

TO: CITY MANAGER 1997 SEPT. 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #12/97
Townhouse Development with Underground Parking

ADDRESS: 7349/69/89 & 7411 Griffiths Avenue

LEGAL: Lot 10 Except: West 100 Ft., D.L. 96, Group 1, NWD Plan 3907, Lot 11, D.L. 96, Group 1, NWD Plan 3907, Lot 13 Except: Parts Shown on Plan 4548, D.L. 96, Group 1, NWD Plan 3907

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Powerhouse Creek Development Plan guidelines and in accordance with the Development Plan entitled "Beresford & Griffiths Townhouses" prepared by Neale Staniszkis Doll Adams Architects))

APPLICANT: City & Guilds Development Corp.
1488 - 1188 West Georgia Street
Vancouver, B.C. V6E 4A2
(Attn: Mr. Houtan Rafii)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1997 October 28.

RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1997 October 6 and to a Public Hearing on 1997 October 28 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 consolidation of the net project site into one legal parcel.
- f. The granting of any necessary easements and covenants.
- g. The dedication of any rights-of-way deemed requisite.
- h. The undergrounding of existing overhead wiring on Griffiths Avenue.
- i. The provision of a public pedestrian walkway easement and the construction of an asphalt/boardwalk trail and lighting.
- j. The retention of identified existing trees on the site, their protection by registration of a Section 219 Covenant, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site and 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. Compliance with the Council adopted sound criteria.
- l. 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.
- m. The deposit of the applicable per unit Parkland Acquisition Charge.

- n. The deposit of the applicable GVS & DD sewerage charge.
- o. The granting of a 219 Covenant restricting enclosure of balconies.
- p. The submission of a suitable engineered design for an approved on-site sediment control program.
- q. An undertaking to contract with an archaeologist to monitor the excavation and to assess and recover any historic archaeological materials uncovered during excavation and construction, and to donate any material recovered to the City's museum and heritage program.
- r. Submission of an undertaking that there will be no age restriction on residency in the development.

REPORT

1.0 REZONING PURPOSE

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

2.0 BACKGROUND

- 2.1 The subject site is located within the Powerhouse Creek Development Plan in the Edmonds Town Centre and designated for low-rise apartment development (see Sketch #1). It is presently occupied by two older dwellings. There are a number of mature trees on the site, which slopes down to the south.

Adjacent to the site to the west is a future park site including the B.C. Parkway Trail and B.C. Hydro transmission line. Adjacent to the south is an industrial manufacturing business (Morgan Power Apparatus) which is expected to remain for some time prior to redevelopment for low-rise apartment in accordance with the adopted Plan. Powerhouse Park is located across Griffiths Avenue to the east, while the Highland Park Line parkway and the B.C. Hydro Newell Substation are located across Beresford Street to the north.

- 2.2 On 1997 March 24, Council received the report concerning the subject rezoning application and adopted a recommendation authorizing staff 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 suitable 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 The net site will be consolidated into a single legal parcel. A 3m x 3m (10 ft. x 10 ft.) corner truncation as well as a 3.1m (10.2 ft.) road widening along Griffiths Avenue are required.
- 3.3 A 4.4m (14.4 ft.) wide statutory right-of-way with a 2.4m (7.9 ft.) wide public asphalt trail with lighting will be provided near the south edge of the property as an extension of the greenway spine through the development and future park to the west. The trail location and a boardwalk section have been designed to facilitate retention of existing trees along the southern edge of the site.
- 3.4 The Director Engineering will provide a schedule and cost estimate for the required servicing for the subject development site, which will include, but not necessarily be limited to:
- a) widening of both sides of Griffiths Avenue with curbs, median with left turn bay, separated sidewalks, street trees and boulevard grass and removal of existing overhead wiring; staff intend to submit a report recommending that the City pay for the relocation of the curb and sidewalk on the east side.
 - b) provision of a separated sidewalk, boulevard grassing and street trees on Beresford Street.
 - c) provision of the trail and lighting as noted in Section 3.3 above.
- 3.5 An environmental investigation regarding possible contamination of the site, which concludes that the site is not contaminated, has been forwarded to Environmental Health Services for review.
- 3.6 A survey and assessment of existing trees has been completed and some 18 trees have been identified for retention.
- 3.7 Vehicular access to the site will be right in and out only from Griffiths Avenue near the south end of the site.

- 3.8 Deposit of the Neighbourhood Parkland Acquisition Charge, which is currently \$1,397.00 per unit, will be required.
- 3.9 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$1,515 per townhouse unit will apply to the development.
- 3.10 The developer has been advised of the Council-adopted policy regarding the provision of units adaptable to the needs of the disabled in our primary town centre areas. No adaptable units are included in the proposed development.
- 3.11 The subject site is historically important in that a steam powered electric generating plant was developed here in 1890-91 as part of the Central Park tramline system. A village around the plant was developed to house workers, including Chinese labourers. The power plant and other associated buildings remained until the 1930's when the remaining buildings were demolished. The process of excavating may uncover historic archaeological materials suitable for preservation and display (e.g. old brick, ironwork, bottles and chinaware). It is therefore recommended that the developer arrange for the involvement of an archaeologist during excavation, and agree to donate any recovered material to the City's museum and heritage program.
- 3.12 Due to the noise on Griffiths Avenue and Beresford Street and the proximity of SkyTrain and the B.C. Hydro Substation, a noise study should be undertaken to ensure compliance with the Council-adopted sound criteria.
- 3.13 Approval by Environmental Health Services of a detailed plan of engineered Sediment Control System is required.
- 3.14 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 Net Site Area: - 0.47 ha (1.16 acres) subject to survey
- 4.2 Site Coverage: - 35%
- 4.3 Floor Area: - 5,183m² (55,786 sq.ft.)
- 4.4 Maximum Floor Area Ratio: - 1.1
- 4.5 Building Height: - 4 storeys

4.6: Residential Unit Mix:

28 - 3 bedroom units	@ 105.6 - 135.5m ² (1,137 - 1,459 sq.ft.)
6 - 2 bedroom units	@ 83.1 - 94.9m ² (895 - 1,021 sq.ft.)
13 - 1 bedroom units plus den	@ 65.7 - 79.7m ² (707 - 858 sq.ft.)
<u>8 - 1 bedroom units</u>	@ 59.0 - 70.3m ² (635 - 757 sq.ft.)
55 Units Total	

- 4.7 Residential Unit Density: - 117 units/ha (47 units per acre)
- 4.8 Parking: Required and Provided: - 97 spaces (including 14 visitors' spaces)
- 4.9 Communal Facilities: - Children's play area
- Oversize lockers sized to accommodate bicycle storage

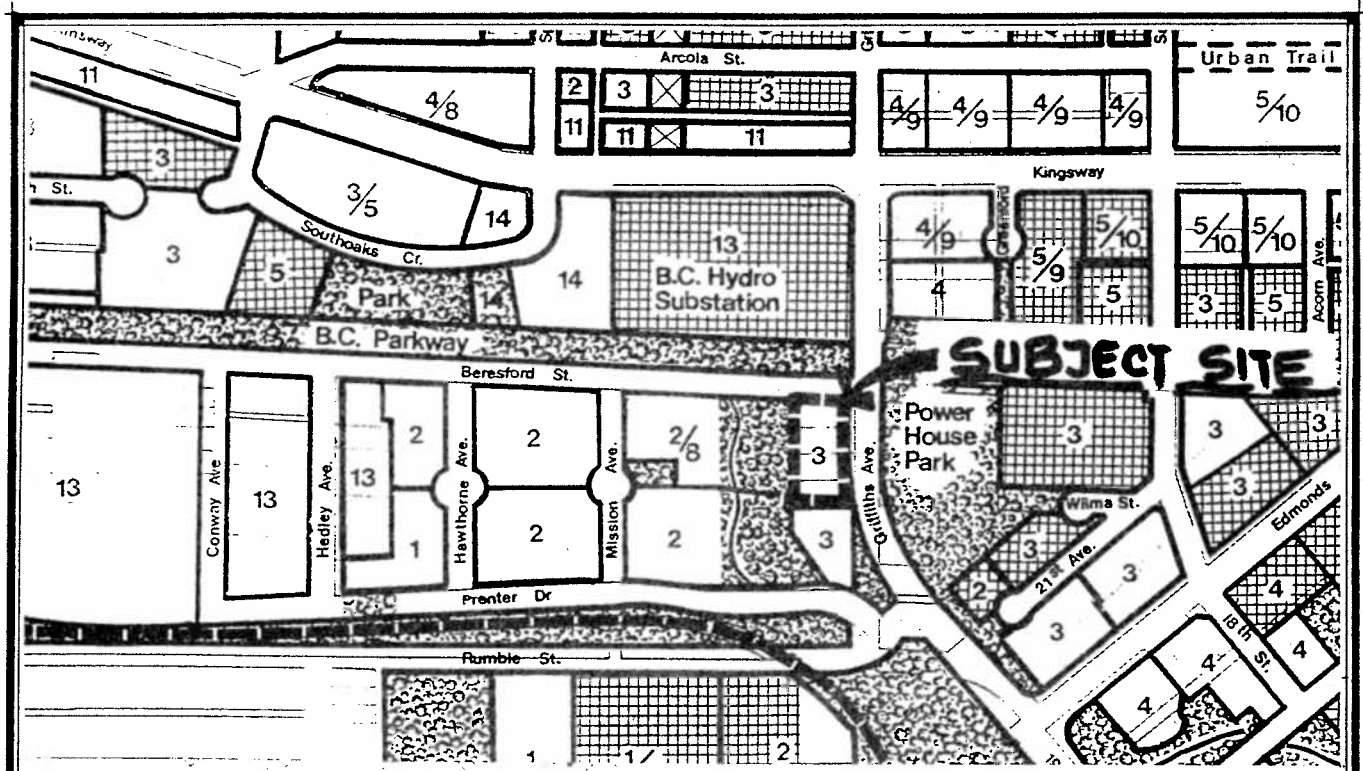


D. G. Stenson
Director Planning and Building

RR:gk

Attach

cc: Director Engineering
Director Recreation & Cultural Services
Chief Environmental Health Officer



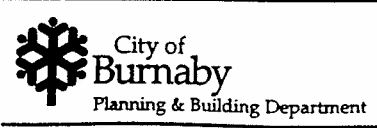
Legend:

- High Rise Apartments**
- 5 — RM5 — (100 units per acre maximum)
- 4 — RM4 — (80 units per acre maximum)
- Low Rise Apartments**
- 3 — RM3 — (50 units per acre maximum)
- Low Rise Apartments / Ground-Oriented Multiple Family**
- 2 — RM2 — (40 units per acre maximum)
- Ground-Oriented Multiple Family**
- 1 — RM1 — (25 units per acre maximum)
- 6 — Townhousing — (12 units per acre maximum)
- Single and Two-Family Infill**
- 7 — Potential Area Rezoning

- Commercial**
- 8 — C1 Neighbourhood Commercial
- 9 — C2 Community Commercial
- 10 — C3 General Commercial
- 11 — C4 Service Commercial
- 12 — Institutional (including Seniors Housing, Churches, etc.)
- 13 — Industrial
- 14 — Nikkai Complex (Rezoning Reference #7/93)
- 15 — B.C. Hydro Headquarters Complex (Rezoning Reference #36/90)
- Park, School, Trail, Ravine and Open Space Area
- Completed or Rezoned in Accordance with Development Guidelines

Development sites in the Edmonds Town Centre are generally to be zoned to Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines. This Sketch is subject to updating on a continuous basis.

Updated To: October 1996

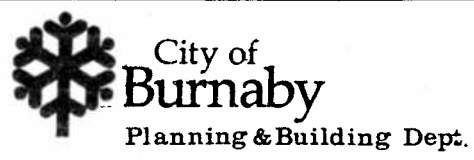


Edmonds Town Centre Plan Development Guidelines

Date:
MARCH 1997

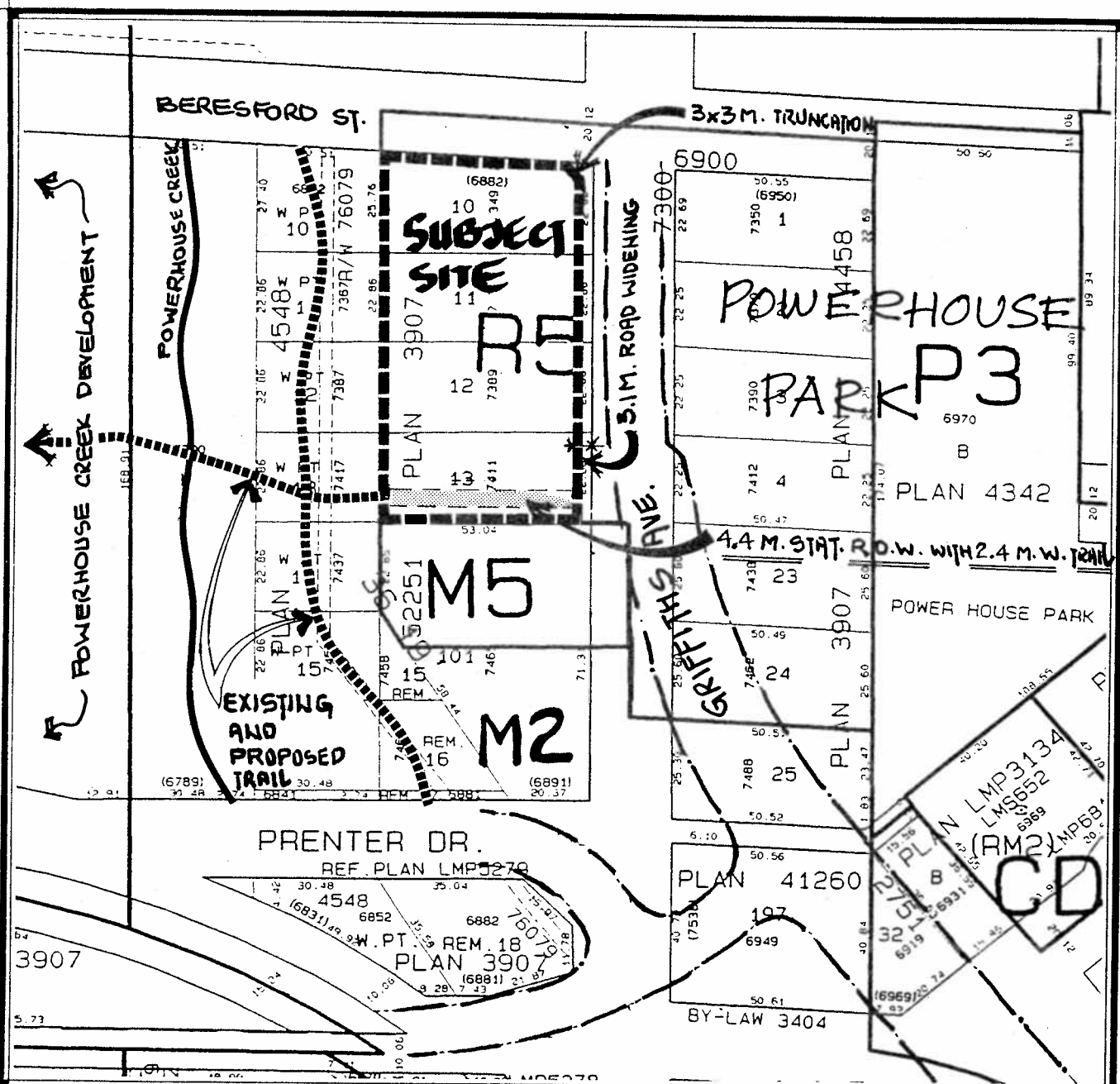
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Drawn By:
J.P.C.



REZONING REFERENCE #12/97


SKETCH #1



Date: 1997

Scale: 1:1500

Drawn By: J.P.C.

 City of Burnaby
 Planning & Building Dept.



REZONING REFERENCE #12/97

SKETCH #2