail route for the Edmonds Town Centre linking the retail core on Kingsway with the transit core at the Edmonds Skytrain Station. The Urban Trail will comprise a two way separated asphalt bike path on a statutory right-of-way on the east side of Salisbury Avenue together with the separated concrete sidewalk and a double row of boulevard trees.

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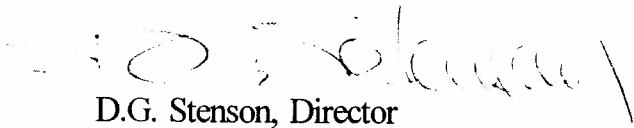
- 3.4 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to, construction of the abutting portions of Salisbury Avenue (including the Urban Trail bike path) and Edmonds Street (including a landscaped median) to full City standards as well as any required provision of sewers and water system improvements. The developer will extend the Edmonds Street sidewalk and street lighting eastward across the frontage of the adjacent apartment building (7151 Edmonds Street) using monies held in trust by the City from that site's developer for the purpose.
- 3.5 In order to avoid impact on the Salisbury Avenue urban trail, the vehicular access for the development is from Edmonds Street and will be right-in, right-out only, as a median is being constructed on Edmonds Street.
- 3.6 The developer will be expected to underground overhead utilities adjacent to the site.
- 3.7 A Parkland Acquisition Charge, which is currently \$1,397.00 per unit, will apply to the development.
- 3.8 The applicant is not proposing any units adaptable to the needs of the disabled in the development.
- 3.9 A carwash stall as well as garbage and recycling areas are provided within the underground parking. A commitment to implement recycling procedures will be provided.
- 3.10 A tree survey has been undertaken for the site and several significant existing trees are being retained. These include two fir trees on the Edmonds Street road widening area between the new curb and new property line. It is anticipated that the engineering designs for road and sidewalk upgrading and utility provisions can be adjusted to accommodate preservation of these trees. Installation of chain link fencing and provision of bonding for the value of all the trees being preserved will be required to guarantee their preservation.
- 3.11 A development plan for the subject site has been received which is suitable for submission to a Public Hearing.

**4.0 DEVELOPMENT STATISTICS:**

- 4.1 Net Site Area: 0.548 ha (1.35 acres) subject to survey
- 4.2 Site Coverage: 36%

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- 4.3 Maximum Floor Area: 4,930 m<sup>2</sup> (53,068 sq.ft.)  
subject to site survey
- 4.4 Maximum Floor Area Ratio: 0.900
- 4.5 Unit Mix:  
38 three bedroom units @ 125.6 to 133.5 m<sup>2</sup> (1,352 to 1,437 sq.ft.)
- 4.6 Unit Density: 69.3 units/ha (28.1 units per acre)
- 4.7 Building Height: three storeys with underground parking
- 4.8 Parking Required: 67 spaces (including 10 visitors' spaces)  
Parking Provided: 67 spaces (including 10 visitors' spaces)
- 4.9 Communal Facilities: Lounge with patio; bicycle storage
- 4.10 Exterior Materials: Stucco, wood trim, asphalt shingle roof

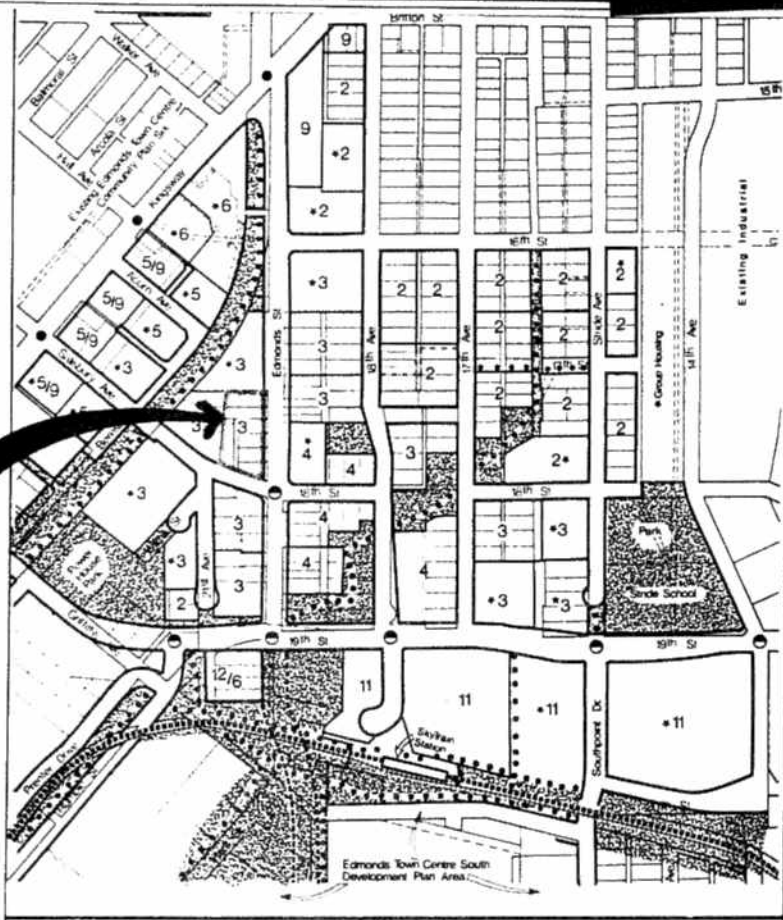


D.G. Stenson, Director  
Planning and Building

RR:yg  
Attach.

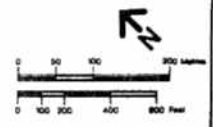
- cc: Director Engineering
- City Clerk
- City Solicitor
- Director Administrative & Community Services

**SUBJECT SITE**



- LEGEND:**
- 2 ▶ Low Rise Multi Family Residential — (RM2—40 UPA)
  - 3 ▶ Low Rise Multi Family Residential — (RM3—50 UPA)
  - 4 ▶ High Rise Multi Family Residential — (RM4—80 UPA)
  - 5 ▶ High Rise Multi Family Residential — (RM5—100 UPA)
  - 11 ▶ B.C. Hydro Headquarters Complex — (RZ\*36/90)
  - 12 ▶ Low / Medium Density Office — (M5 Guidelines)
  - 6 ▶ Institutional
  - 9 ▶ Commercial — (C 3)

- ▨ ▶ Park, School, Trail And Ravine Areas
- ▶ Walkways / Trails
- ▶ Developed
- ▶ Existing Traffic Signals
- ▶ Potential Traffic Signals



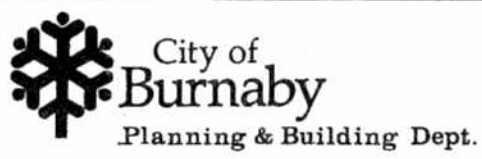
**Edmonds Station Area Plan**  
 Expansion Of Community Plan Six

Adopted 1987 July  
 Updated to 1993 February

Date:  
**AUGUST 1994**

Scale:  
**N.F.S.**

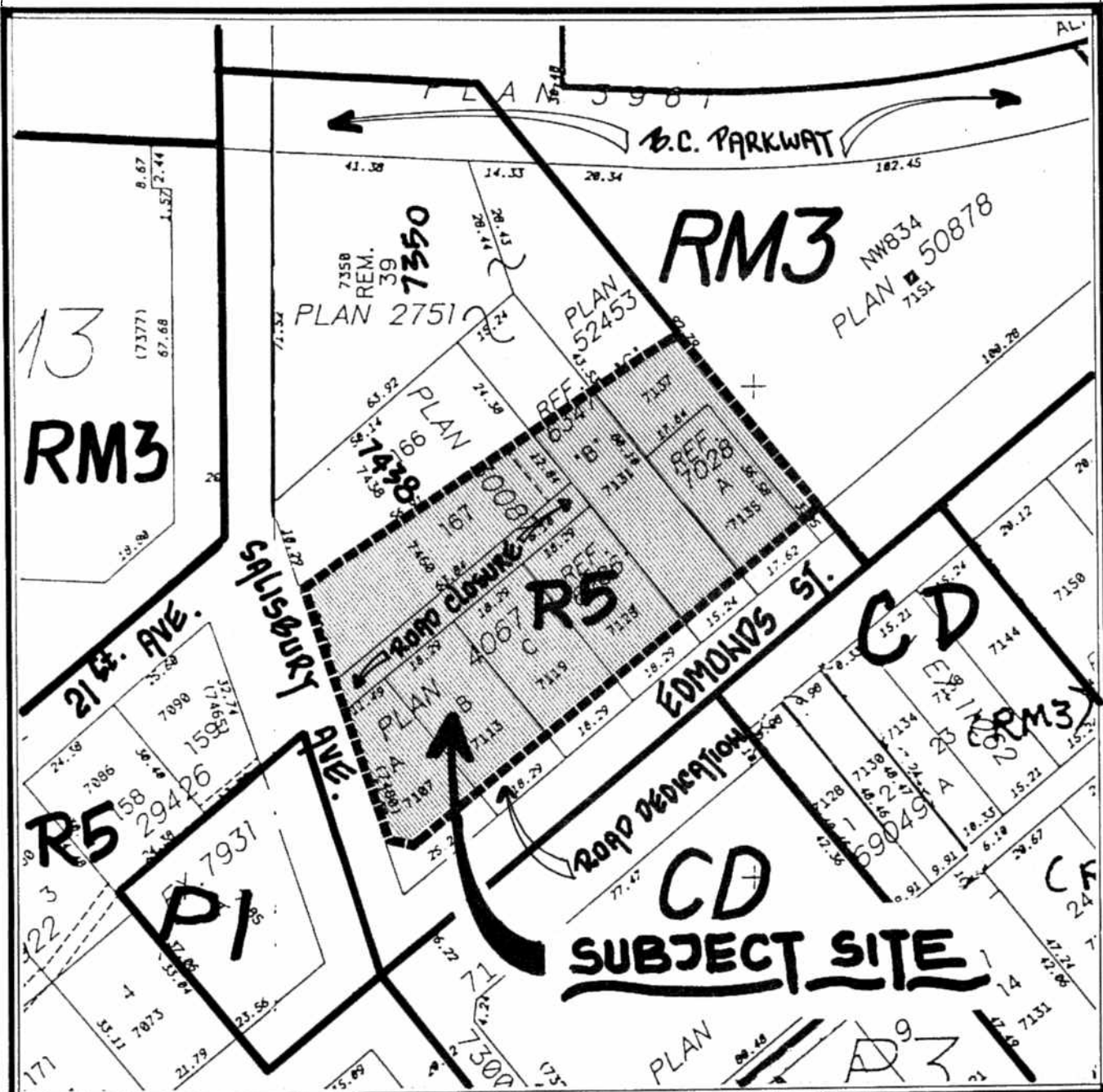
Drawn By:  
**J.P.C.**



**REZONING REFERENCE #30/94**

**SKETCH #1.**

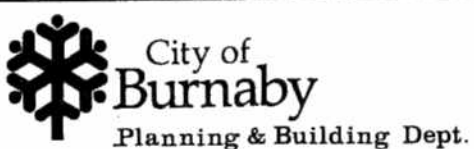
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Date:  
AUGUST 1994

Scale:  
1:1500

Drawn By:  
J.P.C.



REZONING REFERENCE # 30/94

SKETCH # 2.