

TO: CITY MANAGER 1995 SEPTEMBER 25

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #28/95**
2 High-Rise Apartment Towers with Street-fronting
Townhouses

ADDRESS: 6611, 6633, 6655 Southoaks Crescent

LEGAL: Lot 4, 5, 6, D.L. 96, Plan LMP 20410

FROM: CD Comprehensive Development District (based on Multiple-Family Residential District RM3 and RM5)

TO: Amended CD Comprehensive Development District (based on RM5 Multiple-Family Residential District Use and a maximum density of 2.023 FAR and the Edmonds Town Centre West Development Plan as guidelines and in accordance with the development plan entitled "Southoaks Residential Development" prepared by Lawrence Doyle Architect Inc.) (see **attached** Sketch)

APPLICANT: Lawrence Doyle Architect Inc.
200 - 1450 Creekside Drive
Vancouver, B.C. V6J 5B3

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1995 October 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1995 September 25 and to a Public Hearing on 1995 October 24 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 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.
- c) The consolidation of the site into one legal parcel.
- d) The granting of any necessary easements or covenants.
- e) The continued protection of existing trees already preserved through covenant during site and construction work by chain link fencing 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.
- f) Compliance with the Council adopted sound criteria.
- g) 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.
- h) The deposit of the applicable per unit Parkland Acquisition Charge.
- i) The design and provision of units adaptable to persons with disabilities.
- j) 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 the development of two high-rise apartment towers with street-fronting townhouses.

2.0 BACKGROUND

- 2.1 This site formed part of Rezoning Reference #7/93 which received Final Adoption on 1994 December 05. This rezoning largely encompassed the former Burnaby South School site. It was rezoned in conformance with the Edmonds Town Centre West Development Plan to Comprehensive Development District based on the RM3 and RM5 Multiple 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 need to be pursued through amendment rezoning applications.
- 2.2 On 1995 July 24, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the adjustment to the Edmonds Town Centre West Development Plan for the development of the three previous sites as one combined integrated site to accommodate two high-rise apartment towers and street fronting townhouses. This Development Plan adjustment would take effect upon Second Reading of the Rezoning Bylaw being granted. The department was authorized 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.
- 2.3 On 1995 August 28, Council approved the reallocation of density, which amounts to 9,373 sq.ft., within the Edmonds Town Centre West Development Plan from the site of Rezoning Reference #25/95 to this site in order to accommodate, on the site of Rezoning Reference #25/95, the retention of a heritage dwelling, existing trees and the proposed ground oriented townhouse development.

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

3.0 GENERAL COMMENTS

- 3.1 The development shows two high-rise apartment towers with twenty street-fronting townhouses. As a result of the density reallocation discussed in Section 2.3, the maximum proposed FAR for this site is 2.023. The overall permitted density for the residential component of the Development Plan is not exceeded.
- 3.2 The Director Engineering has indicated that the site is fully serviced. Vehicular access to the sites is from Southoaks Crescent.

- 3.3 The consolidation of the 3 lot site into one legal parcel is required. A future subdivision in two lots, each encompassing one of the towers is contemplated but would be handled under usual subdivision procedures.
- 3.4 Any necessary easements or rights-of-way will be provided as part of this rezoning.
- 3.5 Certain trees along the Kingsway frontage are already protected by covenant and presently surrounded by chain link fencing. Other coniferous and deciduous trees remain in the northwest corner of the site and the developer is endeavouring to protect them in the site plan.
- 3.6 Given the site's proximity to Kingsway, a suitable sound study is required.
- 3.7 The development plan indicates provision of an adequately sized and sited garbage and recycling area and of a separate carwash stall.
- 3.8 A per unit Parkland Acquisition Charge applies to this project.
- 3.9 The applicant has agreed to provide 3 units adaptable to persons with disabilities on the ground floor of each apartment tower. This amounts to 2.5% of the total units. The provision of special hardware and cabinet work is subject to the sale or lease of the unit to a person with disability.

4.0 DEVELOPMENT PROPOSAL

- 4.1 **Gross/Net Site Area:** 13,069.54m² (140,684 sq.ft.)
Site Coverage: 18.98%
(approximately)
- 4.2 **Floor Area Provided:** 26,433.86m² (284,541 sq.ft.)
Floor Area Ratio Provided: 2.023
- 4.3 **Height:** 2 Storey Townhouses
18 & 21 Storey Apartment Towers
(180 ft. and 207 ft.)

4.4 Unit Mix:

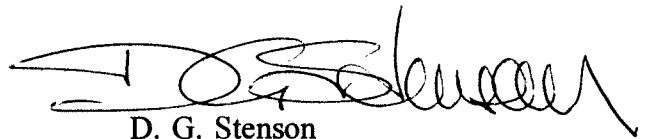
162 apartments 2 bedroom @ 79.24 - 103.31m² (853 - 1,112 sq.ft.)
58 apartments 3 bedroom @ 112.50 - 130.06m² (1,211 - 1,400 sq.ft.)
6 townhouses 2 bedroom @ 102.19m² (1,100 sq.ft.)
14 townhouses 3 bedroom @ 127.83 m² (1,376 sq.ft.)
240 TOTAL

4.5 Parking Required & Provided:

220 units @ 1.6 = 352 spaces
20 units @ 1.75 = 35 spaces
2 Carwash stalls
TOTAL 389 (of which 58 are visitor parking)

4.6 Communal Facilities:

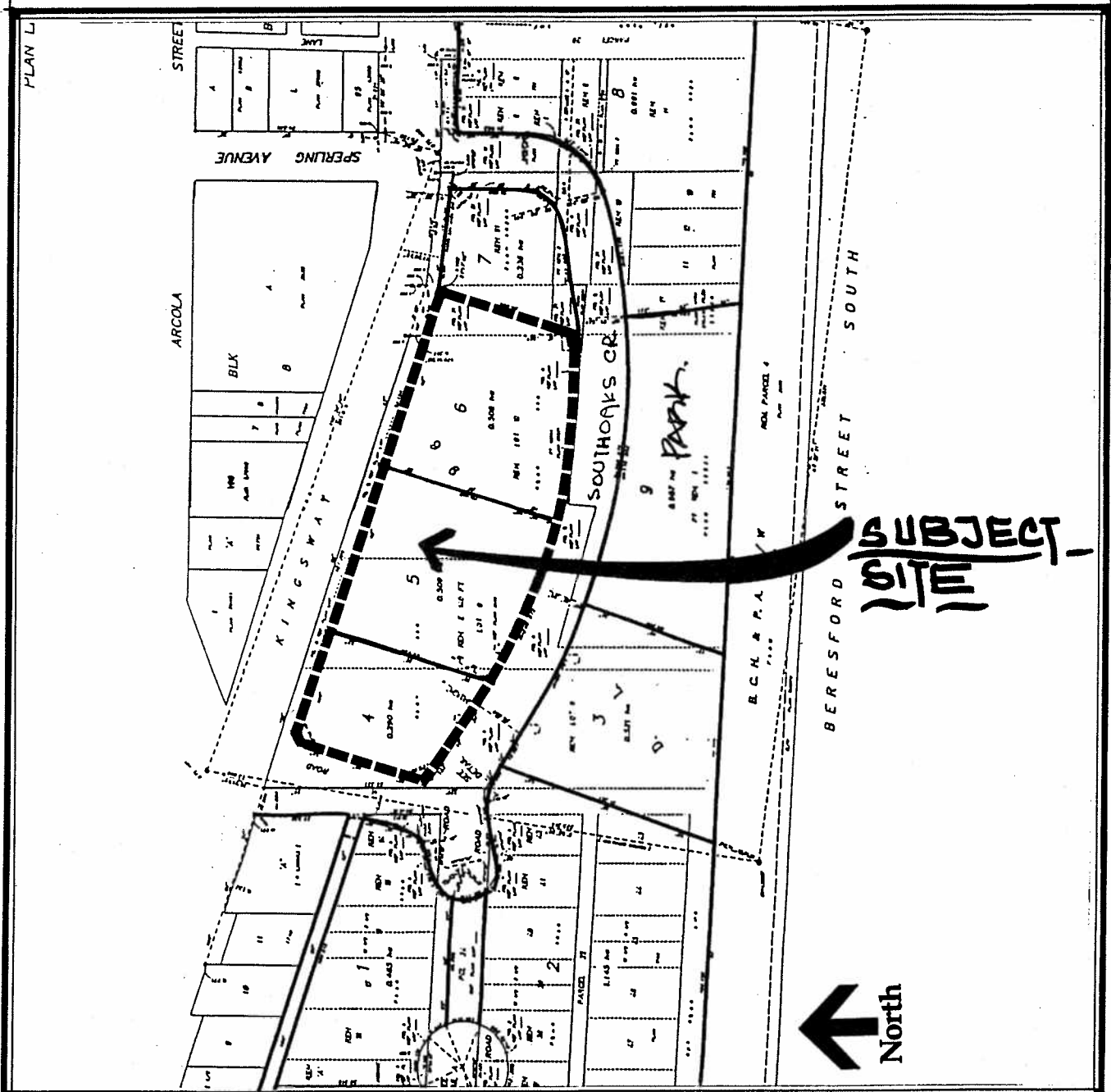
Each tower has a ground floor recreation room with kitchen facilities; exercise room; cellar bike storage as well as a central Gazebo with fountain and outdoor play area.



D. G. Stenson
Director Planning and Building

FA:gk
Attach

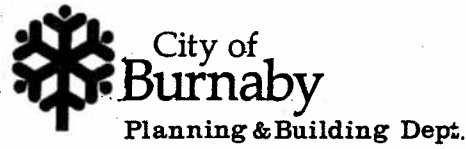
cc: City Clerk
Director Engineering
Chief Environmental Health Officer



Date:
July 1995

Scale:
N.T.S.

Drawn By:
J.P.C.



REZONING REFERENCE # 28/95
SKETCH # 1