

**TO:** CITY MANAGER 2003 JANUARY 21

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #02-39**  
**Proposed Townhouse/Low-rise Apartment Development**

**ADDRESS:** 7350 and 7438 Salisbury Avenue

**LEGAL:** Lot 1, D.L. 95, Group 1, NWD Plan LMP22219 and Lot 166, D.L. 95, Group 1, NWD Plan 30087

**FROM:** R5 Residential District

**TO:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Edmonds Town Centre Plan, and in accordance with the development plan entitled "Salisbury Avenue" prepared by Gomberoff Bell Lyon Architects Group Inc.)

**APPLICANT:** Ledingham McAllister Homes Ltd.  
800 - 1199 West Hastings Street  
Vancouver, B.C. V6E 3T5  
(Attention: John O'Donnell)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2003 February 18.

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2003 February 3 and to a Public Hearing on 2003 February 18 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 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 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 undergrounding of existing overhead wiring abutting the site along Salisbury Avenue.
- i. The retention of identified valued 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 screened garbage handling and recycling material holding space within the development 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 provision of facilities for cyclists in accordance with Section 3.10 of the rezoning report.

- o. The design and provision of units adaptable to the disabled (the provision of special hardware and cabinet work being subject to the sale of the unit to a disabled person) with allocated disabled parking spaces.
- p. The granting of a 219 Covenant restricting enclosure of balconies.
- q. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a 219 Covenant to guarantee its provision and continuing operation.

## **R E P O R T**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the development of a low-rise apartment building with a row of townhouses facing Salisbury Avenue.

### **2.0 BACKGROUND**

On 2002 November 25, 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 more detailed report would be submitted at a later date.

The proposed plan of development submitted by the applicant and being forwarded to Public Hearing conforms to the land use and density and site assembly recommended in the Edmonds Town Centre Plan.

### **3.0 GENERAL COMMENTS**

#### **3.1 *Servicing Requirements***

The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. Servicing requirements will include, but not be limited to, the provision of an urban trail, sidewalks, road upgrading, removal of overhead wiring, upgrading of water lines and other services are to be established (related primarily to the Salisbury frontage extending to the north side of Highland Park Line).

- 3.2 Dedications for the widening of Salisbury Avenue will be required to provide for the completion of the road and the construction of an urban trail.

- 3.3 Easements and Covenants may be required for services, on-site stormwater management, tree preservation and the non-enclosure of balconies.
- 3.4 Parkland Acquisition charges for the townhouses and the low-rise apartments will be required. The required GVS & DD Sewerage Cost Charge for the Fraser Area will also be applicable to the development as will the Provincial School Site acquisition charges for medium density housing.
- 3.5 Approval by Engineering Environmental Services Division of a detailed plan of an engineering Sediment Control System will be a requirement of the Preliminary Plan Approval.
- 3.6 A suitable engineered on-site stormwater management system will be required to moderate flows and improve site discharge water quality before it is delivered to nearby Byrne Creek. A 219 Covenant to guarantee its provision and continued operation will be provided.
- 3.7 A tree survey has been provided and a number of trees on the north and other perimeters of the site are to be retained. A temporary fence to protect the Highland Park Line along the north side of the site will be required during construction.
- 3.8 In addition to the garbage facilities, an 8 ft. x 8 ft. x 10 ft. recycling area for three bins will be provided in the underground parking area. One car wash space 3.7 m by 6.5 m which drains to the sanitary sewer system is to be provided in the parking area.
- 3.9 The overhead hydro, cable and communications lines abutting the site along Salisbury Avenue are to be replaced underground by the developer.
- 3.10 Secure bicycle storage facilities are to be provided in the underground parking area and provision for surface visitor bicycle parking will also be provided.
- 3.11 The developer is prepared to provide adaptable units in conformity with the Council-adopted policy regarding the provision of 5% of the apartments (2 units) to be adaptable to the needs of the disabled in this primary town centre area.

**4.0 DEVELOPMENT PROPOSAL**

- 4.1 Net Site Area: - 4,540 m<sup>2</sup> (48,877 sq.ft.) (1.12 acres)  
(subject to survey)
- Site Coverage: - 45%

4.2 Density Permitted: (CD/RM3) @ 1.10 FAR - 4,955 m<sup>2</sup> (53,764 sq.ft.) (subject to survey)  
Floor Area Provided: - 4,995 m<sup>2</sup> (53,764 sq.ft.)

4.3 Height: Townhouses - 2 storeys  
Apartments - 3 storeys

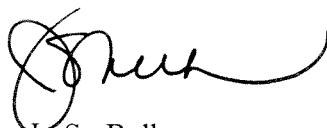
4.4 Unit Mix:

- 5 - 1 bedroom apartment units ranging in size from 619 to 731 sq.ft.
- 14 - 1 bedroom and den units ranging in size from 667 to 725 sq.ft.
- 6 - 2 bedroom units ranging in size from 757 to 860 sq.ft.
- 22 - 2 bedroom and den units ranging in size from 797 to 880 sq.ft.
- 10 - 3 bedroom townhouses ranging in size from 1,294 to 1,315 sq.ft.

**57 Units Total**

4.5 Parking Required/Provided:

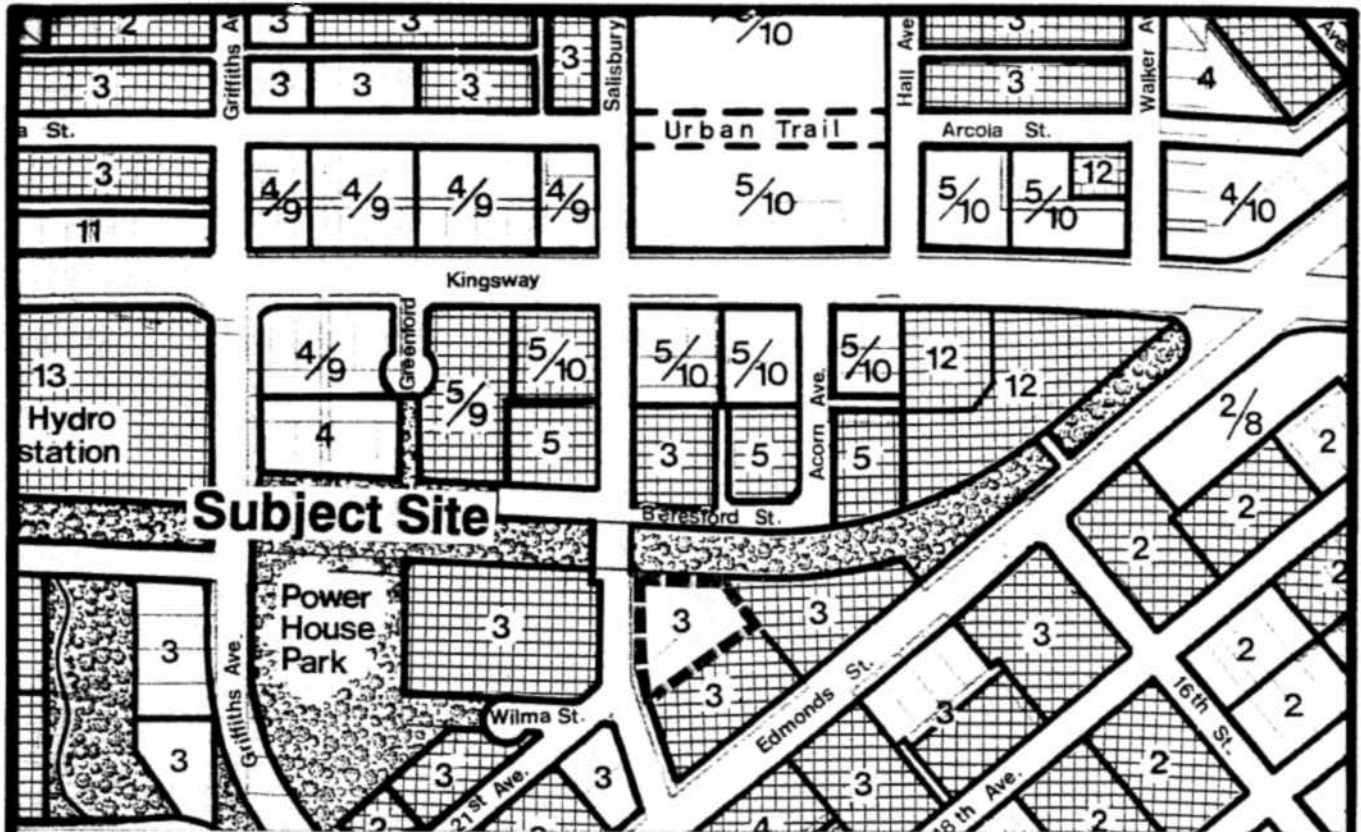
Apartments: 47 units x 1.6 spaces/unit - 75.2 spaces  
Townhouses: 10 units x 1.75 spaces/unit - 17.5 spaces  
Parking Provided: - 93.0 spaces (underground)(including 14 visitors parking)  
Bicycle Parking/storage (underground) - 57 spaces  
Bicycle Parking visitors (surface) - 8 spaces  
Car Wash space (underground) - 1 space



J. S. Belhouse  
Director Planning and Building

BR:gk  
Attach

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



**Legend:**

- 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.

Updated To: March 2002



# Edmonds Town Centre Plan Development Guidelines



Planning and Building Department

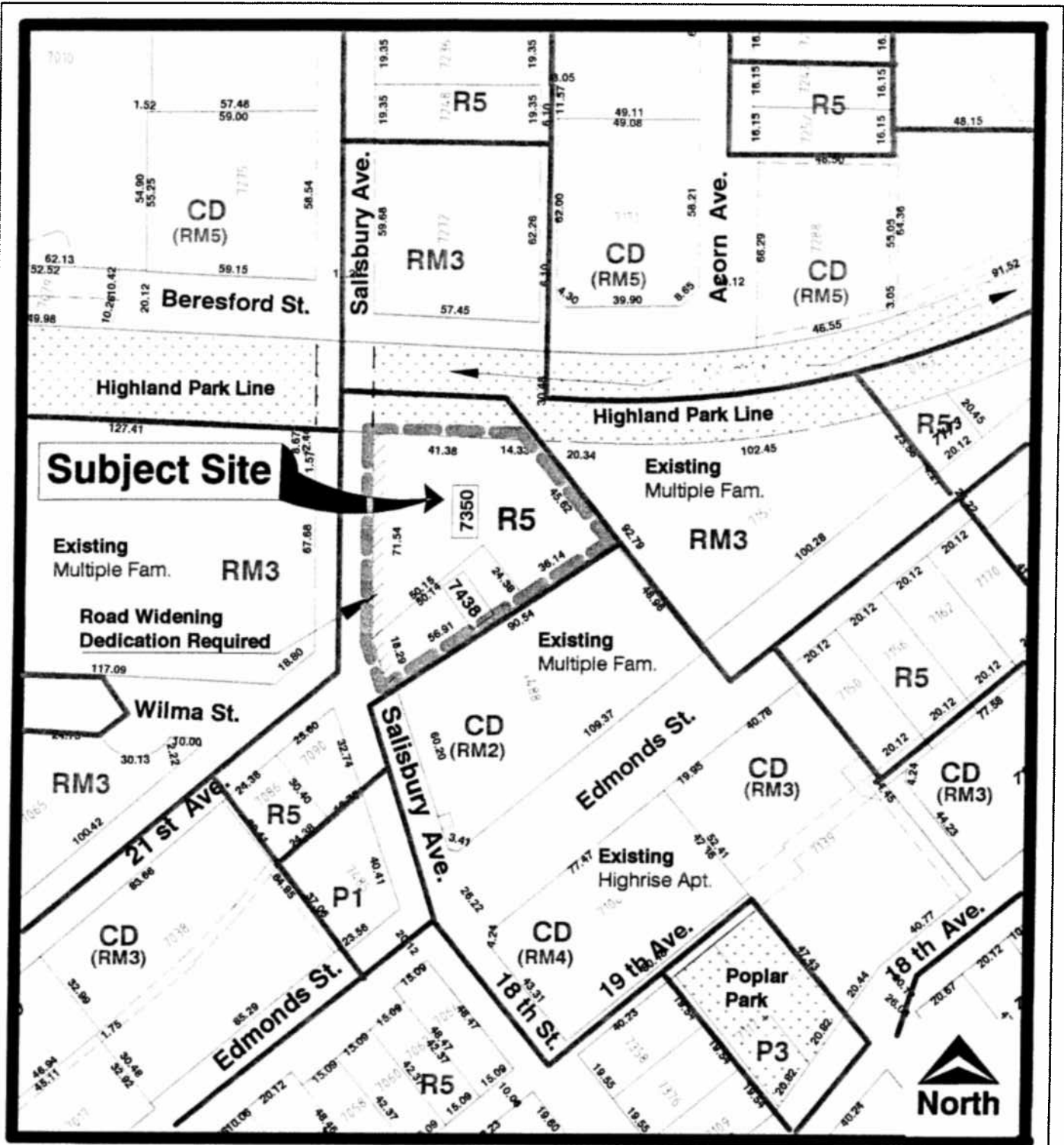
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Drawn By: J.P.C.

Date: October 2002

**REZONING REFERENCE 02 -- 39**  
7350,7438 Salisbury Ave.

Sketch # 2



**Planning and Building Department**

Scale: 1 = 2000

Drawn By: J.P.C.

Date: November 2002

**REZONING REFERENCE 02 -- 39**

7350,7438 Salisbury Ave.

Sketch # 1

