

Item .....	17
Manager's Report No. ....	19
Council Meeting .....	01/07/23

**TO:** CITY MANAGER

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #01-11**  
**Proposed Hi-Rise Residential Apartment**

2001 July 9

**ADDRESS:** 6659 Southoaks Crescent

**LEGAL:** Lot 2, D.L. 96, Group 1, NWD Plan LMP 43357

**FROM:** CD Comprehensive Development District (based on RM5 Multiple Family Residential District use and a maximum density of 2.023 FAR and the Edmonds Town Centre West Development Plan)

**TO:** Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District use and a maximum density of 2.6 FAR and the Edmonds Town Centre West Development Plan)

**APPLICANT:** Lawrence Doyle Architect Inc.  
200 - 1450 Creekside Drive  
Vancouver, B.C. V6J 5B3  
(Attention: Mr. L. R. Doyle)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2001 August 28.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2001 August 13 and to a Public Hearing on 2001 August 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 granting of any necessary easements and covenants.
  - d. Compliance with the Council adopted sound criteria.
  - e. 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.

- f. The deposit of the applicable per unit Parkland Acquisition Charge for new units.
- g. The deposit of the applicable GVS & DD sewerage charge for new units.
- h. The granting of a 219 Covenant restricting enclosure of balconies.
- i. Provision of bonding and the granting of a Section 219 Covenant that will ensure that the bonus is granted subject to completion of the 1914 School Building in accordance with the agreement with the City as outlined in Section 3.1 of this report.
- j. The submission of a written undertaking to comply with all the prerequisites of the previous rezoning of the site (Rezoning Reference #28/95).

## R E P O R T

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the addition of five more storeys to the approved building utilizing a density bonus for the provision of community space.

### 2.0 BACKGROUND

- 2.1 The site, located within the Edmonds Town Centre West Development Plan (see Sketches #1 and #2), is flat and presently vacant with a large excavation for the building approved under Rezoning Reference #28/95. A row of trees along Kingsway is protected by covenant.
- 2.2 To the north, across Kingsway, are several one storey, auto-oriented service commercial uses. To the west lies a high-rise apartment tower with street fronting townhouses also approved under Rezoning Reference #28/95. To the east lies a low-rise seniors' apartment building. To the south across Southoaks Crescent, lies the Burnaby South Memorial Park which incorporates the memorial tennis courts, cenotaph and a vacant 1914 heritage structure, the Kingsway East School Building.
- 2.3 The site first formed part of Rezoning Reference #7/93 which received Final Adoption on 1994 December 05. This rezoning largely encompassed the former Burnaby South School site. It was rezoned in conformance with the Edmonds Town Centre West Development Plan to Comprehensive Development District based on the RM3 and RM5 Multiple-Family Residential, P2 Administration and Assembly District and P3 Park and Public 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 were to be pursued through amendment rezoning applications.

- 2.4 The site then formed part of Rezoning Reference #28/95 which received Final Adoption on 1998 March 23. This rezoning encompassed this site and the abutting site to the west, originally three lots all together, to allow for the provision of 18 two-storey townhouses and 231 apartments in two towers, one 18 storeys and the other 21. In the course of the rezoning, on 1995 August 28, Council approved the re-allocation of density, which amounted to 9,373 sq.ft. within the Edmonds Town Centre West Development from the site of Rezoning Reference #25/95, located further to the west, to the site of Rezoning Reference #28/95 in order to accommodate, on the former site, the retention of a heritage dwelling and existing trees within the proposed ground oriented townhouse development.

### **3.0 GENERAL COMMENTS**

- 3.1 The developer is proposing to amend the existing zoning on this site, which presently provides for an 18 storey building, to increase the size of the tower by five storeys by utilizing a density bonus in addition to the currently approved maximum 2.023 FAR (for this site and the site to the west combined) for the provision of community space. This results in a maximum 2.6 FAR for this site utilizing the density bonus provisions of the RM5 District.

The density bonus is proposed to be granted in exchange for the upgrading of the presently vacant heritage 1914 Kingsway East School Building which lies across Southoaks Place from the development site. The developer will contribute towards the completion of the work required to upgrade the building for community use. The determination of a suitable operational agreement to achieve this upgrading is being pursued and will be included in a further report for Council's consideration. The value provided by the City Solicitor for the density bonus floor space to be provided in this rezoning is \$23.63 per sq.ft. The additional proposed floor area of 37,052 sq.ft. has a density bonus value of \$875,539. The developer/contractor would, through an agreement with the City, conduct the work on the 1914 School building to develop it as a future community amenity space as outlined in a previous report on this rezoning received by Council on 2001 June 04. Additional City funds will likely be required to complete the project as outlined in current designs for the upgrading of the school. Estimates for the detailed costs of the project are currently being pursued and Council consideration and approval of an agreement with the developer will be outlined in a further report.

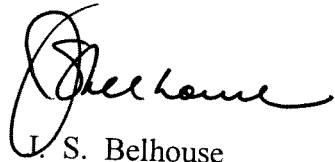
Appearing elsewhere on the agenda is a report from the Civic Development Committee recommending that staff continue pursuing the upgrading of the 1914 Kingsway East School Building through the density bonus process. The Committee also requested staff to pursue funding from senior levels of government to help offset the possible share of the construction costs required by the City. Funds will be deposited to guarantee the developer's portion of the cost of the work and a covenant will be provided on the apartment site to confirm the agreement with the City.

- 3.2 The site was fully serviced at the time of the Rezoning Reference #28/95.
- 3.3 The Parkland Acquisition Charge and GVS & DD Sewerage Charges apply to the additional units beyond those paid for under Rezoning Reference #28/95.
- 3.4 The prerequisites to Rezoning Reference #28/95 will also be applicable to this rezoning, including but not limited to the provision of easements, compliance with sound criteria, balcony non-enclosure, etc.

**4.0 DEVELOPMENT PROPOSAL**  
 (6659 Southoaks Crescent - "Gemini II Tower")

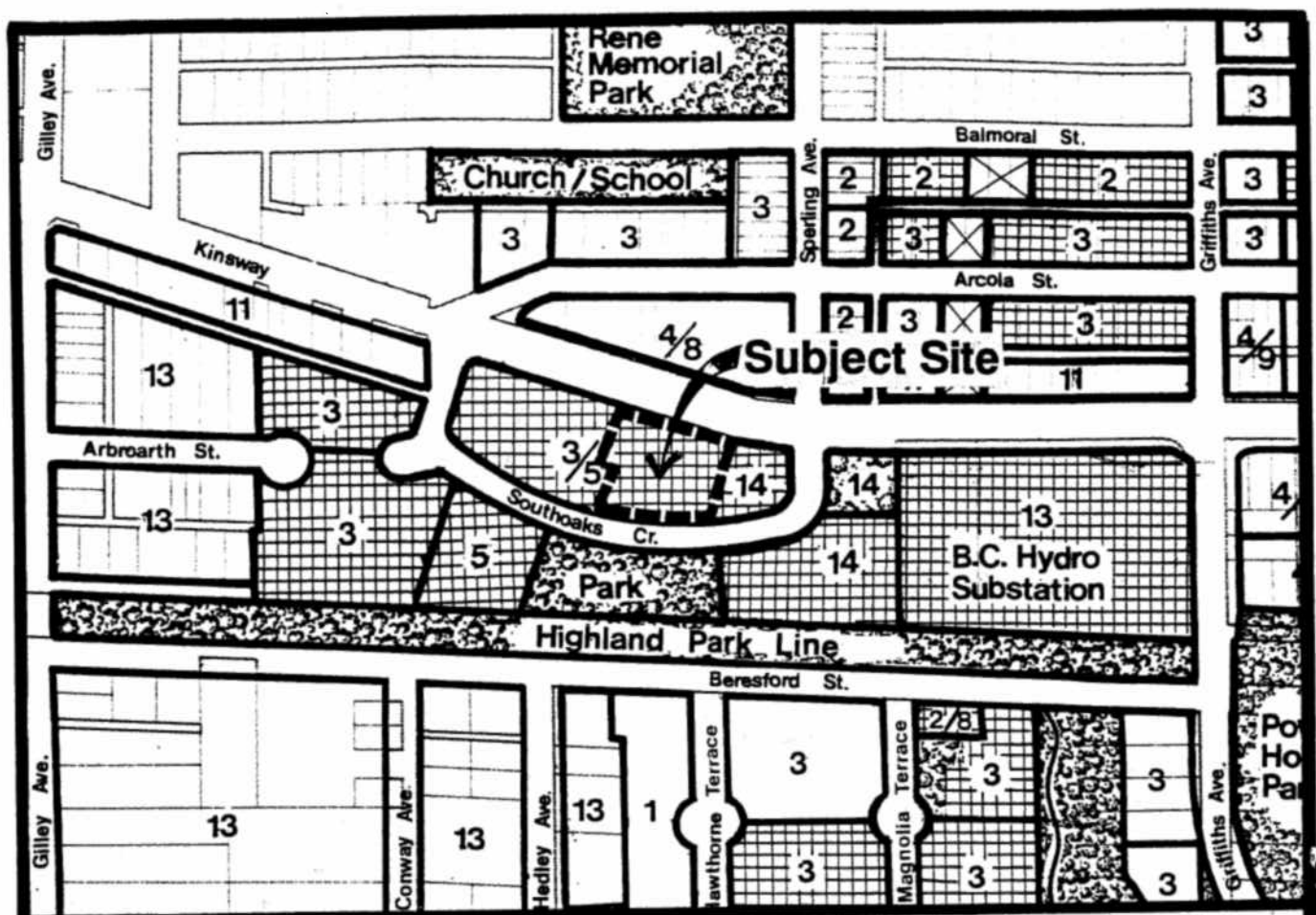
4.1	Net Site Area	-	5,881.9 m <sup>2</sup> (63,314 sq.ft.)
	Site Coverage	-	18.8%
4.2	Floor Area Ratio:		
	Standard RM5 Density	-	2.2
	Density Bonus for Amenities	-	<u>0.4</u>
	Proposed FAR	-	2.6
	Gross Floor Area	-	15,292 m <sup>2</sup> (164,616 sq.ft.)
	(Previously per RZ 28/95: 127,564 sq.ft.)		
	Height (Townhouses)	-	2 storeys
	Tower (including bonus equivalent to 5 floors)	-	23 storey tower
4.3	Unit Mix:		
	2 Townhouse units two bedroom and den	@	135.6 - 136.6 m <sup>2</sup> (1,460 - 1,471 sq.ft.)
	4 Townhouse units three bedroom	@	132.4 - 135 m <sup>2</sup> (1,425 - 1,453 sq.ft.)
	124 Apartments two bedroom	@	77.8 - 109.5 m <sup>2</sup> (837 - 1,179 sq.ft.)
	(includes 3 handicapped adaptable units)		
	<u>5</u> apartments three bedrooms	@	135.4 - 155.5 m <sup>2</sup> (1,458 - 1,674 sq.ft.)
	<b>135 Total Units</b> (previously 121 units)		
4.5	Parking:		
	129 apartments @ 1.6	-	207 spaces
	6 townhouses @ 1.75	-	<u>11</u> spaces
			218 spaces
	Car wash spaces	-	<u>1</u> space
	Required Parking	-	219 spaces (including 34 visitor spaces)

- Total Parking Provided - 222 spaces
- 4.6 Bicycle Parking - 136 spaces for residents, plus 12 visitors' spaces
- 4.6 Communal Facilities - the tower has a ground floor recreation room with a kitchen and hot tub area.

  
J. S. Belhouse  
Director Planning and Building

BR:gk  
Attach

cc: Director Engineering  
City Clerk  
City Solicitor



**Legend:**

- High Rise Apartments**
- 5 — RMS — (100 units per acre maximum)
- 4 — RMA — (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 — Mixed 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



### Planning And Building Department

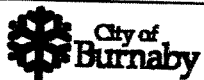
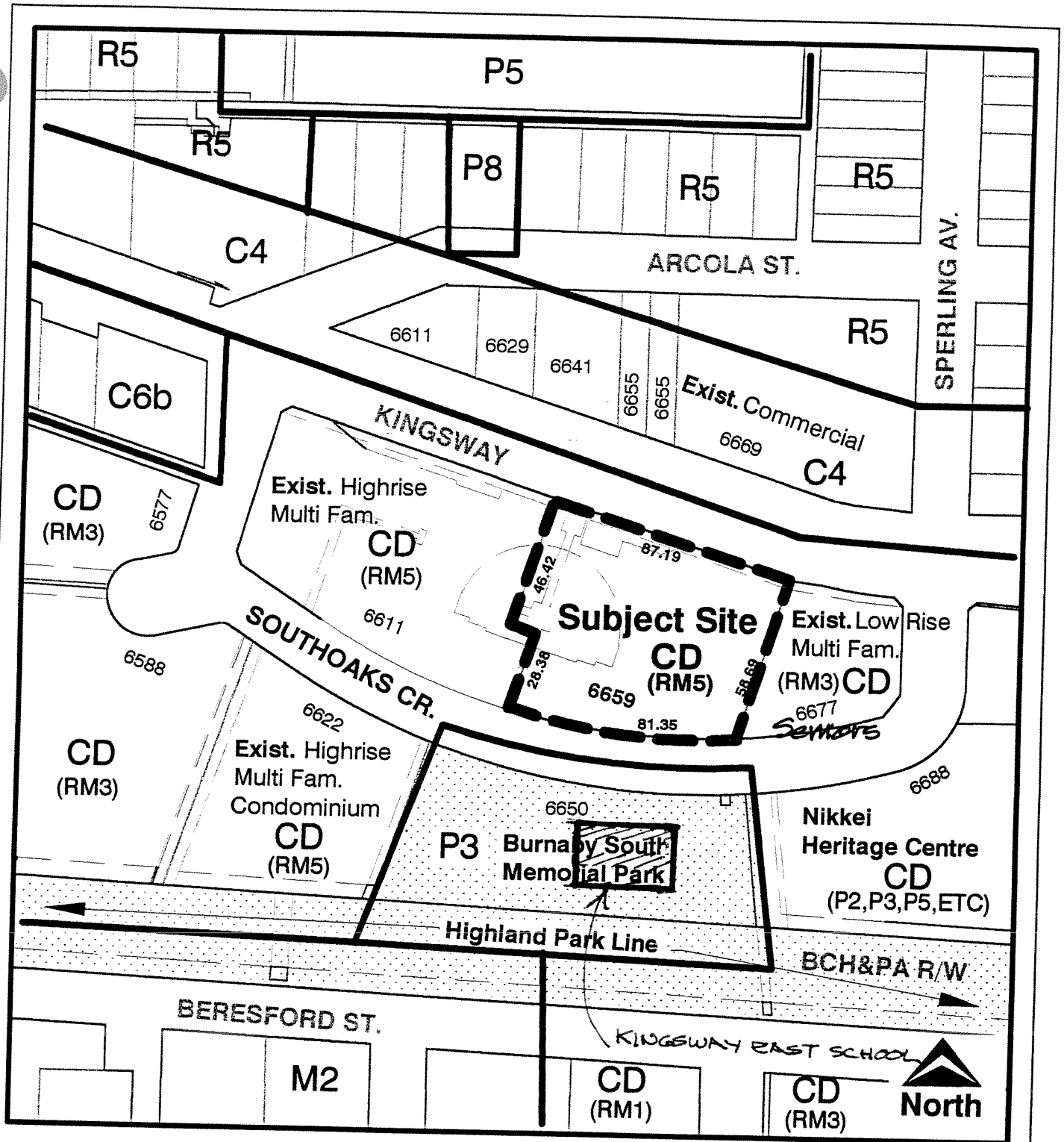
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Drawn By: J.P.C.

Date: May 2001

## REZONING REFERENCE 01 -- 11

Sketch # 2



Planning And Building Department

Scale: 1 : 2000

Drawn By: J.P.C.

Date: May 2001

REZONING REFERENCE 01 -- 11

Sketch # 1

