

**TO:** CITY MANAGER  
**FROM:** DIRECTOR PLANNING AND BUILDING  
**SUBJECT:** **REZONING REFERENCE #98/25**  
**Low-Rise Apartment Development**

1998 DECEMBER 09

**ADDRESS:** 7349/69/89 & 7411 Griffiths Avenue

**LEGAL:** Lots 10, 11, 12 and 13 Except: West 100 Ft., D.L. 96, Group 1,  
NWD Plan 3907

**FROM:** R5 Residential District

**TO:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density and Powerhouse Creek Development Plan guidelines and in accordance with the Development Plan entitled "Beresford & Griffiths" prepared by Rafii Architects Inc.)

**APPLICANT:** Qualex Estates Inc.  
1488 - 1188 West Georgia Street  
Vancouver, B.C. V6E 4A2

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 1999 January 26.

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**RECOMMENDATIONS:**

1. **THAT** staff be authorized to bring forward for abandonment Amendment Bylaw #52/97, Bylaw No. 10661, Rezoning Reference #12/97 a predecessor of the current zoning application after Second Reading has been granted for this new rezoning proposal.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1999 January 11 and to a Public Hearing on 1999 January 26 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 consolidation of the net project site into one legal parcel.
- e. The granting of any necessary easements and covenants.
- f. The dedication of any rights-of-way deemed requisite.
- g. The undergrounding of existing overhead wiring on Griffiths Avenue.
- h. The provision of a public pedestrian walkway easement and the construction of an asphalt/boardwalk trail and lighting.
- i. 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.
- j. 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.
- k. The deposit of the applicable per unit Parkland Acquisition Charge.
- l. The deposit of the applicable GVS & DD sewerage charge.
- m. The granting of a 219 Covenant restricting enclosure of balconies.
- n. The submission of a suitable engineered design for an approved on-site sediment control program.

- o. 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.
- p. Submission of an undertaking that there will be no age restriction on residency in the development.
- q. The design and provision of one unit adaptable to the disabled (the provision of special hardware and cabinet work being subject to the sale/lease of the unit to a disabled person) with allocated disabled parking space.

## **REPORT**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit an apartment development.

### **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 #2). There are a number of mature trees on the site, which slopes down to the south.

Adjacent to the site to the west is the Powerhouse Creek which includes 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 A previous rezoning application (Rezoning Reference #12/97) for the subject site was initiated in early 1997, and received Third Reading on 1998 May 25. The current rezoning application has been made to accommodate substantial changes to the plans for the proposed development. 62 Apartment units are to be developed instead of the 55 townhouse units previously proposed. The overall floor area remains the same.

- 2.3 On 1998 September 28, 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 A subdivision application (Subdivision Reference #23/97) is being pursued for consolidation of the net site into a single legal parcel, and to provide a 3m by 3m (10 ft. by 10 ft.) corner truncation as well as a 3.1m (10.2 ft.) road widening along Griffiths Avenue. Servicing requirements have been determined in conjunction with processing of this subdivision.
- 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 An environmental investigation regarding possible contamination of the site, which concludes that the site is not contaminated, has been completed and submitted to Environmental Health Services.
- 3.5 A survey and assessment of existing trees has been completed and some 18 trees have been identified for retention. These will be protected by chain link fencing during construction as will the adjacent park area to the west.
- 3.6 Vehicular access to the site will be right in and out only from Griffiths Avenue near the south end of the site.
- 3.7 Deposit of the applicable Neighbourhood Parkland Acquisition Charge will be required.
- 3.8 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$1,082 per apartment unit will apply to the development.

- 3.9 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, and is providing one adaptable unit.
- 3.10 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). The developer has therefore agreed to arrange for the involvement of an archaeologist during excavation, and to donate any recovered material to the City's museum and heritage program.
- 3.11 Due to the noise on Griffiths Avenue and Beresford Street and the proximity of SkyTrain and the B.C. Hydro Substation, a noise study has been undertaken by the applicant. This concluded that noise levels at the site fall within the normally acceptable range, and has been accepted by Engineering Environmental Services Division.
- 3.12 Approval by Environmental Health Services of a detailed plan of engineered Sediment Control System is required.
- 3.13 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:            | - | 32%                                    |
| 4.3 | Floor Area:               | - | 5,183m <sup>2</sup> (55,786 sq.ft.)    |
| 4.4 | Maximum Floor Area Ratio: | - | 1.1                                    |
| 4.5 | Building Height:          | - | 4 storeys                              |

4.6: Residential Unit Mix:

28 - 2 bedroom + den @ 890 to 950 sq.ft.  
19 - 1 bedroom units plus den @ 625 to 720 sq.ft.  
15 - 1 bedroom units @ 565 to 730 sq.ft.

**62 Units Total**

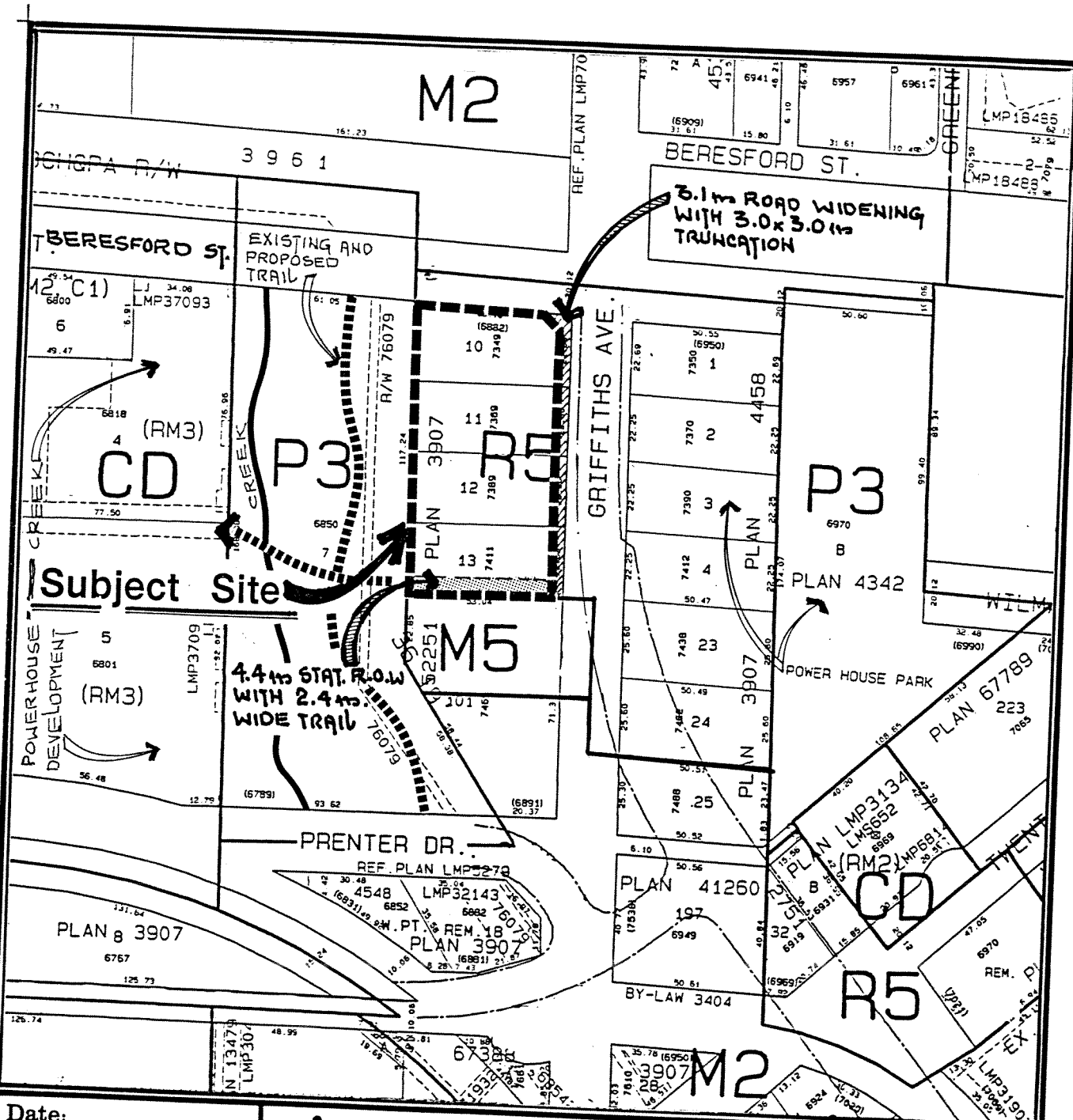
- 4.7 Residential Unit Density: - 120 units/ha (48 units per acre)
- 4.8 Parking: Required and Provided: - 100 spaces (including 16 visitors' spaces)
- 4.9 Bicycle Parking: - 62 residents' spaces in lockers  
- 12 visitors' spaces in outdoor racks
- 4.10 Communal Facility: - Children's play area



D. G. Stenson  
Director Planning and Building

RR:gk  
Attach

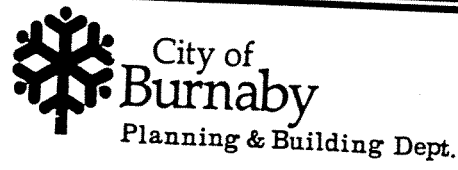
cc: Director Engineering  
Director Recreation & Cultural Services  
Environmental Health Services



Date:  
August 1998

Scale:  
1:2000

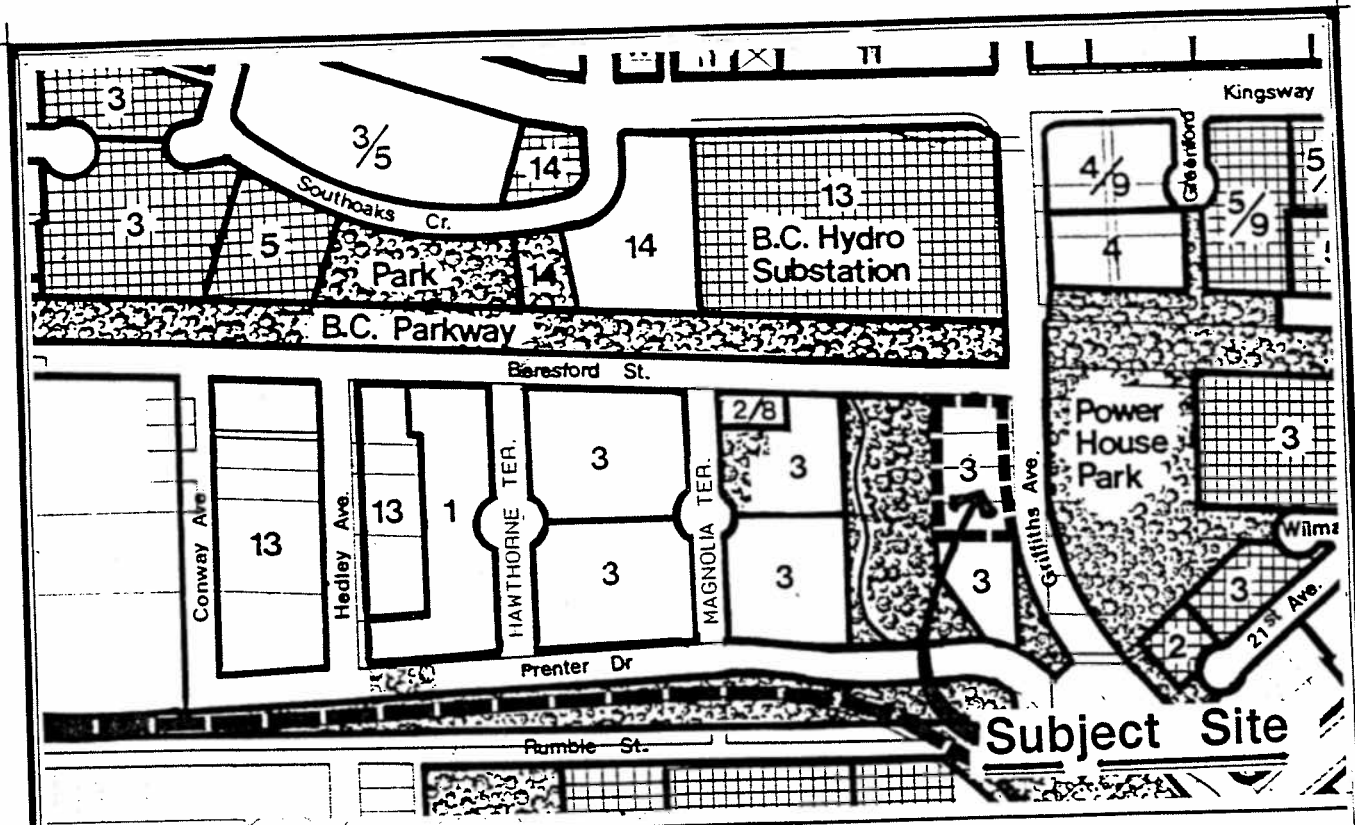
Drawn By:  
J.P.C.



Rezoning Reference 98-25



Sketch # 1



**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.**

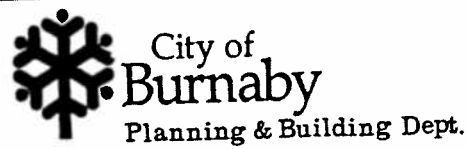


# Edmonds Town Centre Plan Development Guidelines

**Date:**  
August 1998

**Scale:**  
N.T.S.

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



**Rezoning Reference 98-25**

**Sketch #2**