

TO: CITY MANAGER 2001 SEPTEMBER 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #01-16
Low-Rise Multiple-Family Housing Project

ADDRESS: 7106, 7112, 7118, 7124, 7132, 7138 & 7144 Stride Avenue

LEGAL: Lot 8, Lot 9 East Half and West Half, Lot 10, Lot 11, Lot 12, Lot 13 and Lot 14, Blk 28, D.L. 53, NWD Plan 3037

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and in accordance with the development plan entitled "Riverstone" prepared by Integra Architecture Inc.)

APPLICANT: Adera Equities Inc.,
700 - 1111 Melville Street
Vancouver, B.C. V6E 3V6
(Attention: Norm Couttie)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2001 October 30.

RECOMMENDATIONS:

1. **THAT** the introduction of a Highway Exchange Bylaw be authorized according to the terms outlined in Section 4.2 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2001 October 15 and to a Public Hearing on 2001 October 30 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 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 Division 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 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.
- i. The deposit of the applicable Parkland Acquisition Charge.
- j. The deposit of the applicable GVS & DD Sewerage Development Cost (Fraser Sewerage Area) Charge.
- k. The undergrounding of existing overhead wiring abutting the site.
- l. 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
- m. The granting of a 219 Covenant restricting enclosure of balconies.
- n. Completion of the Highway Exchange Bylaw.

REPORT

1.0 REZONING PURPOSE

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

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is relatively flat and currently occupied by six modest single-family homes and a duplex fronting Stride Avenue (see attached Sketch #2). A number of mature trees are located throughout the site which should be preserved wherever possible. Located to the northwest of the site across Stride Avenue lies a newer four-storey multiple-family apartment building and several modest single-family homes. To the southeast of the site across an existing lane lies an older two-storey townhouse development (Cedar Place) fronting Fourteenth Avenue. Additional single-family dwellings fronting Stride Avenue are located to the northeast of the site and the Stride Avenue School and playground are located to the southwest of the site across a short section of 18th Street. Vehicular access to the site is currently from Stride Avenue which is partially constructed to a full standard adjacent to the site, and a rear lane. The subject site also fronts a short section of 18th and 17th Streets which are constructed to an interim standard adjacent to the site.

3.0 BACKGROUND

3.1 On 2001 July 23, Council received the report of the Planning and Building Department concerning rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development, with the understanding that a further more detailed report would be submitted at a later date.

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

4.0 GENERAL COMMENTS

4.1 The subject site (see attached Sketch #1) is located within the southeasterly portion of the Edmonds Town Centre Plan and has been designated for low-rise multiple-family housing. This project is consistent with the land use objectives of the Town Centre Plan. The site will be rezoned to CD Comprehensive Development District, utilizing the RM2 Multiple-Family Residential District as a guideline.

4.2 A portion of the existing and partially developed 18th Street road allowance adjacent to the site is intended to be closed and included within the development site with the remainder of the right-of-way retained as a lane and for the designated Urban Trail (see attached Sketch #3). Corner truncations will also be required. A Highway Exchange Bylaw is recommended in this regard. Payment at a value established by the City Solicitor will be made for the net

portion of the land exchange to be acquired by the applicant and consolidated with the site. The applicant will also be required to construct a new lane and a portion of the Urban Trail adjacent to the site.

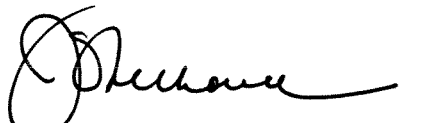
- 4.3 Numerous large trees are located throughout the site. A tree survey and an arborist report has been conducted and retention measures, including the registration of a Section 219 Covenant will be pursued to ensure that the appropriate trees are preserved and incorporated into the landscape plan for the site.
- 4.4 An estimate of the required servicing costs for the site will be obtained from the Director Engineering. This will include, but not necessarily be limited to the upgrading of the abutting portions of Stride Avenue and 17th Street and construction of the new lane and portion of Urban Trail (18th Street frontage as outlined above), to full City standards. The provision of any required sewer and water system improvements will also be included.
- 4.5 The existing overhead electrical wiring along the Stride Avenue and 18th Street frontages is proposed to be removed and relocated underground. The feasibility of this item will be examined further.
- 4.6 A Neighbourhood Parkland Acquisition Charge will apply to this development.
- 4.7 The GVS & DD Sewerage Development Charge (Fraser Sewerage Area) will apply to the development.
- 4.8 The School Site Acquisition Charge does not apply if a Building Permit is obtained by 2002 July 22.
- 4.9 A total of 132 underground parking spaces are proposed for the 65 units of which 49 units will be provided with 2 tandem spaces per unit, 16 units with 1.06 space per unit and 17 spaces for visitors. This works out to an overall ratio of 2 spaces per unit which is 18 spaces in excess of the bylaw requirements.
- 4.10 In our primary town centres, developers are 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 residential developments. This policy has been discussed with the applicant who has provided a written response indicating that the proposed stacked townhouse design of this project, which includes individual stairway entrances to each unit through multi-level exterior pathways and landscaped courtyards, makes it impractical to provide any units that would be adaptable for persons with physical disabilities.
- 4.11 Approval of Engineering Environmental Services of a detailed engineered Sediment Control System will be a requirement of Preliminary Plan Approval.
- 4.12 The proposed development will be required to provide bicycle storage and bike racks.

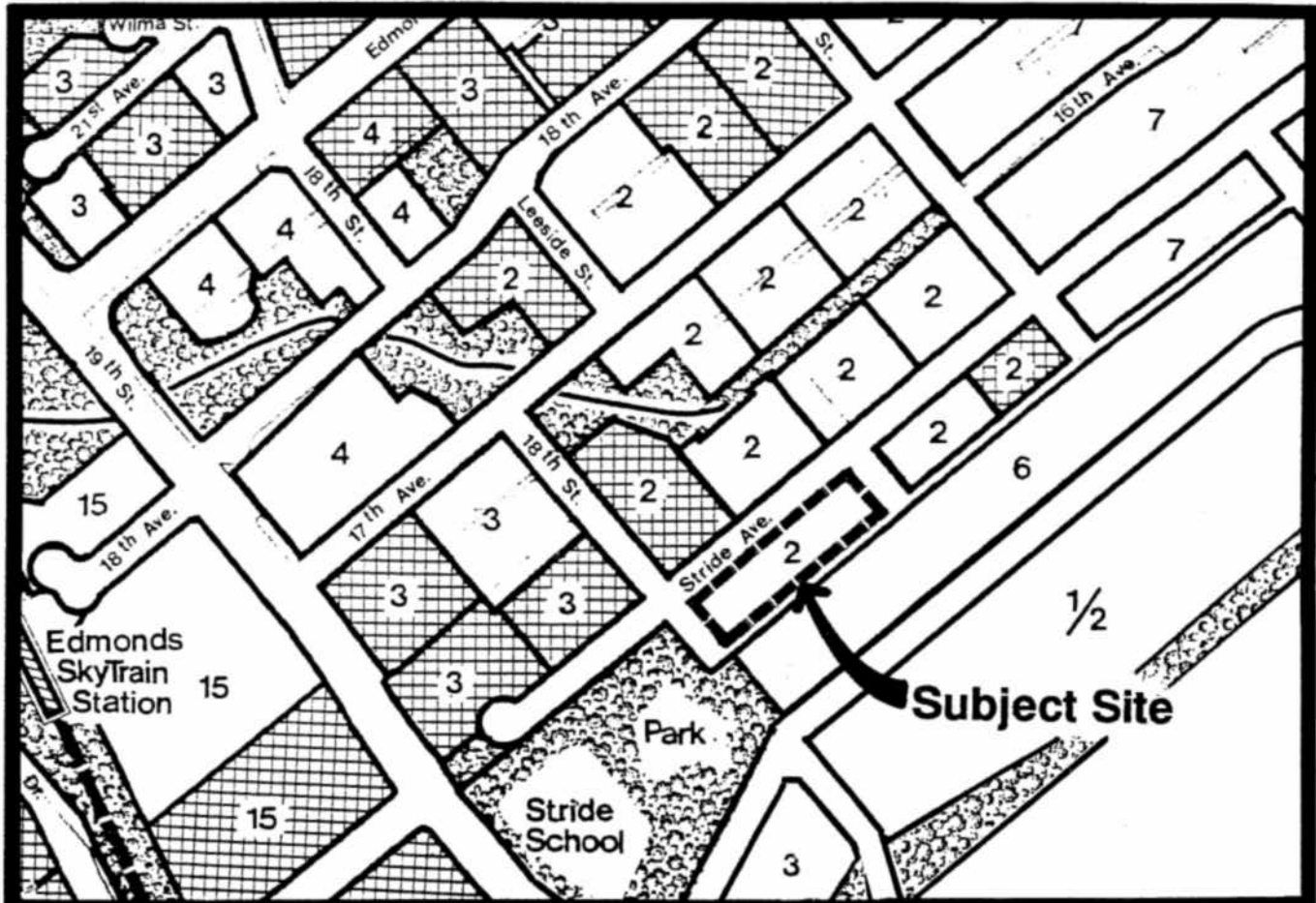
5.0 DEVELOPMENT PROPOSAL

- 5.1 Net Site Area: - 5,899 m² (63,504 sq.ft.)
5.2 Site Coverage: - 36%
- 5.3 Floor Area Ratio: Permitted and Provided: - 0.90
Total Floor Area - 5,309m² (57,153 sq.ft.)
- 5.4 Building Height: - 3 storeys
- 5.5 Unit Mix:
- | | | |
|-----------|------------------------|------------------------------------|
| 10 | 2 bedroom units | @ 70 m ² (753 sq.ft.) |
| 5 | 2 bedroom/alcove units | @ 79 m ² (851 sq.ft.) |
| 10 | 2 bedroom/alcove units | @ 82.6 m ² (890 sq.ft.) |
| 20 | 2 bedroom units | @ 83.6 m ² (900 sq.ft.) |
| <u>20</u> | 2 bedroom units | @ 85.7 m ² (923 sq.ft.) |
| 65 | Total Units | |
- 5.6 Parking Required @ 1.75 spaces per unit: - 115 spaces
- 5.7 Parking Provided:
- | | | |
|-------------------------------------|---|-------------------|
| 49 units @ 2 tandem spaces per unit | - | 98 spaces |
| 16 units @ 1.06 space per unit | - | 17 spaces |
| plus visitors spaces | - | 17 spaces |
| plus car wash stall | - | 1 space |
| Total | - | 133 spaces |
- Bicycle Provisions - 65 resident spaces within the underground parking garage
- 13 visitor spaces
- 5.7 Community Facilities - Children's play area


PS:GK
Attach

cc: City Clerk
City Solicitor
Director Engineering
Director Parks, Recreation & Cultural Services


J. S. Belhouse
Director Planning and Building



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.



City of Burnaby
Planning & Building Department

Edmonds Town Centre Plan Development Guidelines



Planning And Building Department

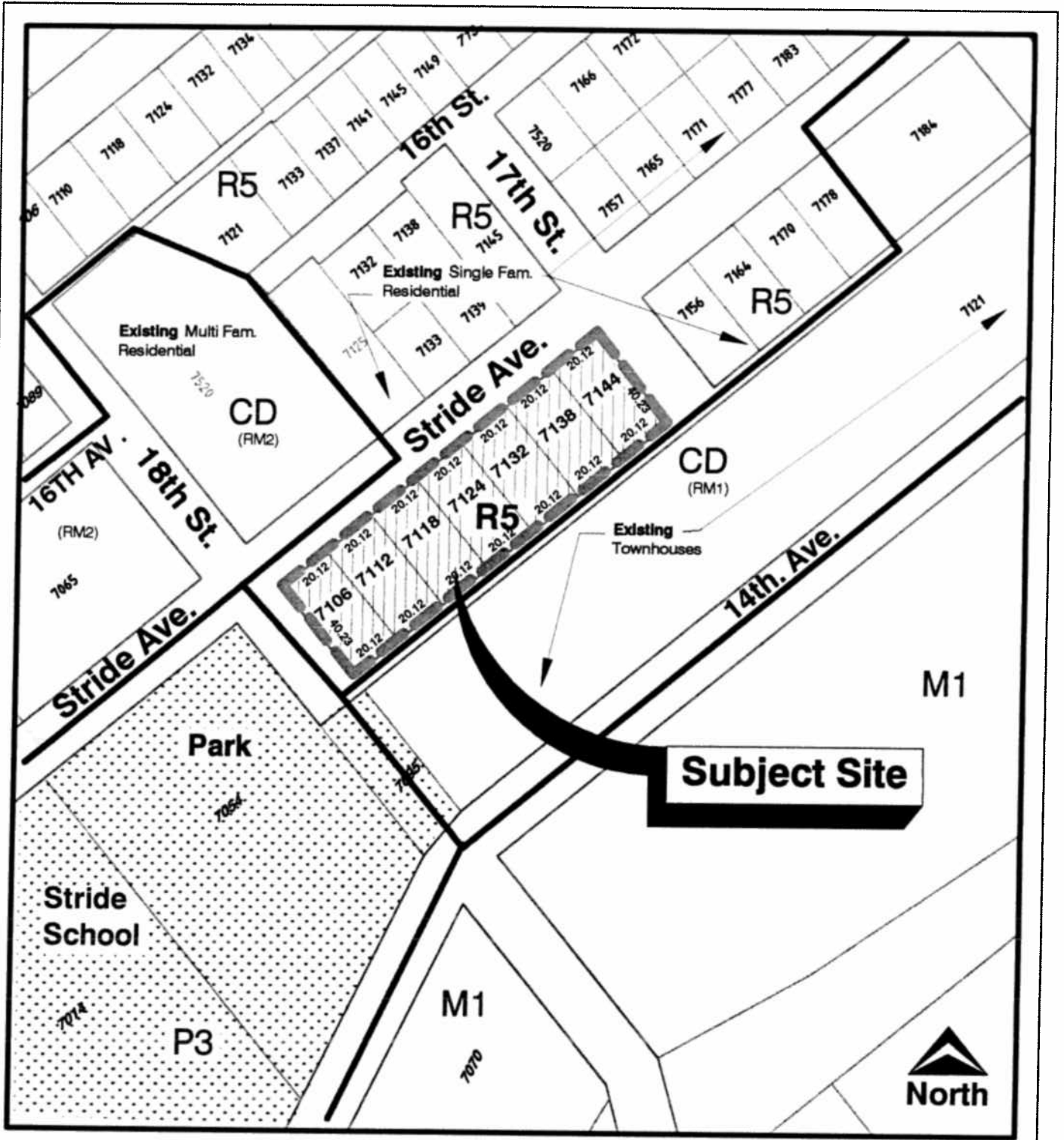
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Date: July 2001

REZONING REFERENCE 01 -- 16

Sketch # 1



Planning And Building Department

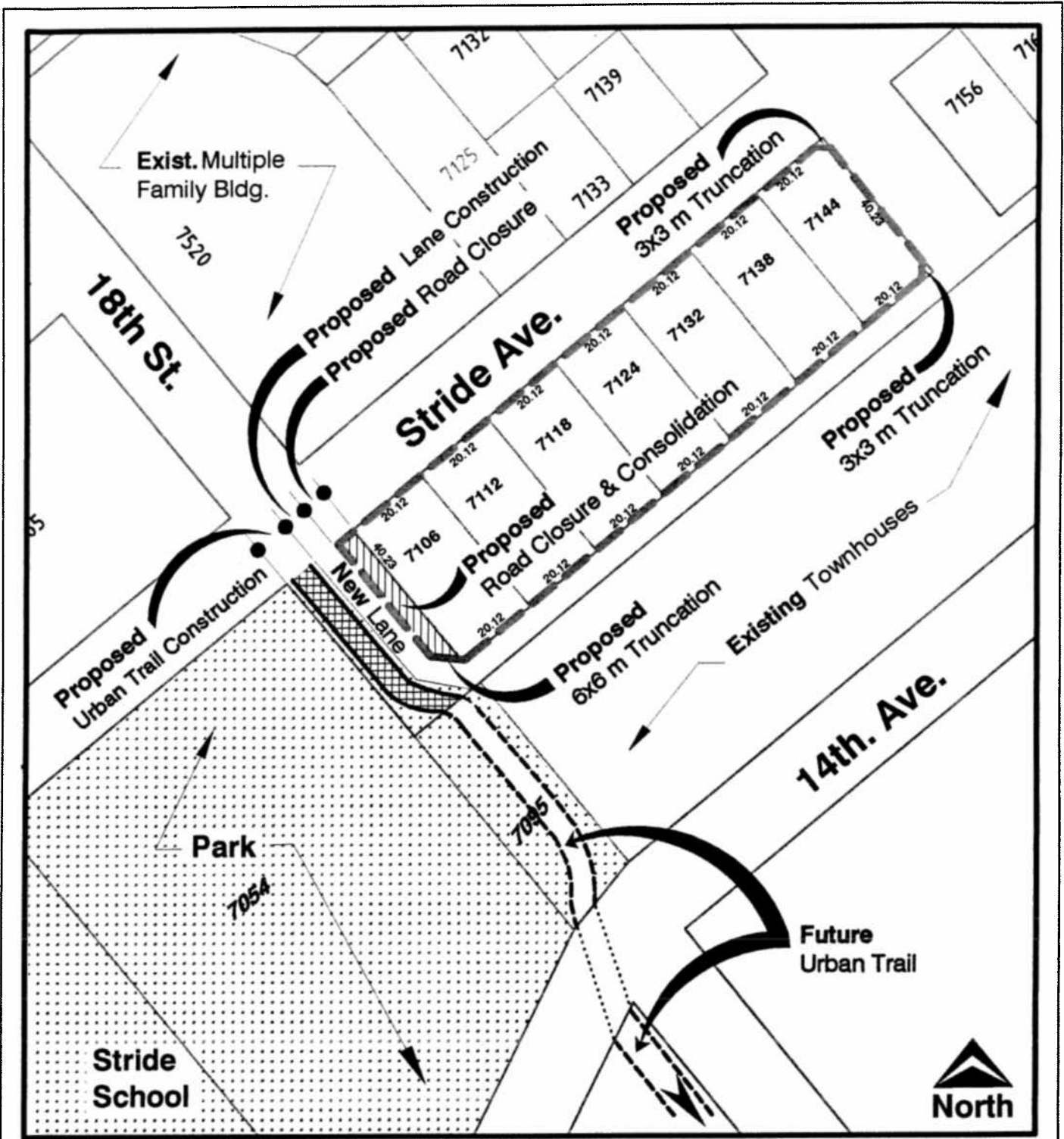
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Date: July 2001

REZONING REFERENCE 01 -- 16

Sketch #2



Planning And Building Department

Scale: 1 : 2000

Drawn By: J.P.C.

Date: September 2001

REZONING REFERENCE 01 -- 16

Sketch # 3