

ITEM	7
MANAGER'S REPORT NO.	22
COUNCIL MEETING	94/04/05

TO: CITY MANAGER 1994 MARCH 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: 6791 SOUTHPOINT DRIVE
 LOT 11, BLK. 4, D.L. 171, GROUP 1, N.W.D. PLAN 992
 REZONING REFERENCE #32/93

PURPOSE: To provide an update regarding the above-noted rezoning application, and to recommend that it not be given favourable consideration.

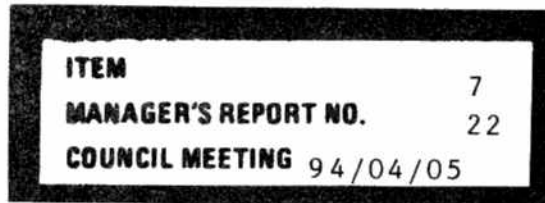
RECOMMENDATION:

- 1. THAT this rezoning application **not** be given favourable consideration.

REPORT

1.0 BACKGROUND:

1.1 The property at 6791 Southpoint Drive is the subject of a current application for rezoning from R5 Residential District to RM4 Multiple Family Residential District. The property for which rezoning has been requested comprises roughly half of a site designated in the Edmonds Town Centre South Development Plan (see attached Sketch #1) for high rise apartment rezoning and development utilizing CD zoning based on RM4 guidelines. The remainder of the planned site (see attached Sketch #2) comprises a portion of 6850 - 20th Avenue including a strip fronting on Southpoint Drive between the subject property and the existing "Savoy-Carlton" high rise apartment tower which is Phase I of the "City in the Park" development. The existing Comprehensive Development District zoning and plans (Rezoning Reference #25/89), as well as the subdivision application (Subdivision Reference #19/92) currently being processed for 6850 - 20th Avenue are designed to accommodate future consolidation of the subject area of that property with 6791 Southpoint Drive, the subject of this application.



The initial report regarding the subject rezoning application was considered by Council on 1993 July 26, at which time Council adopted the following recommendations:

- "1. THAT copies of this report be sent to the applicant, and to the owner of 6850 Southpoint Drive [correct address 6850 - 20th Avenue].
2. THAT Council authorize the Planning and Building Department to work with the applicant towards Comprehensive Development rezoning and the preparation of a plan of development for a development site in accordance with the adopted Area Plan, which is suitable for presentation to a Public Hearing, on the understanding that a more detailed report will be submitted at a later date."

1.2 A further report regarding the application was submitted to Council on 1993 November 01. This report summarized the rationale for the site assembly proposed in the adopted area plan. It included a letter from the owners of the other land included in the proposed development site (6850 - 20th Avenue) written in response to staff's contact to ascertain their position regarding the planned site assembly. This letter indicated that they had neither received nor made a proposal for purchase or sale for assembly purposes, but that they would entertain realistic offers to sell their property to create the site assembly in accordance with the adopted Plan.

Since both owners appeared willing to sell, staff concluded that it would be possible for a third party to pursue assembly, rezoning and development of a consolidated site in accordance with the adopted Plan. It was noted that staff would be available to provide assistance and information in this regard to any interested parties.

1.3 In early November 1993, Planning Department staff again contacted the owner of 6850 - 20th Avenue to discuss how the site assembly proposed under the City's Plan could be achieved. Following this discussion, the solicitor for the adjacent owners advised the City Solicitor that his clients were agreeable to a joint marketing of 6791 Southpoint Drive and the L-shaped portion of their property which is proposed for consolidation with it "on terms and conditions (including the term of the listing agreement) acceptable to both owners". The City Solicitor advised the applicant's lawyer of this offer on 1993 November 08.

The applicant's solicitor has requested that Council now consider the rezoning application.

ITEM	7
MANAGER'S REPORT NO.	22
COUNCIL MEETING	94/04/05

2.0 DISCUSSION:

Rezoning and development of the subject property by itself rather than as part of the larger site consolidation shown on the adopted Development Plan is not recommended for the reasons outlined below.

- 2.1 The Edmonds Town Centre South Development Plan (see attached Sketch #1) was adopted by Council in 1987 (with minor amendments since) to provide a public guide to the City's intentions regarding future development in the area. The Plan was adopted following a public participation process which included a public mailout of the draft Plan and an Open House at Stride School on 1987 May 27, providing considerable opportunity for public comments. The draft Plan prior to adoption, and the adopted Plan since, have consistently shown 6791 Southpoint Drive as part of a larger site for Comprehensive Development rezoning and development based on RM4 guidelines. Significant decisions by landowners and residents in the area have presumably been made relying on this Plan, and the implications of any deviation from or amendment to the Plan on other parties should be considered. However, Council is not bound by the Plan.
- 2.2 The high rise apartment site configuration illustrated in the Edmonds Town Centre South Plan (sites 1 to 6 on Sketch #1 attached) is intended to achieve an optimum number, scale, and positioning of apartment towers and arrangement of open space in the Sandborne Avenue/Southpoint Drive/Station Hill Drive area. The individual sites range in size from approximately 0.73 to 0.97 ha (1.8 to 2.4 acres). Given a Floor Area Ratio of 1.7, and based on an average floor plate of 690 m² (7,400 sq.ft.), this site configuration results in a single apartment tower ranging from 18 to 24 storeys high on each of the sites. An amendment Comprehensive Development rezoning (Rezoning Reference #16/92) currently in progress for Site 3, which has an area of 0.97 ha (2.4 acres), received Third Reading on 1993 March 22. This rezoning provides for a 28 storey apartment tower with increased articulation achieved through smaller upper floor plates.

If, hypothetically, the L-shaped portion of 6850 - 20th Avenue were to be part of Site 4 rather than Site 6, in order to allow high-rise development of 6791 Southpoint Drive on its own, Site 4 would increase to approximately 1.4 ha (3.4 acres) while Site 6 (6791 Southpoint Drive alone) would be approximately 0.37 ha (0.92 acres), as illustrated on Sketch #3 attached. If the present approach of a single tower per site were pursued, this would result in a 34

ITEM	
MANAGER'S REPORT NO.	7
COUNCIL MEETING	22
	94/04/05

storey tower on Site 4 and a 9 storey tower on the adjoining Site 6. Alternatively the single tower on Site 4 could be made shorter than 34 storeys by increasing the floor plate size and widening it, while the tower on Site 6 could be made higher than 9 storeys by decreasing its floor plate size and making it more slender. A third alternative would see two shorter towers developed on Site 4, with reduced spaces separating the towers in the group. Any of these alternative scenarios would reduce siting flexibility and could force a tower on a reduced Site 6 to be situated nearer the existing low rise apartment buildings south of Sandborne Drive.

All of these scenarios give rise to concerns regarding inappropriate tower scale and positioning, privacy and overlook, and impacts on the existing low-rise apartments south of Sandborne Avenue as well as the existing and planned apartment towers to the north. Planning consideration of these impacts might suggest that an enlarged Site 4 of 1.4 ha (3.4 acres) should not achieve full density and should be developed at a floor area ratio of less than 1.7.

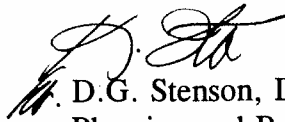
- 2.3 The existing Savoy Carlton apartment tower on Site 5 north of Site 6 was developed by the owners of 6850 - 20th Avenue. This site was assembled and rezoned in accordance with the adopted Plan, and the Southpoint Drive "finger" between this site and 6791 Southpoint Drive owned by the developers was excluded from that site, in order to allow its future consolidation with 6791 Southpoint Drive. The current CD (RM4) zoning of this L-shaped portion of 6850 - 20th Avenue permits its development only if consolidated with 6791 Southpoint Drive following a future amendment rezoning encompassing the assembled site. The owners are currently pursuing subdivision of 6850 - 20th Avenue (Subdivision Reference #19/92) to create further development sites in accordance with the adopted Plan as illustrated on attached Sketch #4. This subdivision maintains the L-shaped area as temporarily part of adjacent Site 4, but available for future consolidation with 6791 Southpoint Drive.
- 2.4 Development of 6791 Southpoint Drive for a high rise apartment on its own would allow very little flexibility in positioning of the apartment tower and required underground parking. It is clear that this would allow little or no preservation of the significant existing trees on the property. Development of a consolidated site as proposed in the adopted Plan would allow siting of the proposed tower and its underground parking in a location optimized to achieve at least some preservation of the trees on the property.

CITY MANAGER
6791 SOUTHPOINT DRIVE
1994 MARCH 23 ...PAGE 5

ITEM	7
MANAGER'S REPORT NO.	22
COUNCIL MEETING	94/04/05

3.0 CONCLUSION:

Given the undesirable effect on surrounding lands if the subject property were rezoned and redeveloped on its own, rather than as part of a site assembly in accordance with the adopted Plan, staff are recommending against the subject rezoning.

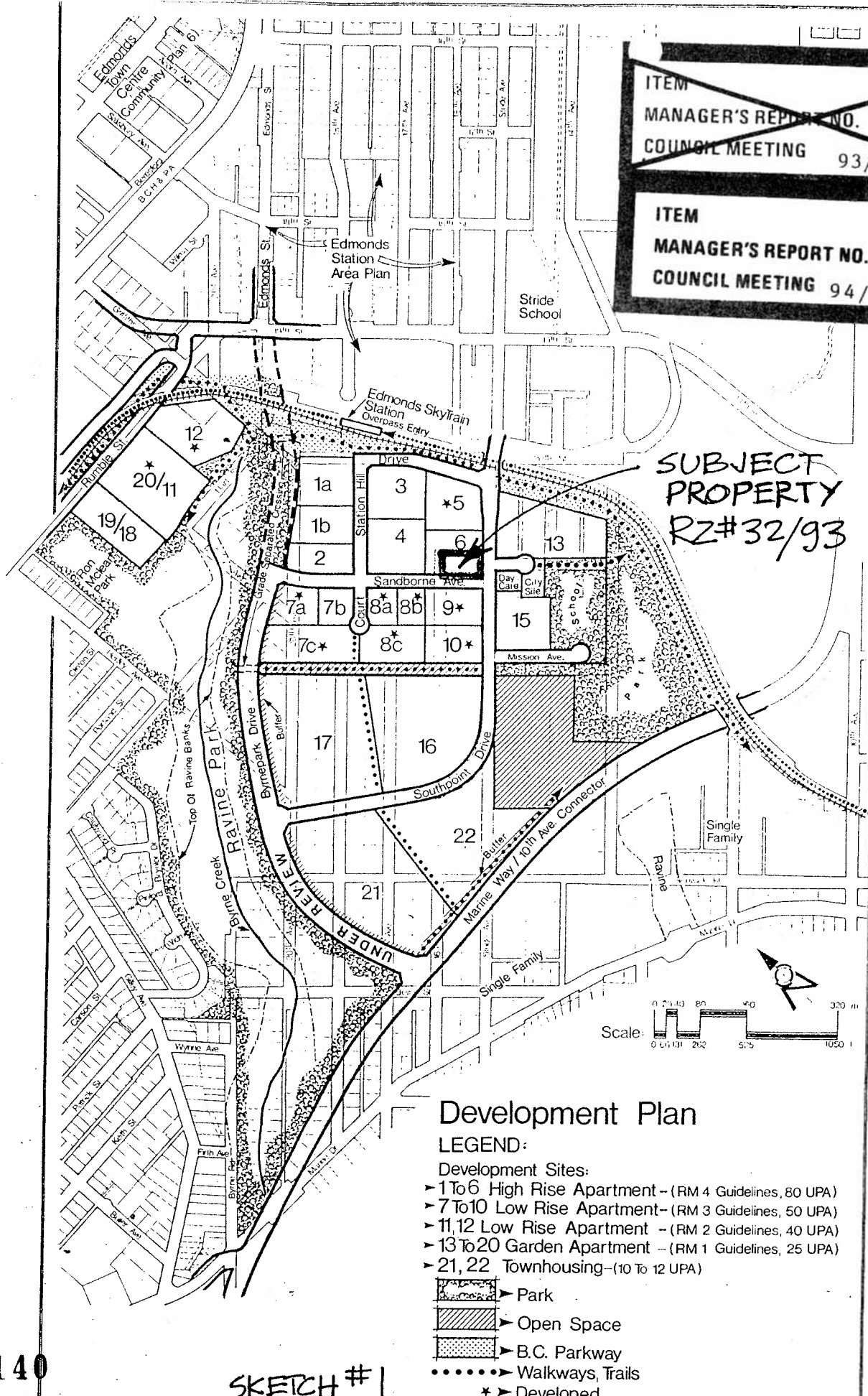

D.G. Stenson, Director
Planning and Building


RR:yg
Attach.

cc: Director Engineering
Director Administrative & Community Services
City Solicitor

ITEM	17
MANAGER'S REPORT NO.	73
COUNCIL MEETING	93/12/13

ITEM	7
MANAGER'S REPORT NO.	22
COUNCIL MEETING	94/04/05

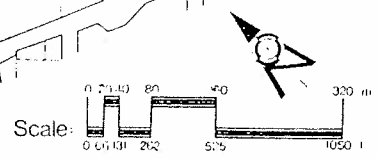


SUBJECT PROPERTY
RZ#32/93

Development Plan

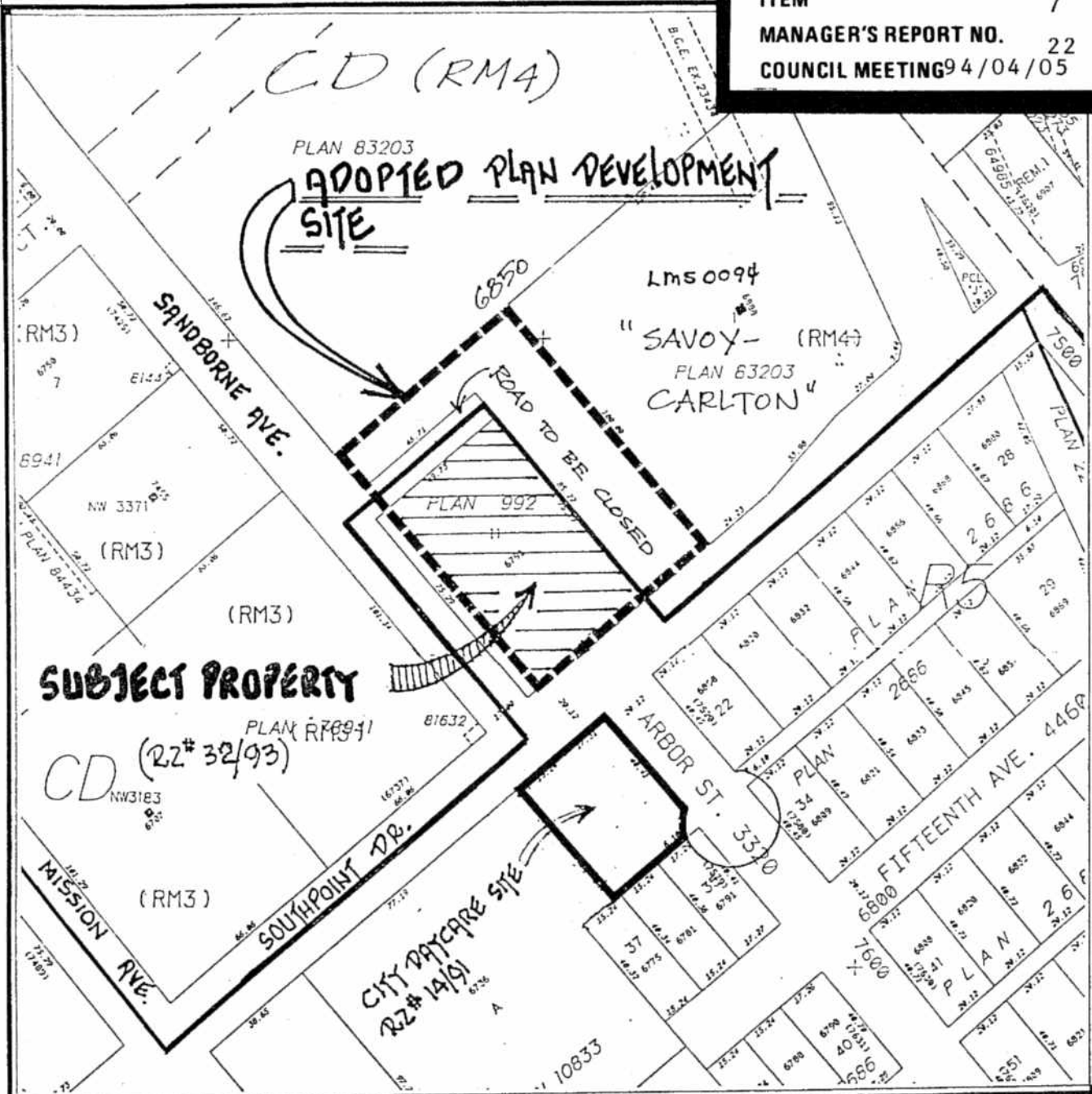
LEGEND:

- 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
 - ▶ Developed



ITEM 17
 MANAGER'S REPORT NO. 73
 COUNCIL MEETING 93/12/15

ITEM 7
 MANAGER'S REPORT NO. 22
 COUNCIL MEETING 94/04/05



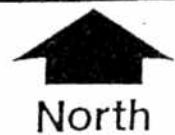
Date:
 JULY 1993

Scale:
 1:2000

Drawn By:
 J.P.C.



City of
 Burnaby
 Planning & Building Dept.



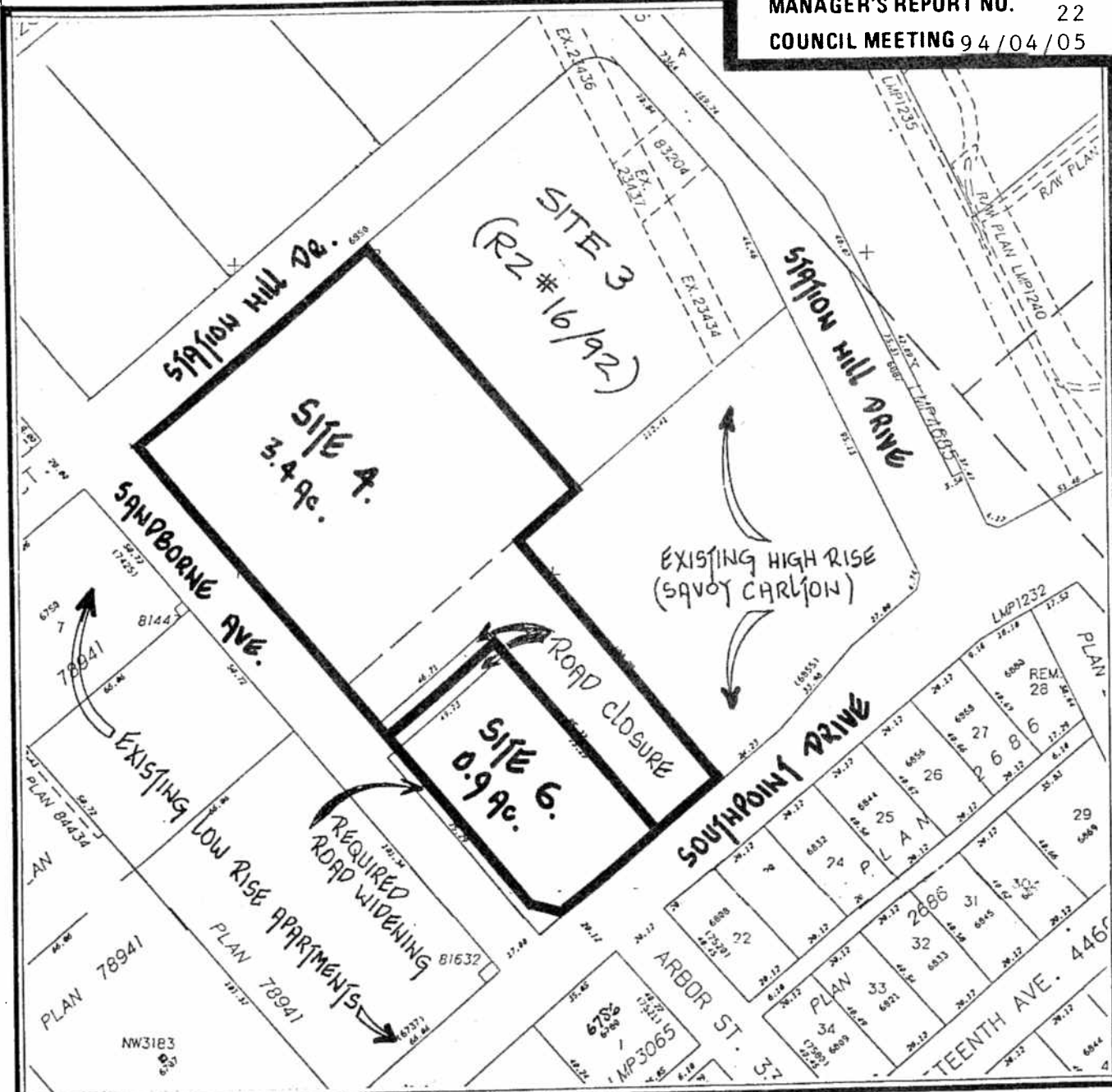
North

REZONING REFERENCE # 32/93

SKETCH # 2

ITEM	17
MANAGER'S REPORT NO.	73
COUNCIL MEETING	93/12/13


ITEM	7
MANAGER'S REPORT NO.	22
COUNCIL MEETING	94/04/05




Date:
NOVEMBER 1993

Scale:
1:2000

Drawn By: 142
J.P.C.

 City of Burnaby
Planning & Building Dept.
HYPOTHETICAL SITE RECONFIGURATION
IF RZ #32/93 APPROVED

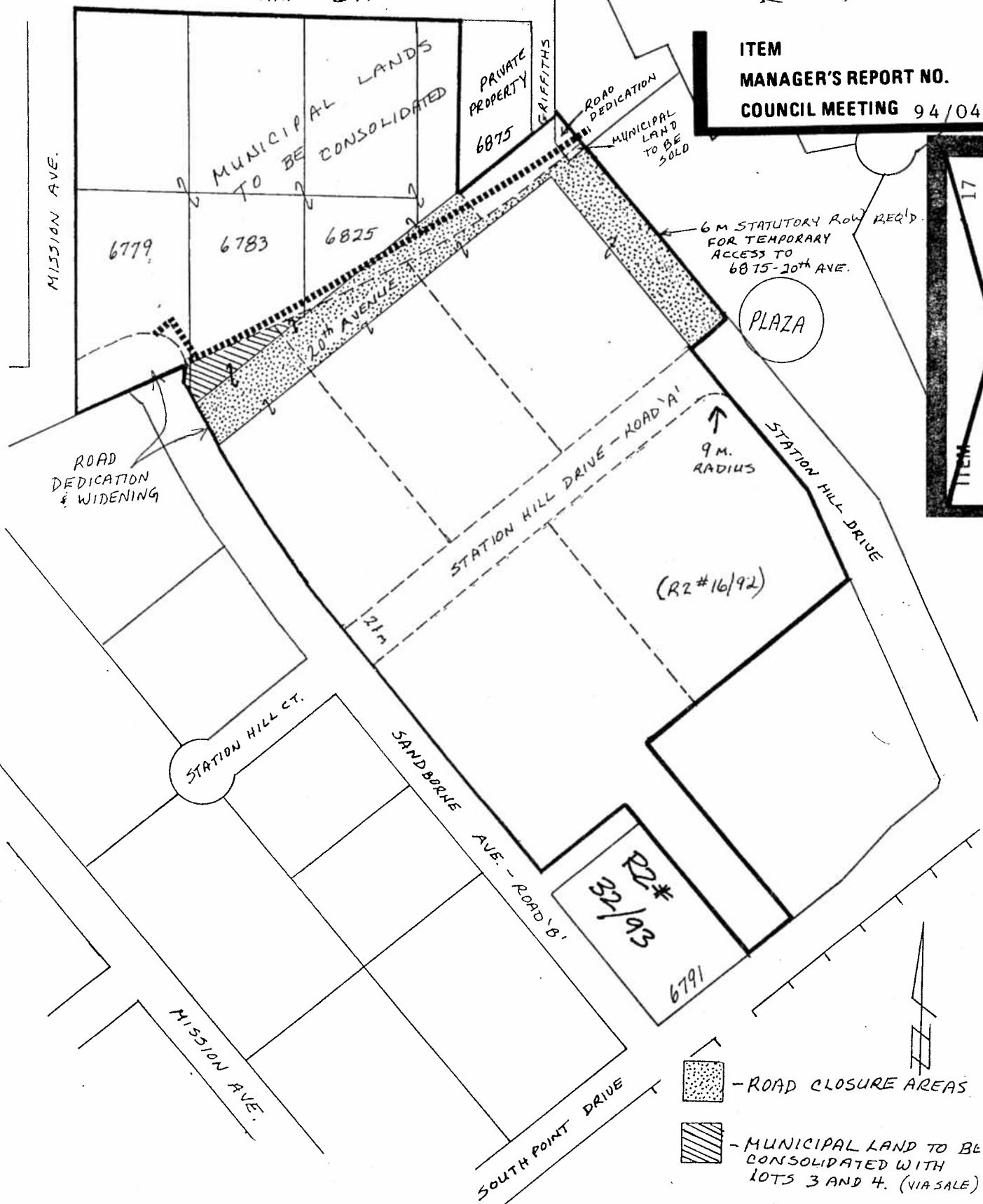

North
SKETCH #3.

D.L. 171

S.D. REF. # 19/92

HART ST.

ITEM	7
MANAGER'S REPORT NO.	22
COUNCIL MEETING	94/04/05



ITEM	17
MANAGER'S REPORT NO.	73
COUNCIL MEETING	93/12/13

- ROAD CLOSURE AREAS
- MUNICIPAL LAND TO BE CONSOLIDATED WITH LOTS 3 AND 4. (VIA SALE)
- URBAN TRAIL

SKETCH #4 - S.D. REF. #19/92
6850 - 20TH AVE.

