

TO: CITY MANAGER 2003 April 22
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #02-44
Stacked Townhouse Development

ADDRESS: 7356 to 7376 Stride Avenue/7340 to 7368 15th Avenue
LEGAL: Lots 25, 26, 27, 28 & 29, Blk 2, D.L. 29, Group 1, NWD Plan 3035,
Lots 12, 13, 14 & 15, D.L. 29, Group 1, NWD Plan 9201
FROM: R5 Residential District
TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled "Stride Avenue Stacked Townhouses" prepared by Fougere Architecture Inc)

APPLICANT: Canadian Catalyst Enterprise Ltd.
204 - 5740 Cambie Street
Vancouver, B.C. V5Z 3A6
(Attention: Mr. Dominic Li)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on May 27, 2003.



RECOMMENDATIONS:

1. **THAT** the introduction of a Highway Exchange Bylaw be authorized according to the terms outlined in Sections 3.2 and 3.4 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** the sale of City-owned property be approved for inclusion within the subject development site in accordance with the terms outlined in Section 3.2 of this report, subject to the applicant pursuing the rezoning proposal to completion.
3. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on May 5, 2003, and to a Public Hearing on May 27, 2003 at 7:30 p.m.
4. **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 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. 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 dedication of any rights-of-way deemed requisite.
- h. The removal of existing overhead wiring abutting the site.
- l. The submission of a Site Profile and resolution of any arising requirements.
- j. Compliance with the Council-adopted sound criteria.
- k. The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- l. Completion of the Highway Exchange Bylaw.
- m. The deposit of the applicable Parkland Acquisition Charge.
- n. The deposit of the applicable GVS & DD Sewerage Charge.
- o. The deposit of the applicable School Site Acquisition Charge.
- p. The completion of the sale of City property including closed portion of 15th Avenue and lane.
- q. The granting of a 219 Covenant restricting enclosure of balconies.

- r. 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.
- s. The provision of facilities for cyclists in accordance with Section xx of the rezoning report.
- t. Release of the existing private easement over a portion of the adjacent multiple-family site which currently provides vehicular access to the rear of 7364, 7370 and 7376 Stride Avenue.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit a stacked townhouse development having 64 units.

2.0 BACKGROUND

The site is located within the adopted Edmonds Town Centre Plan and includes four lots with dwellings fronting on Stride Avenue, as well as the 15th Avenue right-of-way (which is developed only as a lane providing access to three of the lots fronting Stride Avenue) and five undeveloped City-owned lots which front on the 15th Avenue right-of-way (see **attached** Sketches #1 & #2).

The site slopes gently down towards the south, and has some trees on its undeveloped portion. Adjacent to the site to the northeast is a recently developed low-rise multi-family development fronting on Kingsway. Otherwise the site is surrounded by an R5 one and two-family residential area.

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 and more detailed report would be submitted at a later date. Council also approved, in principle, the sale of City property subject to consolidation and rezoning.

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

3.0 GENERAL COMMENTS

- 3.1 The adopted Edmonds Town Centre Plan designates the subject site for ground-oriented Multiple Family Development based on RM2 density. The proposed land assembly, use and density are consistent with the Plan. The exclusion of the two neighbouring R9 lots on Stride

Avenue from this site assembly is in accordance with the plan and recognizes the relatively high land value of these small lots and of the improvements at 7350 Stride Avenue.

- 3.2 The proposed site assembly and rezoning involves the developer's acquisition of five City-owned lots totalling about 31,106 sq.ft., plus an approximately 11,879 sq.ft. portion of 15th Avenue which is to be closed. Approval in principle of this sale of City lands is recommended at this time to allow initiation of the proposed subdivision application for consolidation at this time. The City Solicitor indicates that the estimated value of the proposed acquisitions from the City is \$36.00 per sq.ft. (approximately \$1.5 million for 42,985 sq. ft. of property and net right-of-way closure).
- 3.3 Servicing will include, but not necessarily be limited to:
 - completion of Stride Avenue to 11 m full standard;
 - completion of 15th Avenue and 13th Street intersection;
 - upgrading Stride Avenue watermain
- 3.4 A Highway Exchange Bylaw will be pursued to achieve the closure of 15th Avenue and a 0.3m road widening dedication for 13th Street (see *attached* Sketch #1).
- 3.5 A statutory right-of-way for storm and sanitary sewers will be required over a small portion of the 15th Avenue closure area behind 7348 and 7350 Stride Avenue.
- 3.6 A tree survey has been submitted, but it has been concluded that it is not feasible to retain any existing trees on site.
- 3.7 Environmental Engineering staff have advised that submission of a site profile is required.
- 3.8 Vehicular access will be from Stride Avenue at the west end of the site.
- 3.9 Redevelopment of the properties fronting on Stride Avenue will allow release of an existing private easement over a portion of the adjacent multiple-family site which currently provides vehicular access to the rear of 7364, 7370 and 7376 Stride Avenue.
- 3.10 A noise study is required to ensure compliance with Council-adopted sound criteria.
- 3.11 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 has elected not to provide any adaptable units.
- 3.12 Parkland Acquisition Charges, School Site Acquisition Charges and GVS & DD Sewerage Charges apply to this development.

- 3.13 The overhead lines abutting the site along Stride Avenue are to be replaced underground by the developer.
- 3.14 Approval by Engineering Environmental Services Division of a detailed plan of an engineered Sediment Control System will be a requirement of Preliminary Plan Approval.
- 3.15 A suitable engineered on-site stormwater management system is required. A 219 Covenant to guarantee its provision and continued operation will be provided.
- 3.16 Adequate facilities for garbage and recycling and a car wash space are to be provided.
- 3.17 The subject site includes four existing dwellings which will need to be demolished before the site is consolidated. Unless otherwise directed by Council, staff will pursue, if requested by the applicant, the release of Demolition Permit for existing dwellings on the site between Second and Third Readings of the bylaw, in order to allow for two months notice to tenants of the dwellings, subject to the proviso that actual demolition of any dwellings will not commence until after Third Reading.
- 3.18 A Section 219 covenant is required to ensure the retention of open balconies.

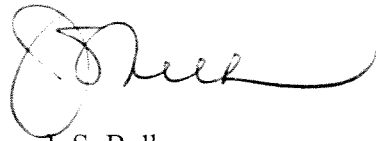
4.0 DEVELOPMENT PROPOSAL

- 4.1 Net Site Area - 6,131 m²/ 65,995 sq.ft. (subject to survey)
- Site Coverage - 39.5 %
- 4.2 Density
 - F.A.R. Permitted & Provided - 0.900 F.A.R.
 - Gross Floor Area - 5,518 m²/ 59,395 sq.ft.
- 4.3 Height - 2, 3 and 4 storeys
- 4.4 Unit Mix
 - 64 - 2 Bedroom - 80 to 106 m² /864 to 1,137 sq.ft.
- 4.5 Vehicle Parking:
 - Required (1.75 spaces/unit): - 112 spaces (including 16 visitors spaces)
 - Provided: - 114 spaces (including 16 visitors spaces)

Bicycle Parking Provided:

- Secure Resident Parking - 64 spaces
- Visitor (Rack) Parking - 8

- 4.6 Common Facilities: - play area for small children

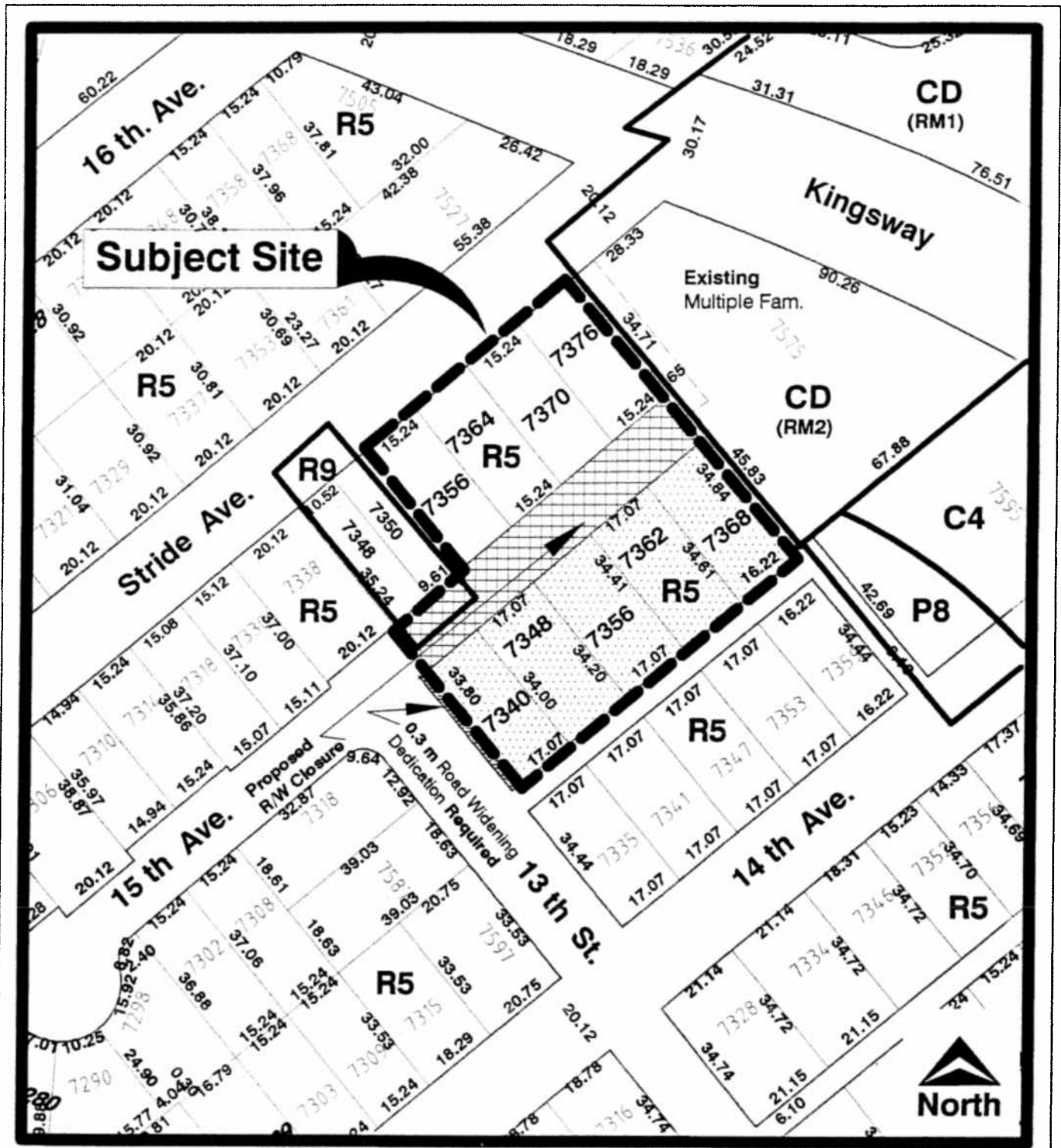


J. S. Belhouse
Director Planning and Building

RR:gk/tn
Attachment (Sketch)

cc: City Clerk
Director Engineering
City Solicitor
Director Finance

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Planning and Building Department

Scale: 1 = 1500

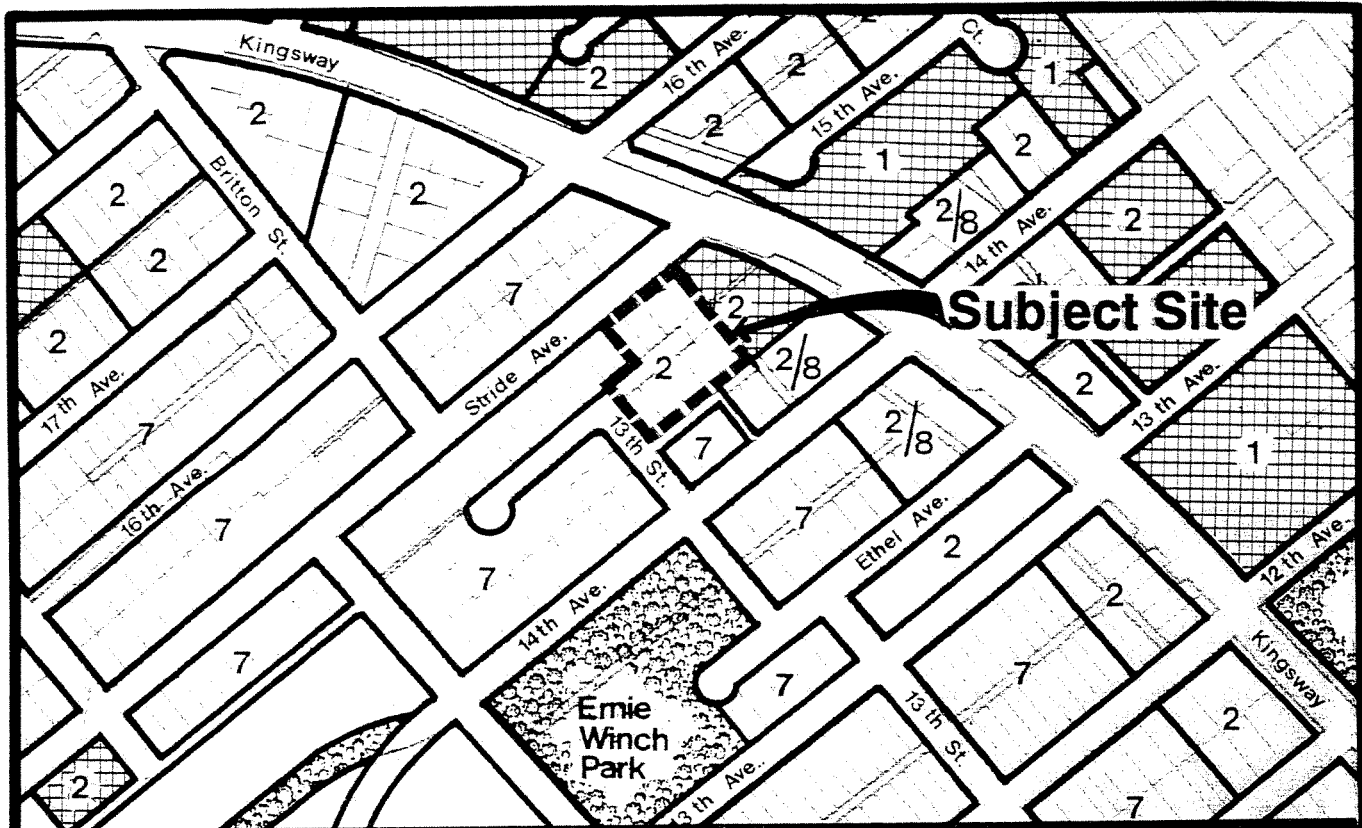
Drawn By: J.P.C.

Date: November 2002

REZONING REFERENCE 02 -- 44

 City Property

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.

Updated To: March 2002



Edmonds Town Centre Plan Development Guidelines



Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: November 2002

REZONING REFERENCE 02 -- 44
Stride Ave. Townhousing

Sketch # 2