

**TO:** CITY MANAGER

2001 NOVEMBER 20

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #01-16  
65 UNIT STACKED-TOWNHOUSE PROJECT  
7106/12/18/24/32/38/48 STRIDE AVENUE  
EDMONDS TOWN CENTRE**

**PURPOSE:** To respond to the points raised at the 2001 October 30 Public Hearing for Rezoning Reference #01-16.

**RECOMMENDATION:**

1. **THAT** a copy of this report be sent to all those recorded as speaking at the 2001 October 30 Public Hearing for Rezoning Reference # 01-16 and to the Burnaby School Board.

**R E P O R T**

**1.0 BACKGROUND**

- 1.1 On 2001 October 30 the Public Hearing was held for the subject rezoning application, which involves a request to rezone 7106/12/18/24/38/48 Stride Avenue to CD Comprehensive Development District (based on RM 2 Multiple Family Residential District) in order to permit a 65 unit stacked-townhouse development. At the Public Hearing, four residents spoke and raised points related to storm water, the impact on enrollment at local schools, and the type of housing being proposed. The applicant also spoke at the Public Hearing in support of the subject application.

On 2001 November 05, Council gave Second Reading to the bylaw amendment and directed staff to respond to the points raised at the Public Hearing. This report is in response to that request.

**2.0 RESPONSE TO POINTS RAISED**

**2.1 Storm Water Management**

Two speakers inquired about the impact that the proposed townhouse project will have on storm water runoff. It was inquired as to what storm water management measure will be

included and whether this development will cause additional flooding in the Big Bend. It was generally suggested that Burnaby's Storm Water Management Plan needs improvement.

At the present time, the City has developed an initial model for implementing its Best Management Practices for storm water management in the Stoney Creek Watershed. The model includes stormwater management criteria, and requirements for preparation of site-specific stormwater management plans. Applications such as the Burnaby Mountain Secondary School, the recently rezoned multi-tenant office development at 8888 Nelson Way in Discovery Park SFU and the proposed SFU housing development have involved relatively large sites where a specific combination of storm water management measures are required including the provision of bioswales, detention ponds, underground detention chambers and areas of permeable surfaces which permit ground water recharge. The City is working to develop similar criteria for other watersheds within the City. Stormwater management requirements are included in new local area plans, such as the Lougheed Town Centre Plan and Glenwood Development Plan in the Big Bend. Best Management Practices are also required on a site specific basis where development applications are seeking relaxation from the riparian setbacks for stream side protection required by the Department of Fisheries and Oceans and the Ministry of Water, Land and Air Protection.

The subject project is located within the Byrne Creek Watershed. Council recognizes the importance of Byrne Creek and has adopted a number of recommendations from the Byrne Creek Watershed study. One of those is the development of guidelines and criteria on stormwater management practices for development projects. While this project is being advanced prior to the completion of those guidelines, completion of the guideline preparation work will be pursued and forwarded to Council for adoption, against which future projects will be assessed. This project is not expected to cause additional flood risk in the Big Bend.

## 2.2 **Impact On School Enrollment**

One speaker inquired about the impact that the proposed stacked townhouse project will have on neighbourhood schools.

At the present time, the Stride Community School, located at the northeast corner of Griffiths Drive and Southpoint Drive, is the closest elementary school to the subject site and provides Kindergarten through Grade 7. It is currently at full enrollment. Another elementary school is proposed to be completed by 2003 September on a site next to Taylor Park on Mission Avenue (see **attached** sketch #1). A new secondary school is also proposed to be completed by 2004 September on a site at the northeast corner of Griffiths Drive and Tenth Avenue. Other schools in the vicinity include Twelfth Avenue Elementary School, Edmonds Community School and Burnaby South Secondary School.

The applicant advises that the proposed townhouse project is being marketed towards young to middle-aged couples and single persons. The unit designs are compact and efficient with roof decks rather than gardens and are not intended to attract as many families with children as a typical row townhouse project. Couples who are considering starting a family tend to move to larger, more suitable accommodation if the family grows beyond one or two children. Based on the applicant's recent development of three similar stacked townhouse projects in Burnaby and North Vancouver, the proposed 65 unit project is expected to generate approximately 7 to 8 school-aged children.

It is expected that the additional school aged children generated by the subject townhouse project and other residential projects to be developed in the Edmonds Town Centre area will be accommodated within the existing area schools and the new schools proposed to be completed in 2003 to 2004.

The School Board staff are kept apprised of and have been invited to provide input into the various Community Plans established by the City and of development and construction trends. The School Board continues to meet its mandate of accommodating all new students entering the District.

### **2.3 Provision of Family Housing**

Two speakers expressed concerns that in one case, the proposed residential units will not provide a sufficient number of bedrooms for families with children and in the other case, that the replacement of single-family dwellings with multi-family units as proposed is inappropriate.

The proposed development is located within the Edmonds Town Centre Plan area where the adopted land use framework includes a mix of housing forms ranging from high-rise apartment to ground-oriented townhouse development and retention of some single and two-family dwellings. While implementation of the land use plan involves redevelopment, replacing some existing single and two-family dwellings with higher density housing more appropriate for such a Town Centre location, the overall result will serve a wide range of residential needs from families with children, to single persons, couples and seniors. In this case, the site currently accommodating 6 single-family dwellings and 1 two-family dwelling will be replaced with 65 townhouse units and the proposal is in line with the redevelopment objectives of the adopted plan.

### 3.0 CONCLUSION

This report responds to the various points raised at the Public Hearing. Regarding Point 2.1, it is noted that under the current policy, the applicant is providing standard storm water connection provisions. The City's Storm Water Management policy with respect to the Byrne Creek Watershed is undergoing further review to respond to the points raised and further reports are proposed to be submitted through Council's Environment and Waste Management Committee. Regarding Point 2.2, it is noted that the additional school aged children generated by the subject townhouse project will be appropriately accommodated within the existing area schools and the City will continue to work with the School Board to meet its mandate of satisfying the needs of students entering the District. Regarding Point 2.3, the proposed residential project will replace the existing 8 residential units (6 single-family and 1 two-family) with 65 townhouse units and will help to achieve the housing objectives of the Edmonds Town Centre which intend to serve a wide range of residential needs from families with children, to single persons, couples and seniors in a variety of housing forms. The applicant will be proceeding with satisfying the prerequisite conditions of rezoning.

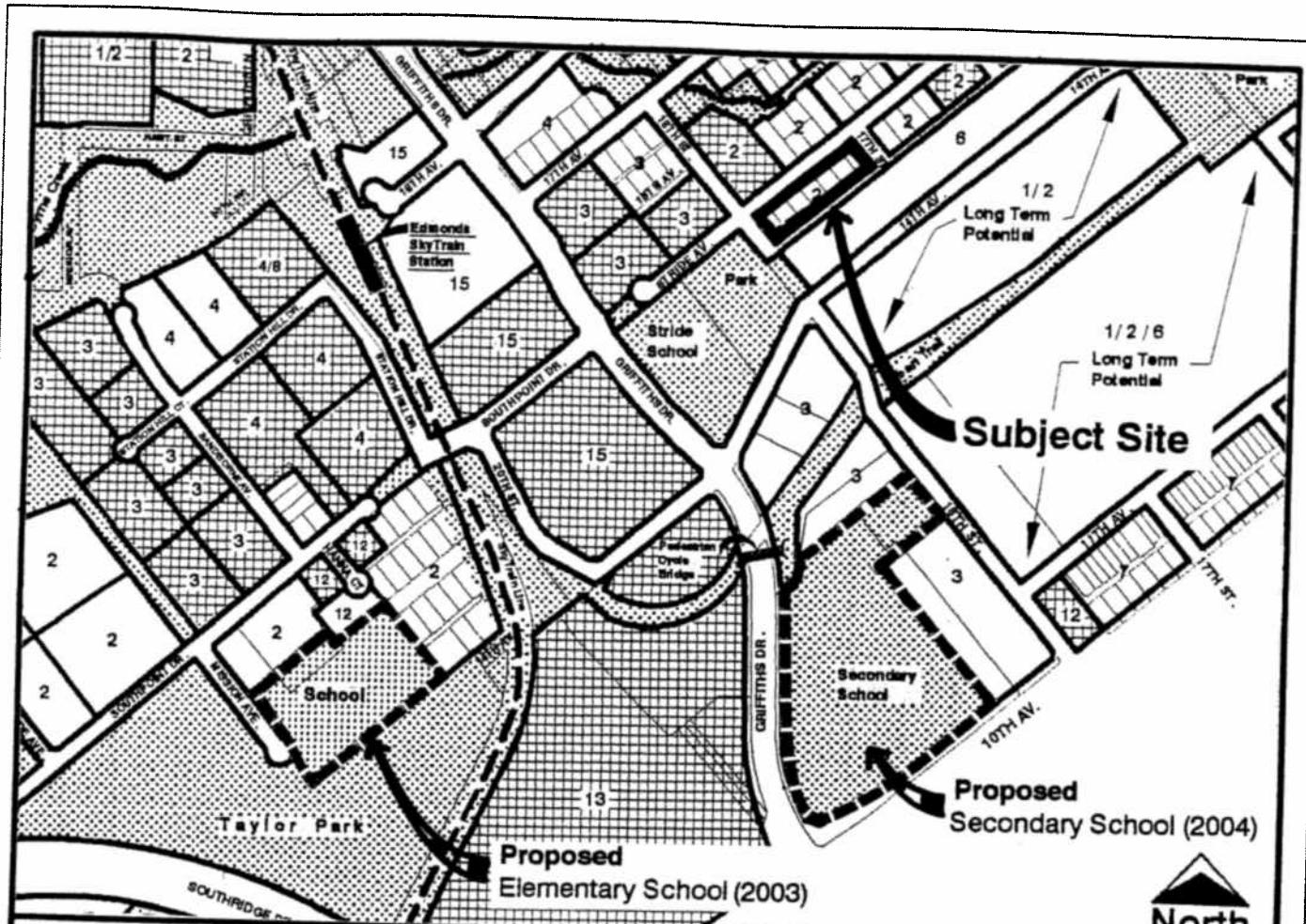
This is for the information of Council



J.S. Belhouse  
Director Planning and Building

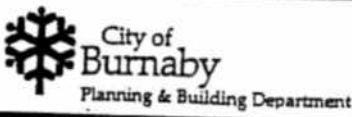
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Attach

cc. Director Engineering



**Legend:**

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|---|--|---|
| <p><b>High Rise Apartments</b></p> <p>5 — RM5 — (100 units per acre maximum)</p> <p>4 — RM4 — (80 units per acre maximum)</p> <p><b>Low Rise Apartments</b></p> <p>3 — RM3 — (50 units per acre maximum)</p> <p><b>Low Rise Apartments / Ground-Oriented Multiple Family</b></p> <p>2 — RM2 — (40 units per acre maximum)</p> <p><b>Ground-Oriented Multiple Family</b></p> <p>1 — RM1 — (25 units per acre maximum)</p> <p>6 — Townhousing — (12 units per acre maximum)</p> <p><b>Single and Two-Family Infill</b></p> <p>7 — Potential Area Rezoning</p> | <p><b>Commercial</b></p> <p>8 — C1 Neighbourhood Commercial</p> <p>9 — C2 Community Commercial</p> <p>10 — C3 General Commercial</p> <p>11 — C4 Service Commercial</p> <p>12 — Institutional (including Sewers Housing Churches, etc.)</p> <p>13 — Industrial</p> <p>14 — Nakkai Complex (Rezoning Reference #7/83)</p> <p>15 — B.C. Hydro Headquarters Complex (Rezoning Reference #36/90)</p> <p> Park, School, Trail, Ravine and Open Space Area</p> <p> Completed or Rezoned in Accordance with Development Guidelines</p> | <p>Development sites in the Edmonds Town Centre are generally to be zoned to Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.</p> <p>This Sketch is subject to updating on a continuous basis.</p> |
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# Edmonds Town Centre Plan Development Guidelines



## Planning And Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: Nov. 2001

# REZONING REFERENCE 01 -- 16

Sketch # 1

