

ITEM	14
MANAGER'S REPORT #	44
COUNCIL MEETING	95/09/25

TO: CITY MANAGER 1995 SEPTEMBER 19

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #25/95
MEDIUM DENSITY MULTI-FAMILY HOUSING PROJECT**

**ADDRESS: 6577 SOUTHOAKS CRESCENT
AND 6445 ARBROATH STREET (ATTACHED SKETCHES #1 & #2)**

LEGAL: Lot 1, D.L. 96, Plan 20410 and Lot 19, West Half, Blk 7, D.L. 96,
Group 1, NWD Plan 1740

FROM: CD Comprehensive Development District (based on RM3 Multiple
Family Residential District and the M4 Special Industrial District)

TO: 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" prepared by Graham F. Crockart Architect
Inc.)

APPLICANT: Adera Equities Inc.
700 - 1111 Melville Street
Vancouver, B.C. V6E 3V6

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
October 2 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 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 (with the exception of the heritage house at 6445 Arbroath Street) 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) 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 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 Parkland Acquisition Charge.
- m) The granting of a 215 Covenant restricting enclosure of balconies.
- n) The provision of an agreement to enter into a Designation under the Heritage Conservation Act for the existing house present at 6445 Arbroath Street. The house is to be restored as one residential unit within the larger development with a registered covenant to this effect.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a stacked townhousing project, including the retention of a heritage house.

2.0 BACKGROUND

2.1 Council on 1995 July 24 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.

This site previously formed part of Rezoning Reference #7/93 which received Final Adoption on 1994 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 will be pursued through amendment rezoning applications.

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 strata-titled stacked townhouse development that is considered consistent with the development guidelines for this area.

3.2 Consideration was given to the prospect of preserving the existing two-storey residence located at 6445 Arbroath Street to the immediate west of the subject site as a heritage building and incorporation into the proposed development. The structure was built circa 1912 and is on the Preliminary Heritage List. The applicant has pursued this matter and proposes to purchase the property, consolidate it with the adjacent larger site, and refurbish the existing dwelling at its present location as one strata unit. The original architectural integrity of the building will be retained with a modest extension (maximum 220 sq.ft.) at the rear of the structure. The rear yard will be developed as an open space amenity area and include a children's play area.

As outlined in the 1995 August 28 Council Report, the subject development will not be able to take full advantage of the 1.1 Floor Area Ratio of the consolidated site. This takes into account the retention of the heritage house with expanded amenity area and proposed ground-oriented townhouse design due to its site configuration. As a result, approximately 9,300 sq.ft. of floor area will be reallocated to the site of Rezoning Reference #28/95 located to the west of the subject site within the Edmonds Town Centre West Development Plan. This situation will not result in any overall increase in total permitted floor area for the residential component of the adopted Development Plan.

A restoration plan for the heritage house and a covenant ensuring that the building will be used for one residential unit is required. The owner's consent to heritage designation of the property will also be required.

3.3 A number of trees are located throughout the site. A tree survey has been conducted and retention measures will be pursued to ensure that the appropriate trees are preserved and incorporated into the landscape plan for the development.

- 3.4 All vehicular access to the site will be from the newly constructed Southoaks Crescent cul-de-sac located at the east end 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 south property line of the subject site.
- 3.5 Three existing utility poles with overhead wiring are located in the existing lane located adjacent to the site. Since it was not feasible to remove these poles and provide underground services as a condition of the previous rezoning (Rezoning Reference #7/93), the overall developer was required to provide underground ducting in the lane to accommodate future underground servicing and hydro pole removal.
- 3.6 Appropriate buffer landscaping and fencing will be required along the north and west property lines.
- 3.7 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.
- 3.8 The Neighbourhood Parkland Acquisition Charge is applicable to this development.
- 3.9 The developer has been encouraged to voluntarily include 5% of the proposed residential units to be adaptable to meet the needs of persons with disabilities in private multiple family developments. In this regard, the developer has indicated that they are not intending to provide such units. Their desire is to provide moderately priced stacked townhouse units with individual exterior stairway entry to all units which are either single or two levels (one half storey above or below the adjacent landscaped courtyard) without the need for elevators. Thus, it will be difficult to provide access to persons with physical disabilities.
- 3.10 The consolidation of the site into one legal parcel is required.
- 3.11 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 the upgrading of a portion of the Arbroath Street cul-de-sac adjacent to the site.
- 3.12 The development plan indicates provision of an adequately sized and sited garbage and recycling area and a separate carwash stall.
- 3.13 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.

4.0 DEVELOPMENT PROPOSAL:

4.1 Gross/Net Site Area: 5,469.8m² (58,877 sq.ft.)

4.2 Floor Area Provided: (excluding heritage house) 5,145.6m² (55,387 sq.ft.)

Floor Area Ratio Permitted: 1.1

Floor Area Ratio Provided: 0.94

4.3 Height: 3 storeys - 12m (39.37 ft.)

4.4 Unit Mix:

8 - one-bedroom units @57.2m² (616 sq.ft.)

8 - one-bedroom & den units @ 67.2m² (724 sq.ft.)

33 - two-bedroom units @ 78m² (840 sq.ft.) to 100.8m² (1,085 sq.ft.)

7 - three-bedroom units @ 125.4m² (1,350 sq.ft.)

1 - three-bedroom heritage house 169.3m² (1,822.7 sq.ft.)

57 units in total

4.5 Parking Required and Provided:

Total Required: 101 spaces

56 - stacked townhouse units, and

1 - 2-storey heritage house @ 1.75 = 100 spaces

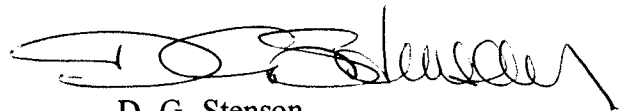
1 - carwash stall = 1 space

Total Provided

106 spaces (of which 14 are visitor parking)

4.6 Communal Facilities:

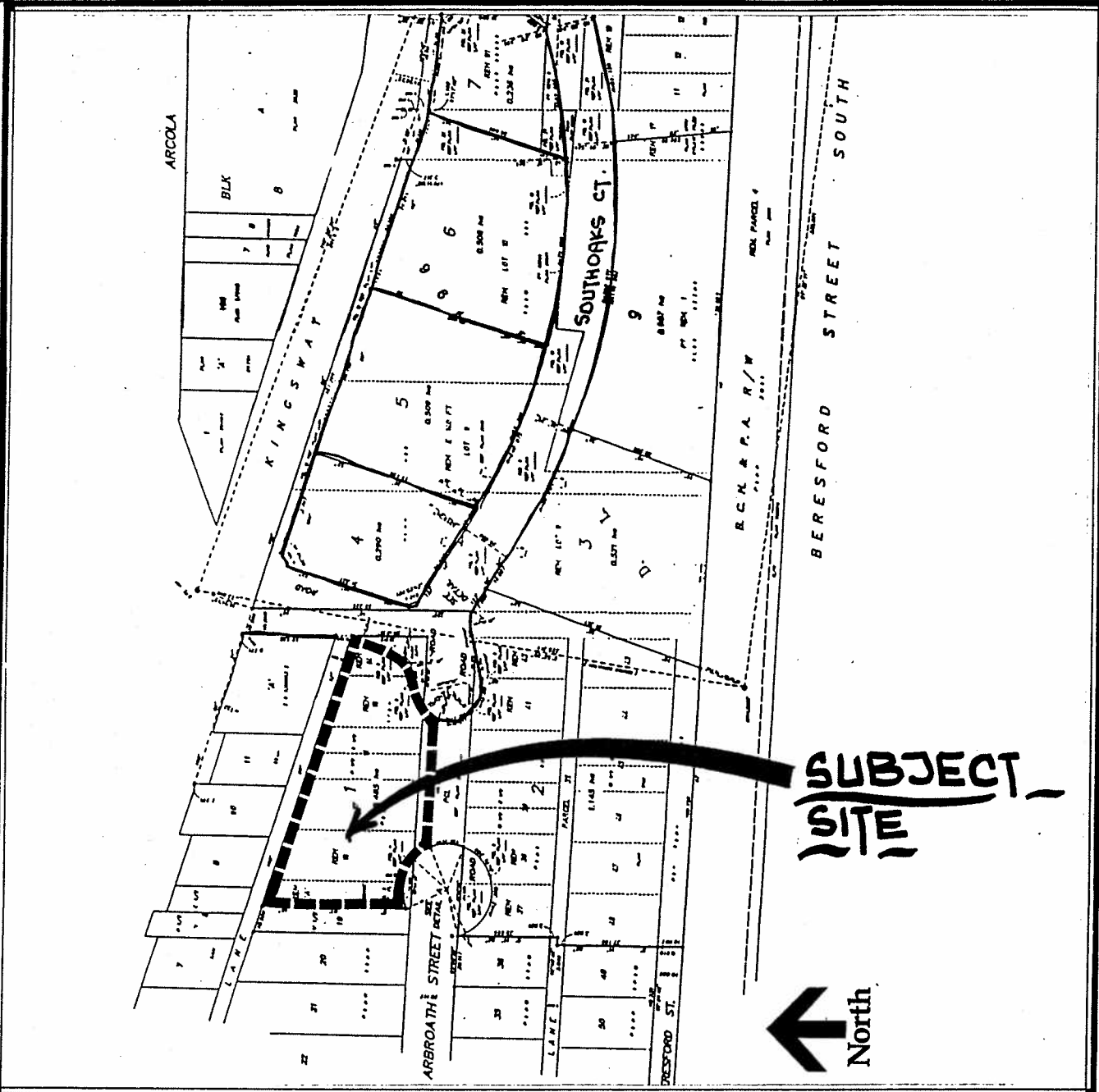
Communal outdoor play area with play equipment and storage lockers.



D. G. Stenson
Director Planning and Building

PS:gk
Attach

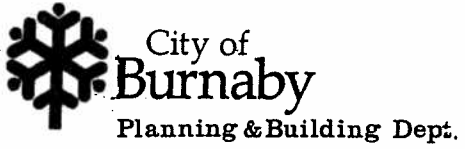
cc: City Clerk
Director Engineering
Chief Environmental Health Officer



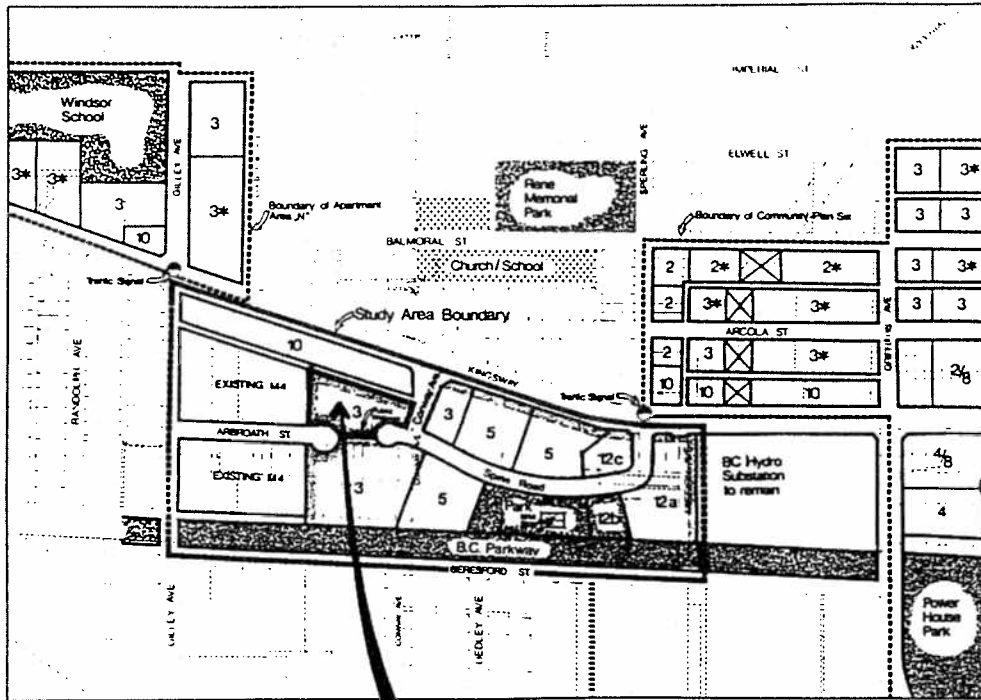
Date:
 July 1995

Scale:
 N.T.S.

Drawn By:
 J.P.C.



REZONING REFERENCE # 25/95
 SKETCH # 1



Edmonds Town Centre West
(Expansion of Community Plan Six)
Development Plan

- Legend:**
- 3.0 (RM3) - Multiple Family Residential (50 UPM MAX.)
 - 5.0 (RM5) - Multiple Family Residential (100 UPM MAX.)
 - 8.0 (C2) - Commercial
 - 10.0 (C4) - Commercial
 - 12a.0 - National Nikkei Heritage Centre and Health Care Facility
 - 12b.0 - Nikkei Park
 - 12c.0 - Senior Citizens

THESE DEVELOPMENT PLAN SITES ARE GENERALLY TO BE ZONED TO COMPREHENSIVE DEVELOPMENT DISTRICT (CDD) UTILIZING THE OUTLINED ZONING DESIGNATION AS GUIDELINES.

- Park, School, Trail
- Landscaped Buffer
- Developed

Note: LEGEND CORRESPONDS TO NUMBERS OF COMMUNITY PLAN SIX.

Revised: 11.90, 1990 January
Reason Date: 1990 March
0 50 100 200 m

City of Burnaby
Planning & Building Department

SUBJECT SITE



Date:
JULY 1995

Scale:
N.T.S.

Drawn By:
J.P.C.



REZONING REFERENCE # 25/95

SKETCH # 2