

**TO:** CITY MANAGER 1995 DECEMBER 8  
**FROM:** DIRECTOR PLANNING AND BUILDING  
**SUBJECT:** REZONING REFERENCE #42/95

**TOWNHOUSE DEVELOPMENT**

**ADDRESS:** 7230,7236,7242,7248 & 7254 18TH AVENUE

**LEGAL:** LOT 39, D.L. 95, GROUP 1, NWD PLAN 1150, AND  
LOTS 20, 21, 22 & 23, D.L. 95 GROUP 1, PLAN 1915

**FROM:** R5 RESIDENTIAL DISTRICT

**TO:** CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED  
ON RM2 MULTIPLE FAMILY RESIDENTIAL USE AND  
DENSITY, AND IN ACCORDANCE WITH THE  
DEVELOPMENT PLAN ENTITLED "18TH AVENUE: 35  
UNITS TOWNHOUSE" PREPARED BY GOMBEROFF-  
POLICZER ARCHITECTS)

**APPLICANT:** NARLAND PROPERTIES LTD.  
200 - 1122 MAINLAND STREET  
VANCOUVER, B.C. V6B 5L1

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

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**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 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.
- e) The satisfaction of all necessary subdivision requirements.
- f) The consolidation of the net project site into one legal parcel.
- g) The granting of any necessary easements and covenants.
- h) The dedication of any rights-of-way deemed requisite.
- i) The undergrounding of existing overhead wiring abutting the site.
- j) Retention of the identified existing mature tree on the site and its protection by registration of a Section 215 Covenant and submission of a written undertaking to ensure that all site areas identified for preservation of existing trees on and adjacent to the site are effectively protected by chain link fencing during the whole course of site construction work, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.

- k) 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.
- l) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- m) The granting of a 215 Covenant restricting enclosure of balconies.

## REPORT

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit a 35 unit townhouse development with underground parking.

### **2.0 BACKGROUND**

2.1 The subject site is located within the Edmonds Town Centre Plan area, within a block of existing one and two-family homes, which is designated for ground-oriented multi-family residential development (see *attached* Sketches #1 and #2). The site is currently occupied by 5 modest older homes. An existing low-rise multi-family development is located across 18th Avenue.

2.2 Council, on 1995 November 20, 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 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 for presentation to a Public Hearing.

### **3.0 GENERAL COMMENTS:**

3.1 The proposed rezoning is consistent with the adopted Edmonds Town Centre Plan.

3.2 Vehicular access will be from 18th Avenue, as the existing lane is intended to be closed in the future for consolidation with the adjacent development site. In the interim, however, dedication of a small area of 7230 18th Avenue, currently occupied by lane and underground utilities, is required (see Sketch #1 *attached*).

- 3.3 The net project site will be consolidated into one legal parcel.
- 3.4 An estimate of required servicing costs will be obtained from the Director Engineering. This will include but not necessarily be limited to completion of the abutting portion of 18th Avenue to full City standards as well as required storm sewer upgrading. The Director Engineering has advised that a 3m wide statutory right-of-way across the rear of 7450 16th Street (down the block where there is no lane right-of-way) is required for the storm sewer.
- 3.5 The developer will be expected to remove existing overhead wiring adjacent to the site.
- 3.6 A Neighbourhood Parkland Acquisition Charge, which is currently \$1,397.00 per unit, will apply to the development.
- 3.7 The developer is not proposing any units adaptable to the needs of the disabled in the development.
- 3.8 A tree survey has been undertaken for the site and one significant tree has been identified for retention. Installation of chain link fencing and provision of bonding will be required to guarantee preservation of this tree as well as a row of trees on the neighbouring property adjacent to the site.
- 3.9 A development plan for the subject site has been received which is suitable for submission to a Public Hearing.

**4.0 DEVELOPMENT PROPOSAL:**

- 4.1 Gross Site Area: - 0.398 ha (0.983 acres)
- Net Site Area: - 0.393 ha (0.972 acres) subject to survey
- Site Coverage: - 33%
- 4.2 Maximum Floor Area Ratio: Allowable - 0.9  
Maximum Floor Area Ratio: Provided - 0.9
- 4.3 Floor Area: - 3,540m<sup>2</sup> (38,110 sq.ft.) subject to survey

- 4.4 Building Height: - Three storeys plus underground parking.
- 4.5 Unit Mix:
- |                          |   |  |
|--------------------------|---|--|
| 18 - three bedroom units | - | 115.3 to 119.6m <sup>2</sup> (1,241 to 1,287 sq.ft.) |
| 17 - two bedroom units   | - | 71.3 to 92.8m <sup>2</sup> (767 to 999 sq.ft.)       |
| <b>35 Units Total</b>    |   |  |
- 4.6 Unit Density: - 89 units/ha (36 units/acre)
- 4.7 Parking: Required: (35 x 1.75) - 62 spaces (incl. 9 visitors' spaces)  
Provided : - 62 spaces (incl. 9 visitor's spaces)

All parking spaces as well as the garbage and recycling and car wash facilities are located underground.

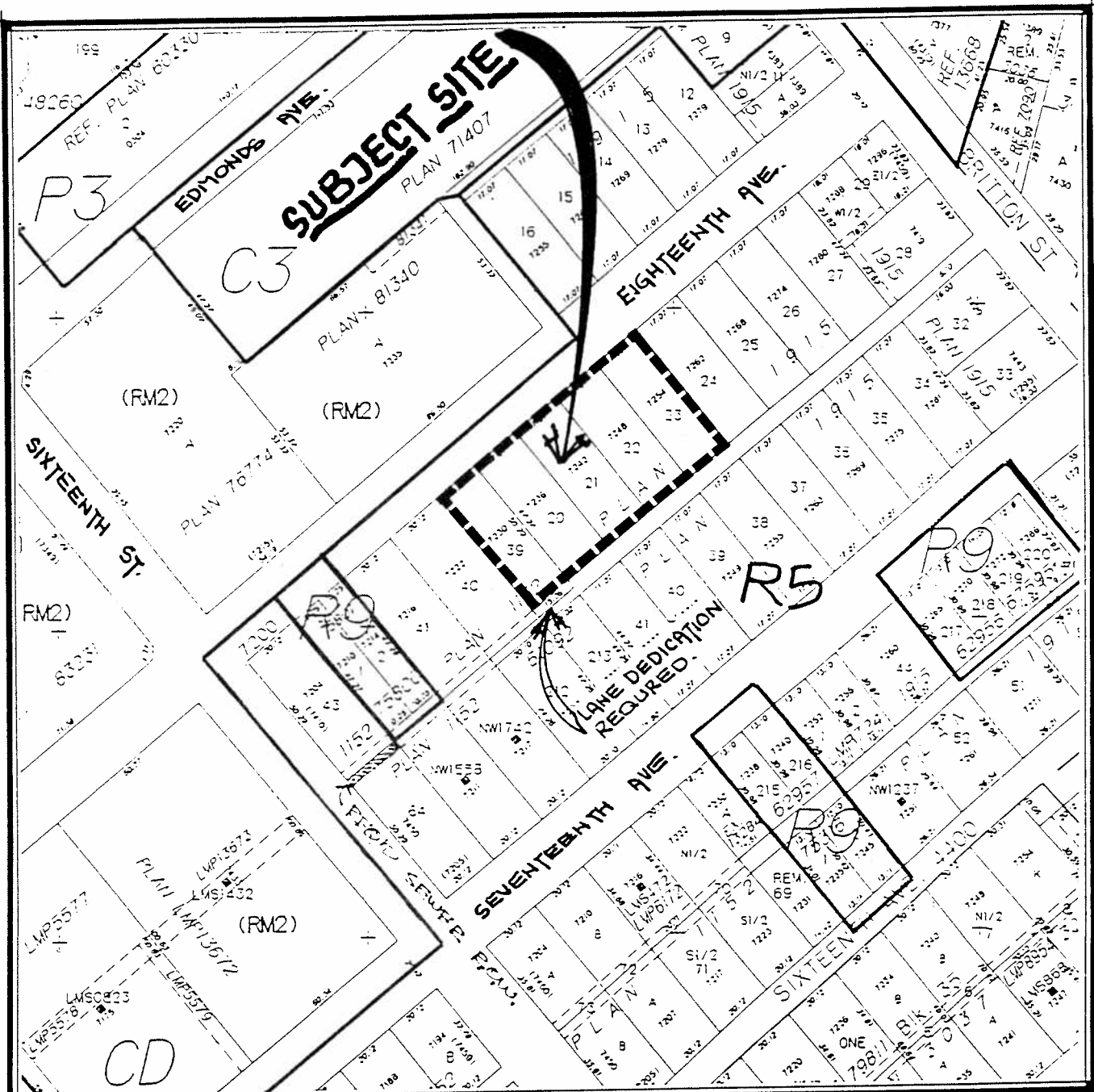
- 4.8 Communal Amenity: - Tot Lot



D. G. Stenson  
Director Planning and Building

RR:gk  
Attach

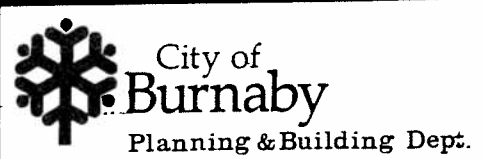
cc: Director Engineering  
City Solicitor  
City Clerk



Date:  
**OCTOBER 1995**

Scale:  
**1:2000**

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



**REZONING REFERENCE #42/95**

**SKETCH # 1**

Town Centre Core

Station Core

Secondary Core

Local Commercial  
(mixed use)

Service Commercial

High Rise Apartments

Low Rise Apartments

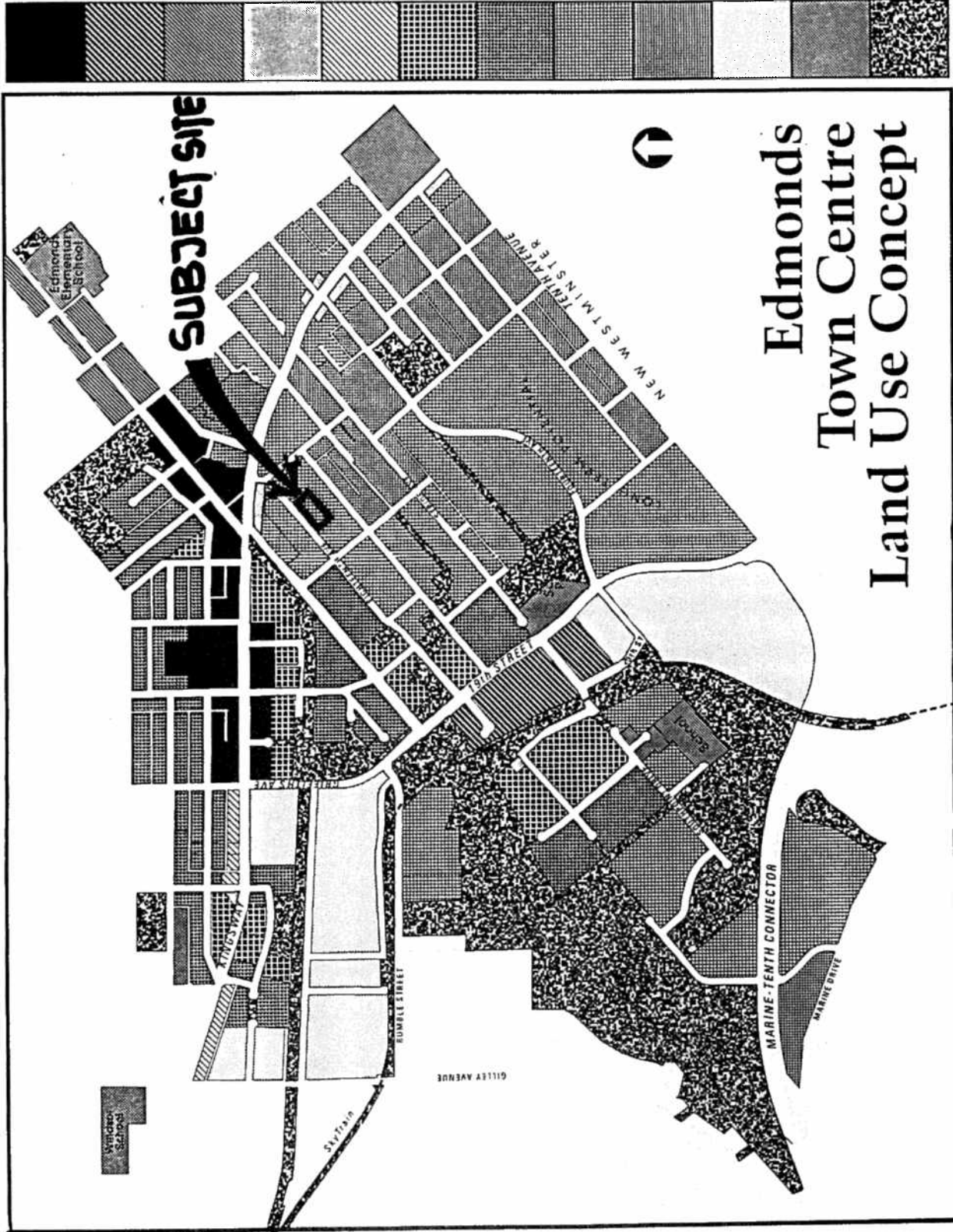
Ground Oriented  
Multiple Family

Single and Two Family  
(infill)

Industrial

Institutional

Park



# Edmonds Town Centre Land Use Concept

**SUBJECT SITE**

**REZONING REFERENCE # 42/95**

**SKETCH # 2**

