

**TO:** CITY MANAGER

2003 August 20

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE # 03-05**  
**12 Unit Townhouse Development with Underground Parking**

**ADDRESS:** 7124 & 7132 Seventeenth Avenue

**LEGAL:** Lots 38 & 39, D.L. 95, Group 1, WD Plan 1643

**FROM:** R5 Residential District

**TO:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District with amenity bonus and Edmonds Town Centre Plan and in accordance with the development plan entitled "Townhouse Development" prepared by Hywel Jones Architect)

**APPLICANT:** Hywell Jones Architect Ltd.  
2305 Hemlock Street  
Vancouver, B.C. V6H 2V1  
**Attention: Hywell Jones**

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on September 30, 2003.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on September 08, 2003, and to a Public Hearing on September 30, 2003 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, including a 4% Engineering Inspection Fee, 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

- d. existing service where sufficient facilities are available to serve the development. Removal of all existing improvements from the site, 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 granting of a 219 Covenant to protect the riparian area being enhanced and preserved on-site, and the deposit of sufficient monies to ensure completion of riparian landscaping.
- h. The undergrounding of existing overhead wiring abutting the site
- 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 Parkland Acquisition Charge.
- l. The deposit of the applicable GVS & DD Sewerage Charge.
- m. The deposit of the applicable School Site Acquisition Charge.
- n. The submission of a suitable on-site stormwater management plan to the approval of the Director Engineering.
- o. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

- p. The granting of a 219 Covenant restricting enclosure of balconies, decks, and porches.
- q. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- r. Completion of acceptable plans for the park improvements being provided in return for the bonus density and deposit of monies to guarantee completion of the works..

## R E P O R T

### 1.0 **REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit a 12 unit townhouse development with underground parking.

### 2.0 **BACKGROUND**

The site is located within the Edmonds Town Centre Plan on 17<sup>th</sup> Avenue across from Leaside Street adjacent to Stride Avenue Ravine Park and Byrne Creek (see **attached** Sketches #1 & #2). An existing low rise development is located across 17<sup>th</sup> Avenue from the site. Existing one and two family homes comprising planned low-rise multi-family redevelopment sites are located to the northeast and southeast.

On 2001 March 17, Council received the report of the Planning and Building Department concerning the 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 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 land use is consistent with the adopted Edmonds Town Centre Plan. The proposed site consolidation, while relatively small, has proven to be workable based on the submitted plans.
- 3.2 The applicant has requested a 0.09 Floor Area Ratio bonus totalling approximately 1417 sq.ft., the value of which the Solicitor estimates at approximately \$59,800 based on \$42.20 per sq.ft. buildable. Parks staff have submitted a report to the Parks and Recreation Commission endorsing the applicant's proposal to undertake work of this value on the adjacent city park property. This will include removal of the existing house and

improvements and rehabilitation of the property to a natural state as riparian stream bank in accordance with its intended use. This is work that will have significant environmental benefit for Byrne Creek and which would otherwise eventually need to be done using City resources. The house on the park site is currently rented. The anticipated demolition date in approximately one year will allow appropriate time for notice to the tenant.

- 3.3 On-site, a 15m (49.2 ft.) setback from the adjacent top of bank of Byrne Creek ravine will be obtained and protected by covenant. Rehabilitation and landscaping of this riparian setback area will be pursued by the developer.
- 3.4 A tree survey has been completed and a number of existing trees have been identified for retention.
- 3.5 The riparian covenant area, trees being retained, and adjacent City property will be protected by chain link fencing during the whole course of site and construction work
- 3.6 Servicing will include, but not necessarily be limited to provision of a separated sidewalk, boulevard grass and street trees abutting the site. Construction of a sidewalk link west of the site to 18th Street, at City cost, is recommended. Details of the cost-sharing recommendation in this regard will be provided in a future report after servicing designs and estimates are finalized.
- 3.7 The overhead lines abutting the site along 17th Avenue are to be replaced underground by the developer.
- 3.8 Vehicular access will be from 17th Avenue near the west property line.
- 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, but considers it unfeasible to provide adaptable units in this development.
- 3.10 The Engineering Department has advised that this site will require a storm water management plan, which would focus on best management practices such as directing car wash drainage from the parking lot wash stall to the sanitary system, and installing a stormceptor in the parking structure.
- 3.11 Parkland Acquisition Charges, GVS & DD Sewerage Charges, and School Site Acquisition Charges apply to this development.
- 3.12. Adequate facilities for garbage and recycling and a car wash space are to be provided
- 3.13. A Section 219 covenant is required to ensure the retention of open balconies, decks, and porches.

**4.0 DEVELOPMENT PROPOSAL**

4.1 **Net Site Area:** - 15,152 sq.ft (subject to survey)  
**Site Coverage:** - 36%

4.2 <b>Density:</b>	<b>Floor Area</b>
Allowable RM2 FAR = 0.9	- 13,637 sq.ft.
Amenity Bonus FAR = 0.09	- 1,417 sq.ft.
Total FAR = 0.99	- 15,054 sq.ft.

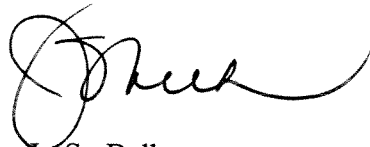
4.3 **Residential Mix:**  
11 3 - Bedroom Townhouses @ 1,190 to 1,342 sq.ft. per unit  
1 2 - Bedroom Townhouse @ 1,201 sq.ft.  
**12 Townhouses total**

4.4 **Building Height:** - 3 storeys

4.5 **Parking:**

Total Residential Parking Required and Provided: - 21 spaces of which 3 spaces are for visitors (Two tandem spaces for 2 residents' cars, each are credited as 3 spaces, and one visitor space doubles as a carwash stall)

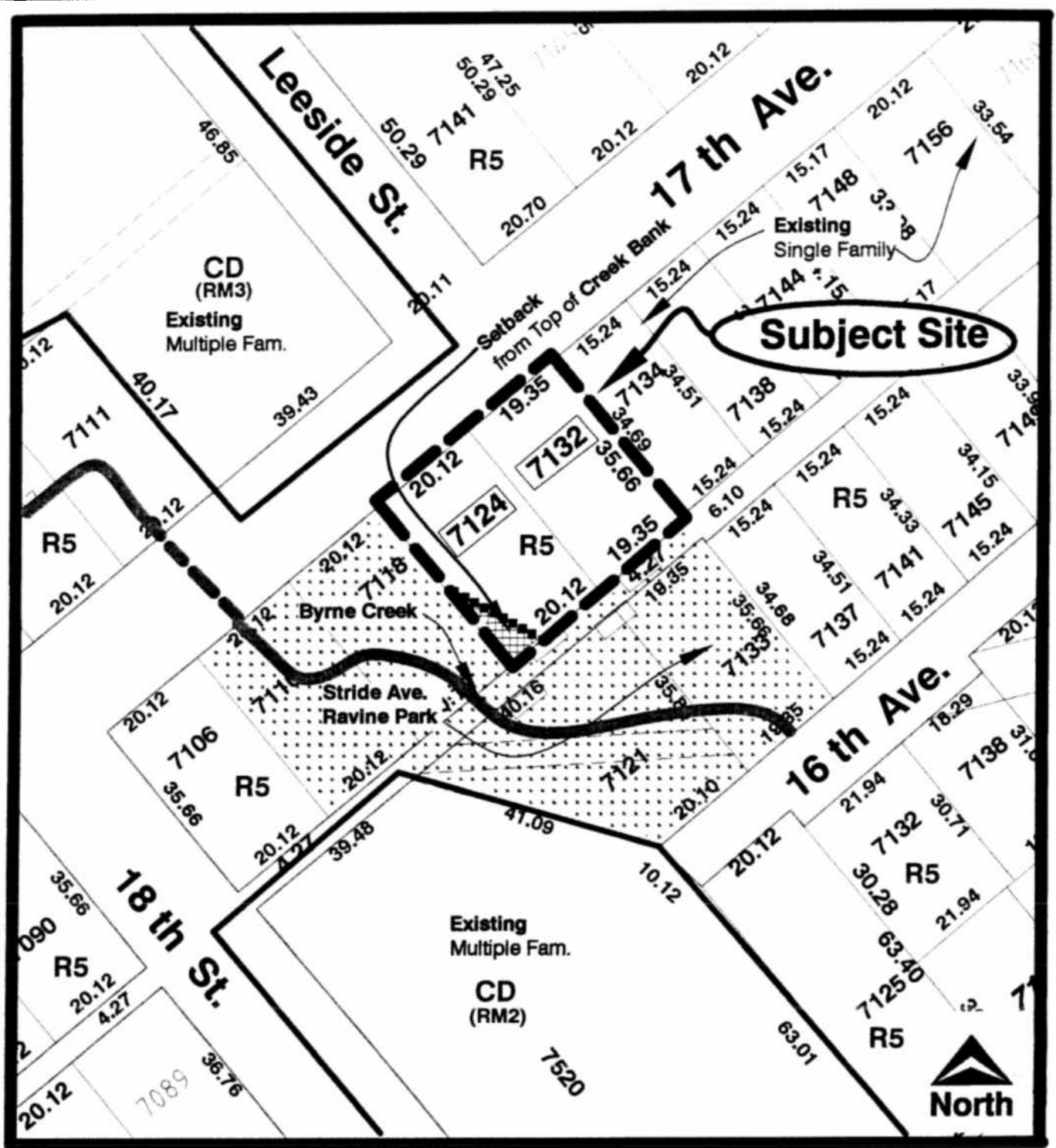
Bicycle storage rooms (12 spaces) and visitors' bike racks (3 spaces) are provided.



J. S. Belhouse  
Director Planning and Building

RR:gk  
Attach

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



**Planning and Building Department**

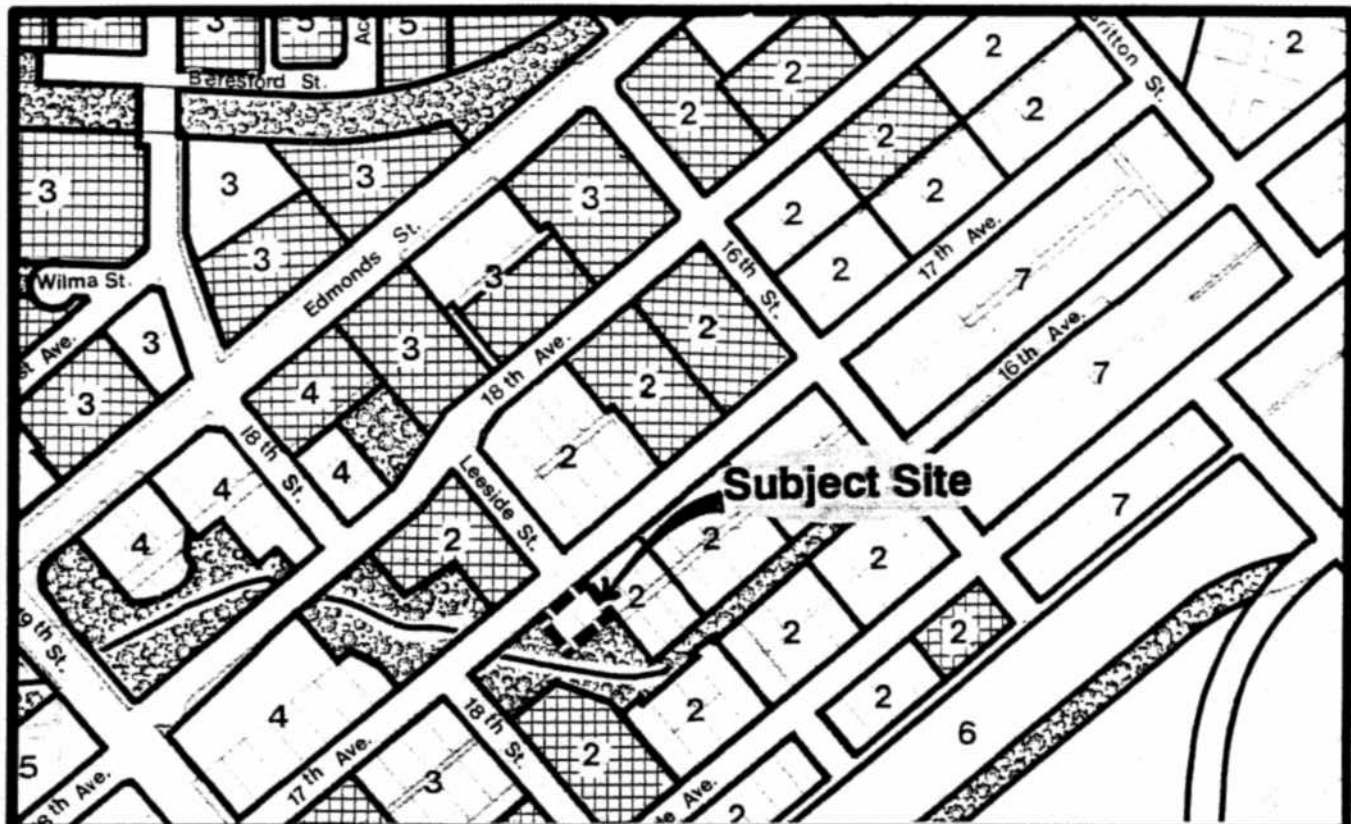
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Drawn By: J.P.C.

Date: March 2003

**REZONING REFERENCE 03 -- 5**  
**7124,7132 -17 th Ave.**

**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 - Nikkei Complex (Rez. Ref. # 7/93)
- 15 - B.C. Hydro Headquarters Complex (Rez. Ref. # 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**

Scale: N.T.S.  
 Drawn By: J.P.C.  
 Date: March 2003

**REZONING REFERENCE 03 - 5**  
 7124,7132 -17 th Ave.

**Sketch # 2**

