

**TO:** CITY MANAGER

2000 APRIL 11

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** CITY IN THE PARK - PHASES IV AND V  
REZONING REFERENCE #99-16  
REZONING REFERENCE #99-17  
REZONING REFERENCE #99-18

**PURPOSE:** To respond to issues raised at the Public Hearings for Rezoning Reference #99-16, 99-17 & 99-18 held on 1999 July 27.



**RECOMMENDATION**

1. **THAT** this report be received for information.

**R E P O R T**

**1.0 BACKGROUND:**

At the regular Council meeting held on 1999 August 09, Council granted Second Reading to the above referenced rezoning bylaws and directed staff to prepare a report to address the issues raised at the Public Hearing held on 1999 July 27.

This report deals with three related rezoning applications for two sites within the City in the Park Development on Station Hill Drive southwest of the Edmonds SkyTrain station (see Sketch #1 attached). The purpose of the proposed rezonings was to amend the Comprehensive Development guidelines previously established for the sites by Rezoning Reference #25/89 which received Final Adoption on 1989 October 23. That rezoning provided for seven high-rise apartment sites of which three have been constructed. Rezoning Reference #99-16 is to establish community plan guidelines for the remaining three vacant parcels; 6823 and 6833 Station Hill Drive on the northwest side of Station Hill Drive (each of which will accommodate one apartment tower) and 6828 Station Hill Drive, which was intended to be consolidated with an adjacent property and resubdivided to create one high-rise site at the corner of Station Hill Drive and Sandborne Avenue, and a second high-rise site at the corner of Southpoint Drive and Sandborne Avenue. The second of these two planned sites is no longer achievable as the adjacent property, which was to be acquired for consolidation, has been subdivided into five R5 parcels as permitted by the existing zoning. Rezoning Reference #99-17 therefore provides for the development of two smaller towers on the 6828 Station Hill Drive property. Rezoning Reference #99-18 provides for the development of one tower at 6833 Station Hill Drive.

## **2.0 PUBLIC HEARING COMMENTS:**

The major comments expressed regarding the three rezoning bylaws at the Public Hearing on 1999 July 27 are summarized below:

- opposition to increased density;
- opposition to any further development;
- concerns regarding the developer's consultation process;
- impact of the two proposed towers on buildings across the street on Sandborne Avenue;
- impact of two proposed driveways on Sandborne Avenue;
- impacts on views;
- support for the development proposal (113 signature petition from residents of the adjacent Belgravia development).

## **3.0 DISCUSSION:**

### **3.1 Density**

It is important to note that the proposed amendments to the development guidelines for the City in the Park do not represent any increase in density, which is to remain unchanged at a Floor Area Ratio of 1.7. In fact, due to the property at the corner of Sandborne Avenue and Southpoint having been developed for one and two-family homes, rather than at the 1.7 FAR density, there will be fewer apartments in the area.

### **3.2 Consultation Process**

An earlier proposal (Rezoning Reference #98-37) for a 28 storey plus penthouse tower and low-rise townhouses/apartments on 6828 Station Hill Drive met neighbourhood opposition. It was defeated by Council, which urged the developer to meet with neighbouring owners and to work out a new plan of development that satisfied the majority. The revised proposal, with two 21-storey towers and no low-rise residential components, was the result of this consultation process. Although unanimous support for the new proposal was not achieved (and would not be expected for any development proposal), there is evidence of considerable support for the current proposal. In addition, the developer has pursued some additional refinements since the Public Hearing, as described below.

### **3.3 Refinements to Plan of Development**

Normally the following refinements to the plan of development presented at the Public Hearing would be described in the Third Reading memo. They are outlined in this report because in part they respond to issues raised at the Public Hearing.

a) Driveways on Sandborne Avenue

Some concern was expressed at the Public Hearing regarding the location of the two driveways for 6828 Station Hill Drive on Sandborne Avenue instead of on Station Hill Drive as previously proposed. The plan has been revised to have only one driveway on Sandborne, leading into a courtyard at the 293.5 ft. geodetic elevation, which also becomes the new ground floor level for both towers (previously 291.16 ft. for the northwest Phase 1 tower and 301.16 ft. for the southwest Phase 2 Tower).

b) Views

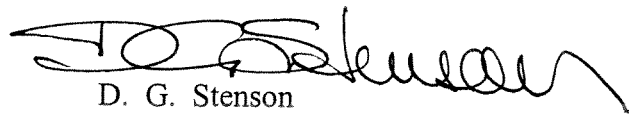
Concerns were expressed regarding view impacts, although the 21 and 22 storey towers proposed were considerably lower than the 28 storey plus penthouse tower in the previous rezoning proposal. The refinements to the current plan of development being pursued by the developer address this concern to a certain extent. Both towers are now proposed to be 21 storeys with ground floor elevations at 293.5 ft. as noted above, roof/mechanical floor elevations unchanged at 503.83 ft., and the tip of roof elevations reduced to 526.75 ft. geodetic elevation from 543.83 ft. in the plans considered at the Public Hearing.

c) Other Refinements

The previously proposed two guest suites are to be eliminated and the total number of apartments is to increase from 231 to 236 units, with appropriate increase in parking provision. The gross floor area and density remain unchanged.

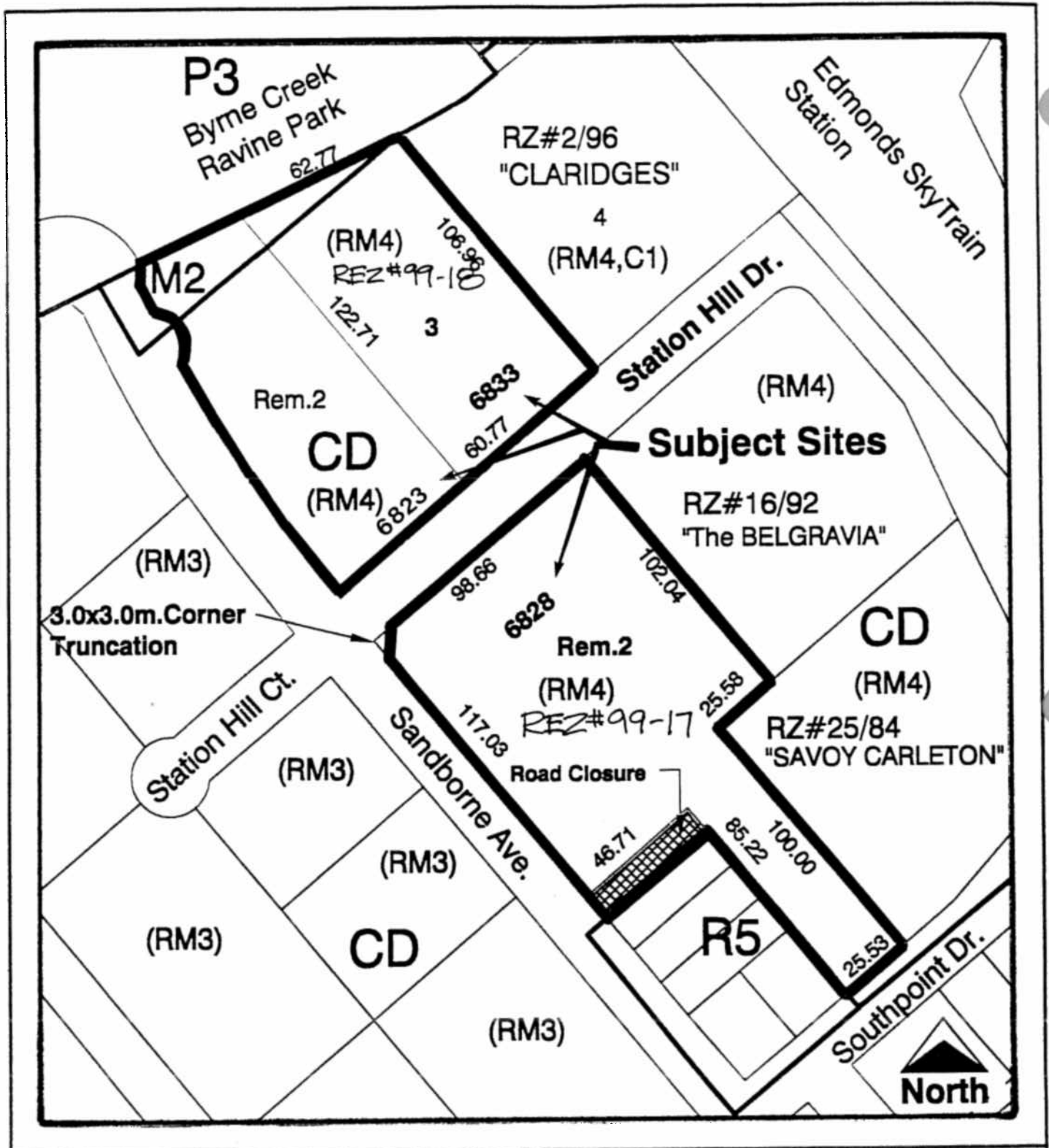
**4.0 CONCLUSION:**

The proposal which was advanced to Public Hearing incorporated input from the consultation process pursued by the developer after his previous proposal was rejected. Further refinements have been made to respond to some of the comments made at the Public Hearing.



D. G. Stenson  
Director Planning and Building

RR:gk  
Attach



Planning And Building Department

Scale: 1=2000  
 Drawn By: JPC  
 Date: June 1999

REZONING REFERENCE 99 — 16  
 Sketch # 1