

**TO:** CITY MANAGER

2003 APRIL 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #02-40  
Townhouse Development**

**ADDRESS:** 7054 TO 7090 17th Avenue/7055 to 7089 16th Avenue

**LEGAL:** Lots 31, 32, 33, 34, 45, 46, 47 & 48, D.L. 95, Group 1, NWD Plan 1643

**FROM:** R5 Residential District

**TO:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled "Edmonds Site" prepared by Rositch Hemphill and Associates Architects)

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

**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 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. 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.
- 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. 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 16th 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 4.5 of the rezoning report.

## **REPORT**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit a townhouse development having 92 units.

### **2.0 BACKGROUND**

The site is located within the adopted Edmonds Town Centre Plan and includes four lots with dwellings fronting on 17th Avenue, as well as a lane, the undeveloped 16th Avenue right-of-way and four undeveloped City-owned lots which front on the 16th Avenue right-of-way (see **attached** Sketches #1 and #2).

The site slopes gently up towards the south, and has some trees on its undeveloped portion.

Directly adjacent to the site are low-rise multi-family developments. Across 18th Street is a low-rise multiple family development as well as a dwelling which is planned to be included in Stride Ravine Park. Across 17th Avenue are older dwellings comprising part of a planned high-rise development site, as well as the Stride Avenue Ravine Park.

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 low-rise Multiple Family Development based on RM3 density. The proposed land assembly, use and density are consistent with the Plan.
- 3.2 The proposed site assembly and rezoning involves the developer's acquisition of four City-owned lots at 7055, 7067, 7077 & 7089 - 16th Avenue totalling about 31,845 sq.ft., plus approximately 12,414 sq.ft. of 16th Avenue and lane rights-of-way which are to be closed. Approval in principle of the sale of City lands is recommended subject to completion of the consolidation and rezoning. The City Solicitor indicates that the estimated value of the proposed acquisitions from the City is \$42.90 per sq.ft. (approximately \$1.9 million for 44,259 sq.ft. of property and net right-of-way closures).
- 3.3 Servicing will include, but not necessarily be limited to:
- completion of 17th Avenue to 11m full standard;
  - provision of a separated sidewalk with street trees and boulevard grassing on the abutting portion of 18th Street
- 3.4 A Highway Exchange Bylaw will be pursued to achieve the closure of 16th Avenue and the lane, as well as a corner truncation at the intersection (see **attached** Sketch #1).
- 3.5 Vehicular access will be from 17th Avenue at the west end of the site.
- 3.6 A noise study is required to ensure compliance with Council-adopted sound criteria.
- 3.7 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.
- 3.8 Parkland Acquisition Charges, School Site Acquisition Charges and GVS & DD Sewerage Charges apply to this development.
- 3.9 The overhead lines abutting the site along 17th Avenue are to be replaced underground by the developer.
- 3.10 Approval by Engineering Environmental Services Division of a detailed plan of an engineered Sediment Control System will be a requirement of Preliminary Plan Approval.

- 3.11 A suitable engineered on-site stormwater management system is required. A 219 Covenant to guarantee its provision and continued operation will be provided.
- 3.12 A tree survey has been completed. A number of existing cedar trees near the southeast property line will be retained on site.
- 3.13 Adequate facilities for garbage and recycling and a car wash space are to be provided.
- 3.14 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 the required notice of two months to tenants of the dwellings, subject to the proviso that actual demolition of any dwellings will not commence until after Third Reading.
- 3.15 A Section 219 covenant is required to ensure the retention of open balconies.

**4.0 DEVELOPMENT PROPOSAL**

- 4.1 Net Site Area - 7,039 m<sup>2</sup>/ 75,766 sq.ft.  
 (subject to survey)
- Site Coverage: - 39.9%
- 4.2 Density
- F.A.R. Permitted & Provided - 1.1 F.A.R.
- Gross Floor Area - 7,743 m<sup>2</sup>/ 83,343 sq.ft.
- 4.3 Height - 3 and 4 storeys
- 4.4 Unit Mix
- 69 - 2 Bedroom - 74 - 84 m<sup>2</sup> / 800 - 905 sq.ft.
- 23 - 3 Bedroom - 95 - 98 m<sup>2</sup>/ 1,025 - 1,056 sq.ft.

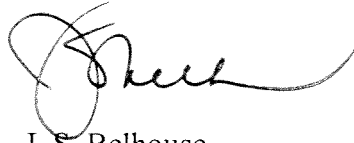
**Total: 92 townhouse units**

- 4.5 Vehicle Parking:
- Required (1.75 spaces/unit): - 161 spaces (including 23 visitors spaces)
- Provided: - 163 spaces (including 25 visitors spaces)

Bicycle Parking Provided:

- Secure Resident Parking - 92 spaces
- Visitor (Rack) Parking - 19 spaces

- 4.6 Common Facilities: - play area for small children

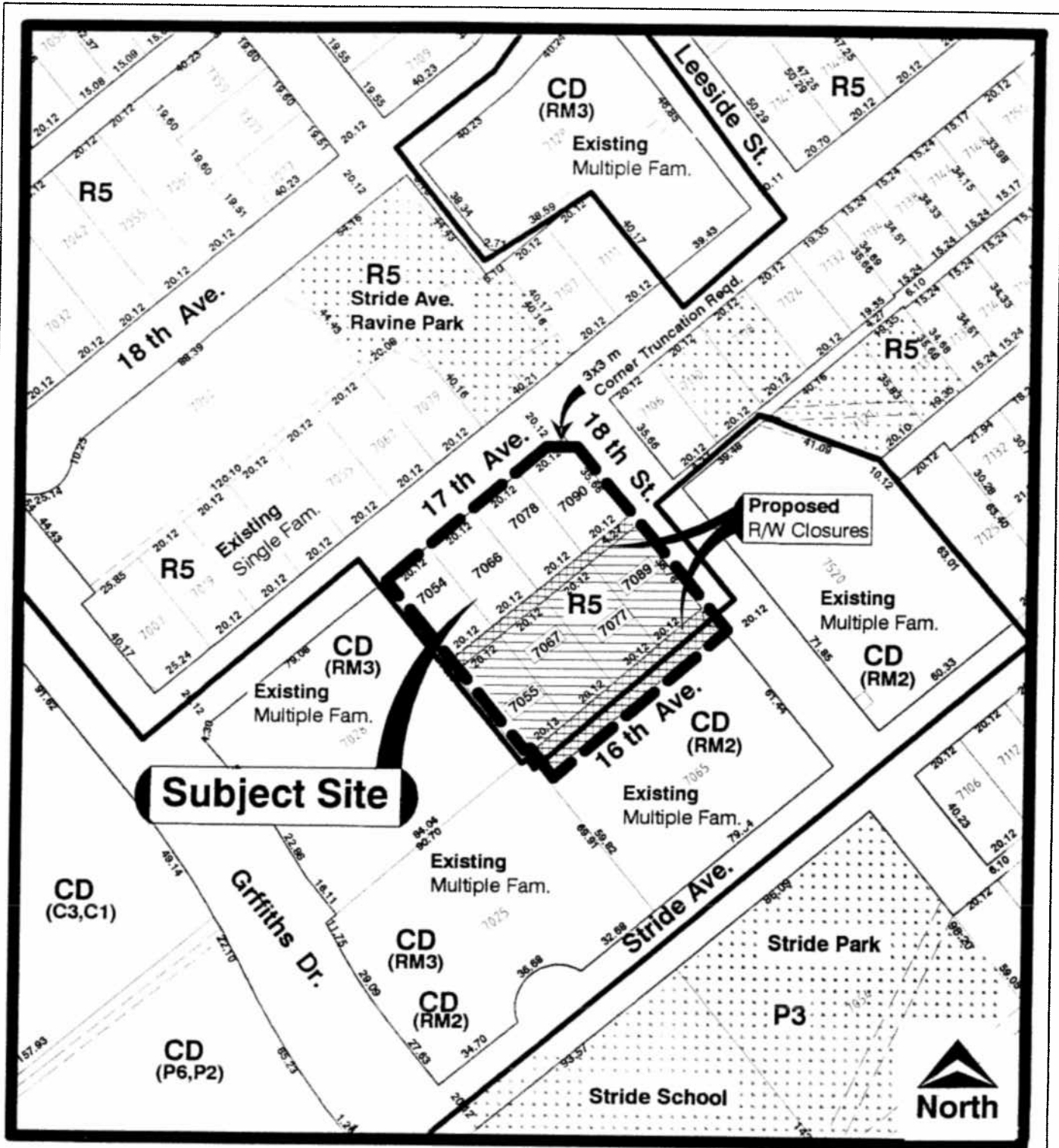


J. S. Belhouse  
Director Planning and Building

RR:gk/tn  
*Attachment (Sketches)*

cc: City Clerk  
Director Engineering  
City Solicitor  
Director Finance

P:\Gulzar\Robert Renger\Rez 02-40\Rez 02-40 Public Hearing Report.wpd



**Planning and Building Department**

Scale: 1 = 2000

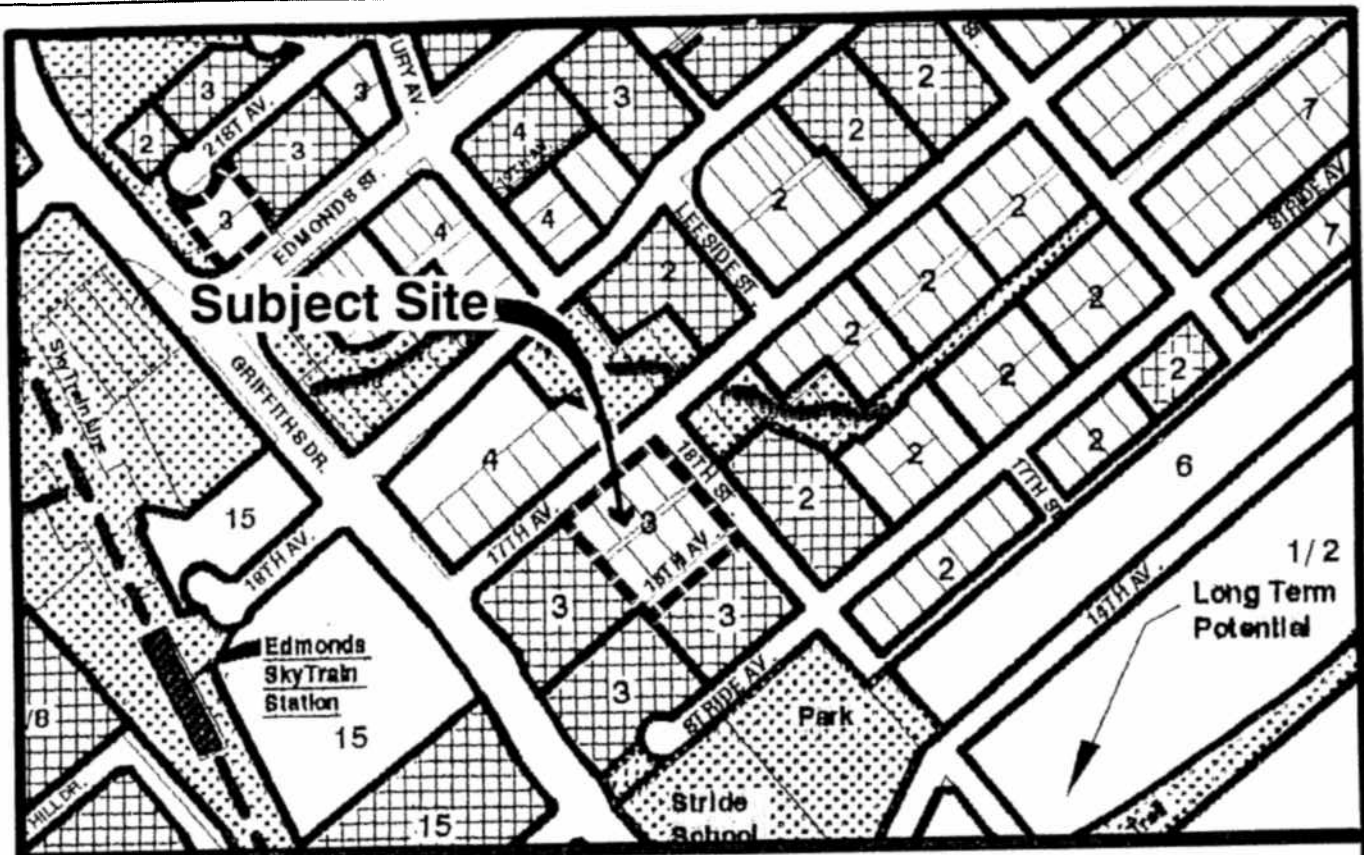
Drawn By: J.P.C.

Date: November 2002



**REZONING REFERENCE 02 -- 40**  
17 th Ave. / 18 th St.

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. # 38/90)

- 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 -- 40  
 17 th Ave. / 18 th St.**

**Sketch # 2**