

TO: CITY MANAGER 1995 DECEMBER 12

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #38/95
MEDIUM DENSITY MULTI-FAMILY HOUSING PROJECT**

ADDRESS: 6588 SOUTHOAKS CRESCENT
(ATTACHED SKETCHES #1 & #2)

LEGAL: LOT 2, D.L. 96, GROUP 1, NWD PLAN 20410

FROM: CD Comprehensive Development District (based on RM3
Multiple Family Residential District)

TO: "Amended" CD Comprehensive Development District (based
on RM3 Multiple Family Residential District to accommodate
the specific project density and use and in accordance with
the development plan entitled "Tudor Grove at Ridgemont"
prepared by Graham F. Crockart Architect Inc.)

APPLICANT: Adera Group of Companies
700 - 1111 Melville Street
Vancouver, B.C. V6E 3V6

PURPOSE: To seek Council authorization to forward this application to a Public Hearing
on 1996 January 23.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1996 January 8 and to a Public Hearing on 1996 January 23 at 7:30 p.m.
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 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.
- e) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- f) The granting of a 215 Covenant restricting enclosure of balconies.
- g) The granting of any necessary easements and covenants.
- h) The dedication of any rights-of-way deemed requisite.
- i) Submission of a tree survey, retention of as many existing mature trees as possible on the site, protection by registration of a Section 215 Covenant of identified trees, submission of a written undertaking to ensure that all site areas identified for preservation of existing vegetation 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 vegetation, to be refunded a year after completion of construction.
- j) Compliance with the Council adopted sound criteria.
- k) The provision of a public pedestrian walkway through the site from Southoaks Crescent through to the B.C. Parkway park strip and the construction of a concrete walk and lighting to the approval of the Director Engineering.

- n) The submission of the applicant's schedule for strata title phasing and construction of the subject proposal.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a phased stacked townhousing project.

2.0 BACKGROUND

- 2.1 Council, on 1995 September 25, received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant towards 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.
- 2.2 The subject site is located within the adopted Edmonds Town Centre West Development Plan and has been designated for medium density residential development based on the RM3 District guidelines.
- 2.3 This site previously formed part of Rezoning Reference #7/93 which received Final Adoption on 1995 December 05. It was rezoned in conformance with the revised Edmonds Town Centre West Development Plan to Comprehensive Development District, based on the RM3 and RM5 Multi-Family Residential, P2 Administration and Assembly and P3 Park and Public Use Districts. At that time, major components of the development plan, such as the road network, parkland and development areas, were established and various issues such as site servicing, contamination and remediation, and environmental assessments were pursued. Specific proposals for each site are being pursued through amendment rezoning applications.
- 2.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS:

- 3.1 The subject site has been designated for medium density, RM3 type residential development. The applicant proposes to develop a three-storey phased strata-titled stacked townhouse development that is considered consistent with the development guidelines for this area.

- 3.2 All vehicular access to the site will be from the newly constructed Southoaks Crescent cul-de-sac located at the northeast corner of the site. A public walkway linking the Southoaks Crescent cul-de-sac with the Arbroath cul-de-sac has been constructed adjacent to the north property line of the subject site.
- 3.3 In order to provide appropriate public pedestrian access and circulation in this emerging residential area, it will be necessary to provide a 4.5 meter wide easement adjacent to the east property line of the site within which the developer will construct a suitable public walkway and lighting to link Southoaks Crescent with the B.C. Parkway located to the south.
- 3.4 In order to accommodate appropriate fire access for the subject site, the applicant will provide a 24 ft. wide fire lane down the easterly edge of the property. The adjacent development property to the east will provide a 12 ft. wide easement to accommodate the easterly half of this fire lane.
- 3.5 Given the site's proximity to Kingsway, a suitable noise study will be necessary to ensure that the development complies with the Council adopted sound criteria.
- 3.6 The Neighbourhood Parkland Acquisition Charge of \$1,397 per unit is applicable to this development.
- 3.7 The voluntary provision of residential units adaptable to meet the needs of persons with disabilities has not been able to be provided. In this regard, the developer has indicated that it is their desire to provide moderately priced stacked townhouse units with individual exterior stairway entry to those units which are either single or two levels and are one half storey above or below the adjacent landscaped courtyard. The proposed units with potential for at grade entry are all three levels.
- 3.8 The development plan indicates provision of an adequately sized and sited garbage and recycling area and separate carwash stalls.
- 3.9 The submission of a suitable engineered design for an approved on-site sediment control program will be required as part of the future Preliminary Plan Approval application.
- 3.10 The applicant proposes to develop the site as a two phased strata title development. The suitable plan of development has been designed to reflect the City's guidelines for phased strata title development. Should phase II of the development not proceed immediately upon the completion of phase I, the phase II portion of the site will be graded, grassed and maintained in an appropriate condition until such time as construction of phase II commences.

4.0 DEVELOPMENT PROPOSAL:

4.1 Overall Development

Net Site Area:	-	11,446m ² (123,204 sq.ft.)
Floor Area:	-	12,590.5m ² (135,524 sq.ft.)
Floor Area Ratio:		
Permitted:	-	1.10
Provided:	-	1.10
Unit Mix:		
20 - three-bedroom units		
84 - two-bedroom units		
19 - one-bedroom units		
<u>14</u> - one-bedroom + den		
137 Units total		
Building Height:	-	3 storeys - 12m (39.37 ft.)
Parking Required:	-	240 spaces (including 35 visitors spaces) plus 3 car wash stalls
Parking Provided:	-	268 spaces (including 35 visitors spaces) plus 3 car wash stalls

4.2 Phase I Statistics

Net Site Area:	-	6,345m ² (68,299 sq.ft.)
Floor Area:	-	6,448m ² (69,406 sq.ft.)
Floor Area Ratio:		
Permitted:	-	1.10
Provided:	-	1.02
Unit Mix:		
8 - three-bedroom units		
51 - two-bedroom units		
6 - one-bedroom units		
<u>5</u> - one-bedroom + den units		
70 Units Total		

Parking Required: - 123 spaces (including 18 visitors' spaces) plus 1 car wash stall

Parking Provided: - 140 spaces (including 35 visitors' spaces) plus 2 car wash stalls

4.3 Phase II Statistics

Net Site Area: - 5,101m² (54,909 sq.ft.)

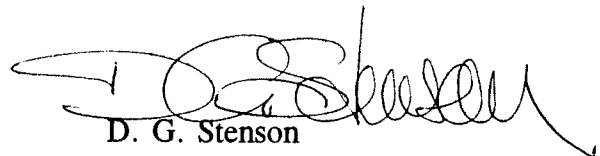
Floor Area: - 6,143m² (66,125 sq.ft.)

Floor Area Ratio: - 1.20

Unit Mix: 12 - three-bedroom units
 33 - two-bedroom units
 13 - one-bedroom units
 9 - one-bedroom + den units
67 Units Total

Parking Required: - 118 spaces (including 17 visitors' spaces) plus 1 car wash stall

Parking Provided: - 128 spaces (including 17 visitors' spaces within phase I parking area) plus 1 car wash stall



D. G. Stenson
Director Planning and Building

PS:gk
Attach

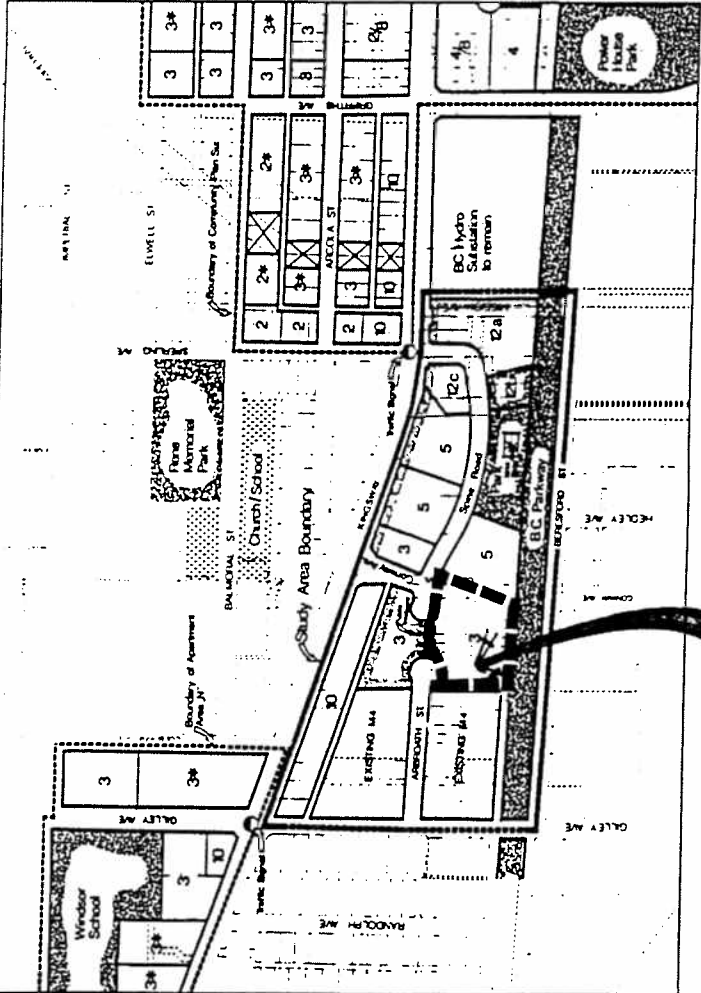
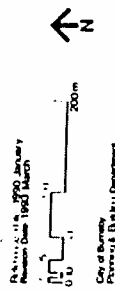
cc: Director Engineering
Director Recreation & Cultural Services
City Solicitor
City Clerk

Edmonds Town Centre West
(Expansion of Community Plan Six)

Development Plan

- Legend:**
- 3.0 (RM3) - Multiple Family Residential (town lots)
 - 5.0 (RM5) - Multiple Family Residential (town lots)
 - 8.0 (C2) - Commercial
 - 10.0 (C4) - Commercial
 - 12a.0 - National Nikkel Heritage Centre and Health Care Facility
 - 12b.0 - Nikkel Park
 - 12c.0 - Senior Citizens
- THESE DEVELOPMENT PLAN SITES ARE GENERALLY TO BE ZONED TO COMPREHENSIVE DEVELOPMENT DISTRICT (C) UTILIZING THE OUTLINED ZONING DESIGNATION AS GUIDELINES.
- 0 Park, School, Trail
 - 0 Landscaped Buffer
 - * 0 Developed

Note: LEGEND CORRESPONDS TO NUMBERS OF COMMUNITY PLAN SIX.



SUBJECT SITE

Date:
SEPTEMBER 1995

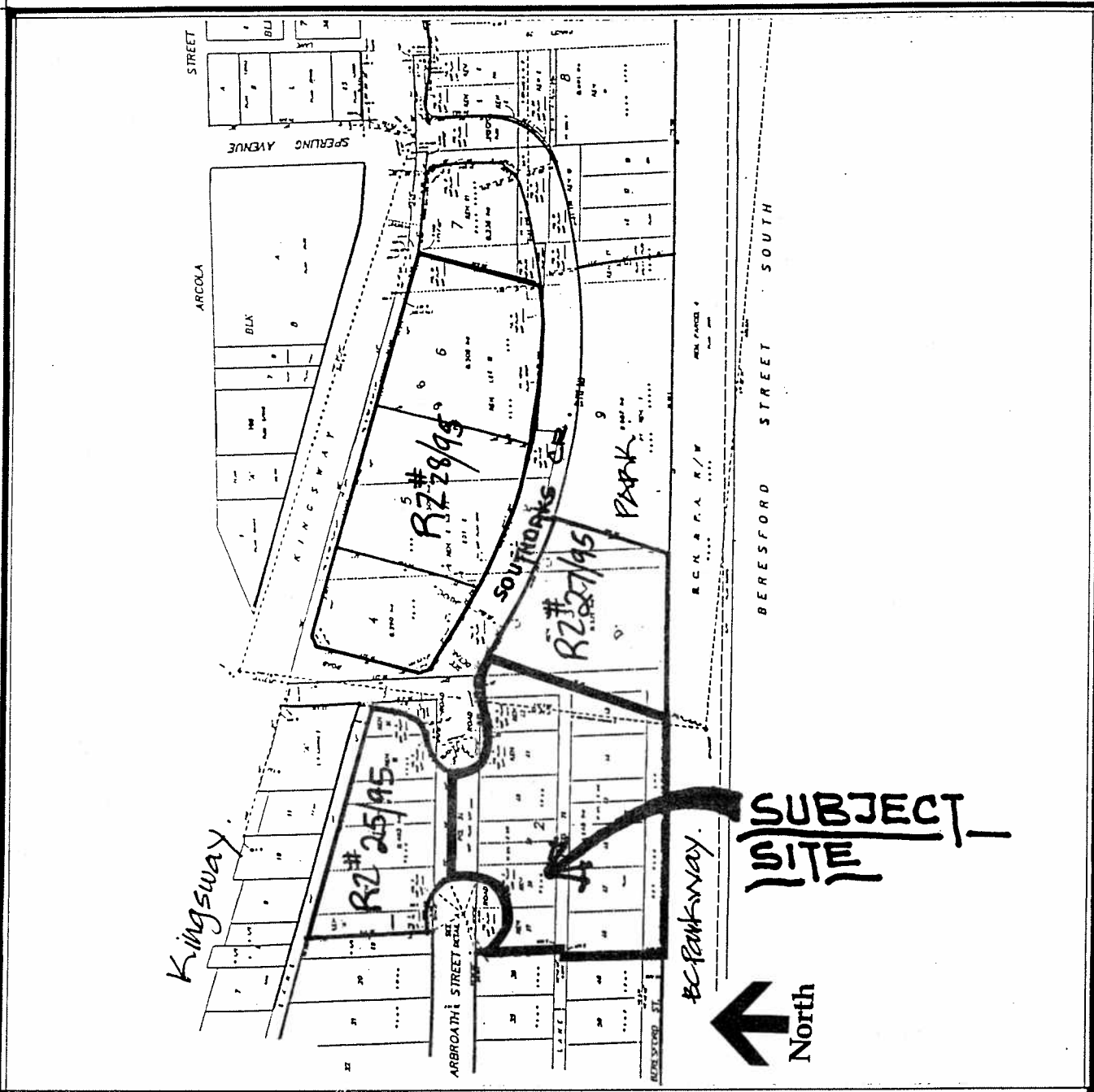
Scale:
N.T.G.

Drawn By:
J.P.C.



REZONING REFERENCE #38/95

SKETCH #1



Date:
SEPTEMBER 1995

Scale:
N.T.S.

Drawn By:
J.P.C.



City of
Burnaby

Planning & Building Dept.

REZONING REFERENCE #38/95

SKETCH #2