

TO: CITY MANAGER

2003 APRIL 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #02-26
Low-Rise Apartment and Townhouse Development

ADDRESS: 6850 Southpoint Drive

LEGAL: Lot 1, D.L. 191, Group 1, NWD Plan LMP 51518

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 "BC Hydro Lands" prepared by Ramsay Worden Architects Ltd.)

APPLICANT: Palladium Group
2248 - 13353 Commerce Parkway
Richmond, B.C. V6V 3A1
(Attention: Thomas Morton)

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

RECOMMENDATIONS:

1. **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.
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 subdivision of the net project site into two legal parcels.
- e. Registration of a floor area allocation covenant to define gross floor area for each parcel in accordance with the overall plan of development.
- 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. The deposit of the applicable Parkland Acquisition Charge.
- m. The deposit of the applicable GVS & DD Sewerage Charge.
- n. The deposit of the applicable School Site Acquisition Charge.
- o. The deposit of the applicable per unit Edmonds Town Centre South Grade-Separated crossings charge.
- 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. The provision of facilities for cyclists in accordance with Sections 4.3 and 4.4 of the rezoning report.
- s. The relocation of the existing BC Parkway facility to the approval of TransLink and the City.
- t. Installation of protective chain link fencing along the property line adjacent to Taylor Park during the whole course of site and construction work.

R E P O R T

1.0 **REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit a low-rise apartment and townhouse development.

2.0 **BACKGROUND**

The site is located on Southpoint Drive between Station Hill Drive and Hanna Court within the adopted Edmonds Town Centre Plan (see **attached** Sketches #1 and #2).

The site, which is vacant with many trees, slopes gently up towards the north. The northeast edge of the site is occupied by the BC Parkway and a BC Hydro transmission line.

Directly adjacent to the site is a child care centre, the Taylor Park Elementary School (under construction), and Taylor Park. Across Southpoint Drive is a high-rise apartment tower.

On 2002 July 22, 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 adopted Edmonds Town Centre Plan designates the subject site for low-rise Multiple Family Development based on RM2 density. The proposed use and density are consistent with the Plan.

- 3.2 The applicant is pursuing a subdivision application to create two legal parcels, one for a low-rise apartment building and one for townhouse development, as shown on **attached** Sketch #3. Covenants and easements to accommodate an integrated development over the two parcels will be registered to address issues including floor area allocation and reciprocal easements.
- 3.3 Servicing will include, but not necessarily be limited to:
- completion of Southpoint Drive with a separated sidewalk, boulevard grass and street trees abutting the site, and provision for any traffic-calming measures determined through the current public consultation
 - upgrading of the BC Parkway which is located within a statutory right-of-way on-site, to include lighting maintained by the owners; the Parkway path is being relocated northward to accommodate the proposed development, with construction to be completed prior to finalization of the rezoning
- 3.5 Vehicular access will be from Southpoint Drive only, with no access permitted from Hanna Court.
- 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 voluntary 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 Southpoint Drive 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 substantial group of existing cedar trees will be retained on site.
- 3.13 Adequate facilities for garbage and recycling and a car wash space are to be provided
- 3.14 A Section 219 covenant is required to ensure the retention of open balconies.

3.15 Remediation of the site has been completed and a Certificate of Compliance secured.

4.0 DEVELOPMENT PROPOSAL

4.1 **Net Site Area** (subject to survey)

Parcel "1":	-	68,178 sq.ft.
Parcel "2":	-	168,127 sq.ft.
Total Net Site	-	236,305 sq.ft./5.4 ac.

4.2 **Overall Site Statistics**

Site Coverage:	-	30 %
Maximum Floor Area Ratio:	-	0.9
Maximum Gross Floor Area:	-	212,675 sq.ft.
Total Residential	-	192 units
Common Facilities:	-	play area for small children

4.3 **Parcel "1" Statistics**

<u>Gross Floor Area</u>	-	81,615 sq.ft.
<u>Building Height</u>	-	4 storeys

Unit Mix

4 one-bedroom	603-665 sq.ft.
9 one-bedroom and den	690-913 sq.ft
44 two-bedroom	806-906 sq.ft
16 two-bedroom and den	975-1130 sq.ft
<u>8 three-bedroom</u>	1069-1070 sq.ft

81 apartment units total

Parking Required

81 units @ 1.6	-	130 spaces (including 21 visitors' spaces)
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Parking Provided

	-	133 spaces (including 21 visitors' spaces) and one car wash stall
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Bicycle Parking Provided:

- secure residents - 81 spaces
- visitors' racks - 16 spaces

4.4 **Parcel "2" Statistics**

The developer intends to construct the Parcel "2" development as a phased strata plan.

Gross Floor Area - 131,060 sq.ft.

Building Height - 2 to 3 storeys

Unit Mix

25 two-bedroom 1074-1229 sq.ft
37 two-bedroom and den 994-1124 sq.ft
49 three-bedroom 1041-1403 sq.ft

111 townhouse units total

Parking Required

111 units @ 1.75 - 195 spaces (including 28 visitors' spaces)

Parking Provided

- 199 spaces (including 28 visitors' spaces) and two car wash stalls

Bicycle Parking Provided:

visitors' racks - 18 spaces

(Resident's bicycles are intended to be accommodated within units or private yards)

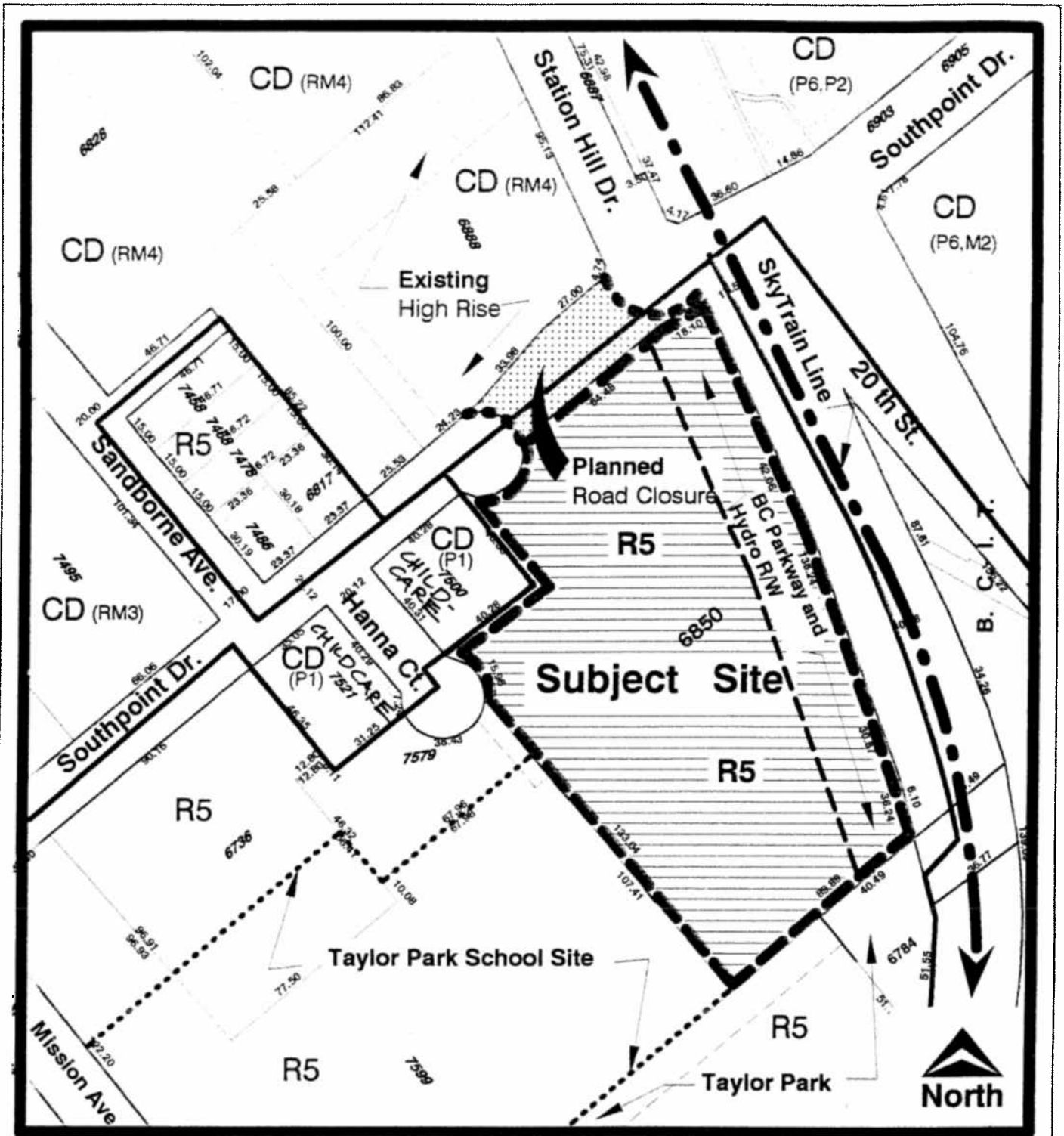


J.S. Belhouse
Director Planning and Building

RR:gk
Attach

cc: City Clerk
Director Engineering
City Solicitor

P:\Gulzar\Robert Renger\Rez02-26 Public Hearing Report



Planning And Building Department

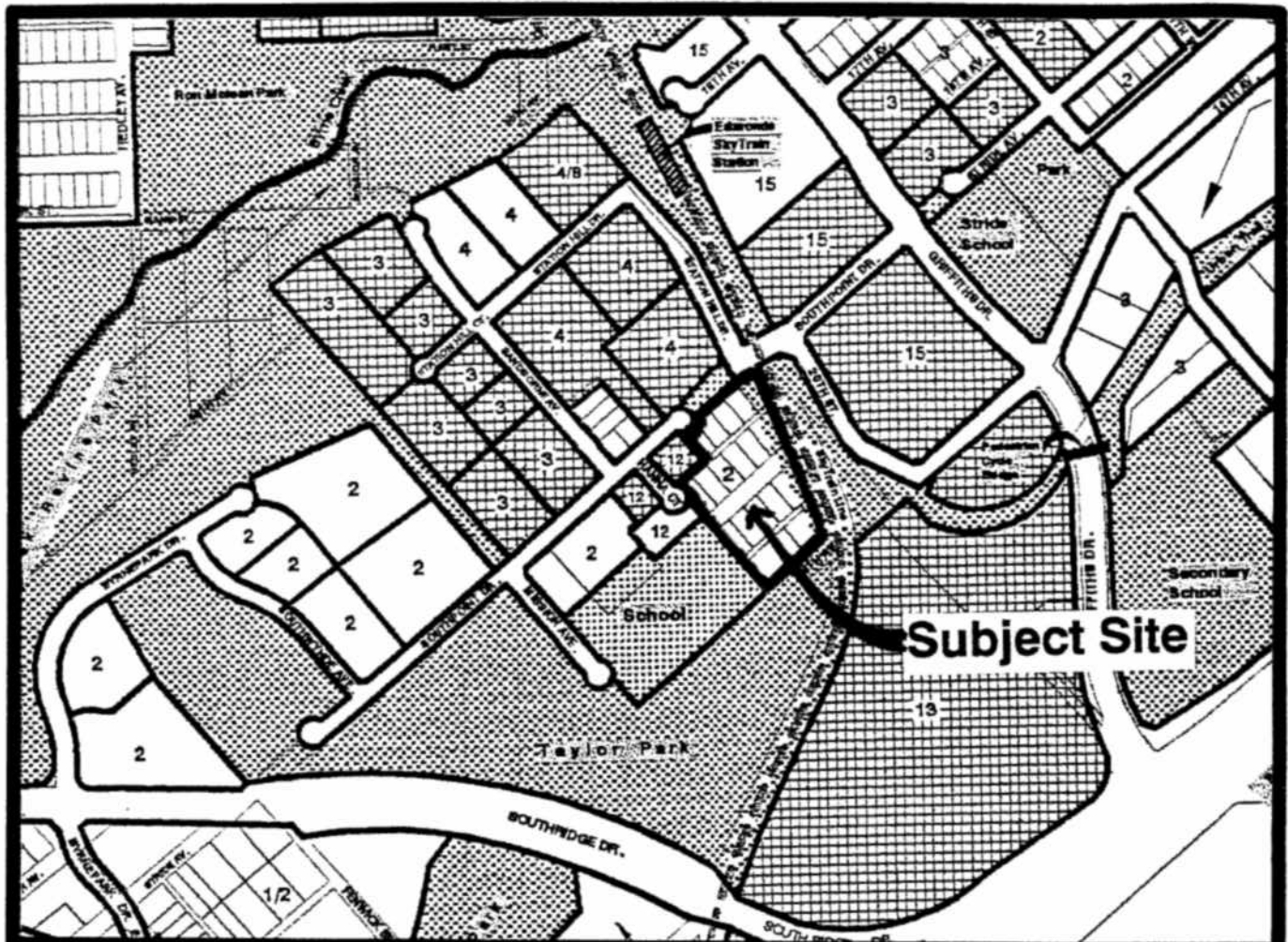
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Drawn By: J.P.C.

Date: July 2002

REZONING REFERENCE 02 -- 26
 6850 Southpoint Dr.

Sketch # 1



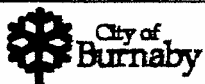
Subject Site

Legend:

- | | | |
|---|---|--|
| <p>High Rise Apartments
 5 — RMS (100 units per acre maximum)
 4 — RM4 (80 units per acre maximum)</p> <p>Low Rise Apartments
 3 — RM3 (50 units per acre maximum)</p> <p>Low Rise Apartments / Ground-Oriented Multiple Family
 2 — RM2 (40 units per acre maximum)</p> <p>Ground-Oriented Multiple Family
 1 — RM1 (25 units per acre maximum)
 6 — Townhousing (12 units per acre maximum)</p> <p>Single and Two-Family Infill
 7 — Potential Area Rezoning</p> | <p>Commercial
 8 — C1 Neighbourhood Commercial
 9 — C2 Community Commercial
 10 — C3 General Commercial
 11 — C4 Service Commercial</p> <p>12 — Institutional (including Seniors Housing, Churches, etc.)
 13 — Industrial
 14 — Mixed-Use Complex (Rezoning Reference #7/93)
 15 — B.C. Hydro Headquarters Complex (Rezoning Reference #36/90)</p> <p> Park, School, Trail, Ravine and Open Space Area
 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> |
|---|---|--|



**Edmonds Town Centre Plan
Development Guidelines**



Planning And Building Department

Scale: N.T.S.

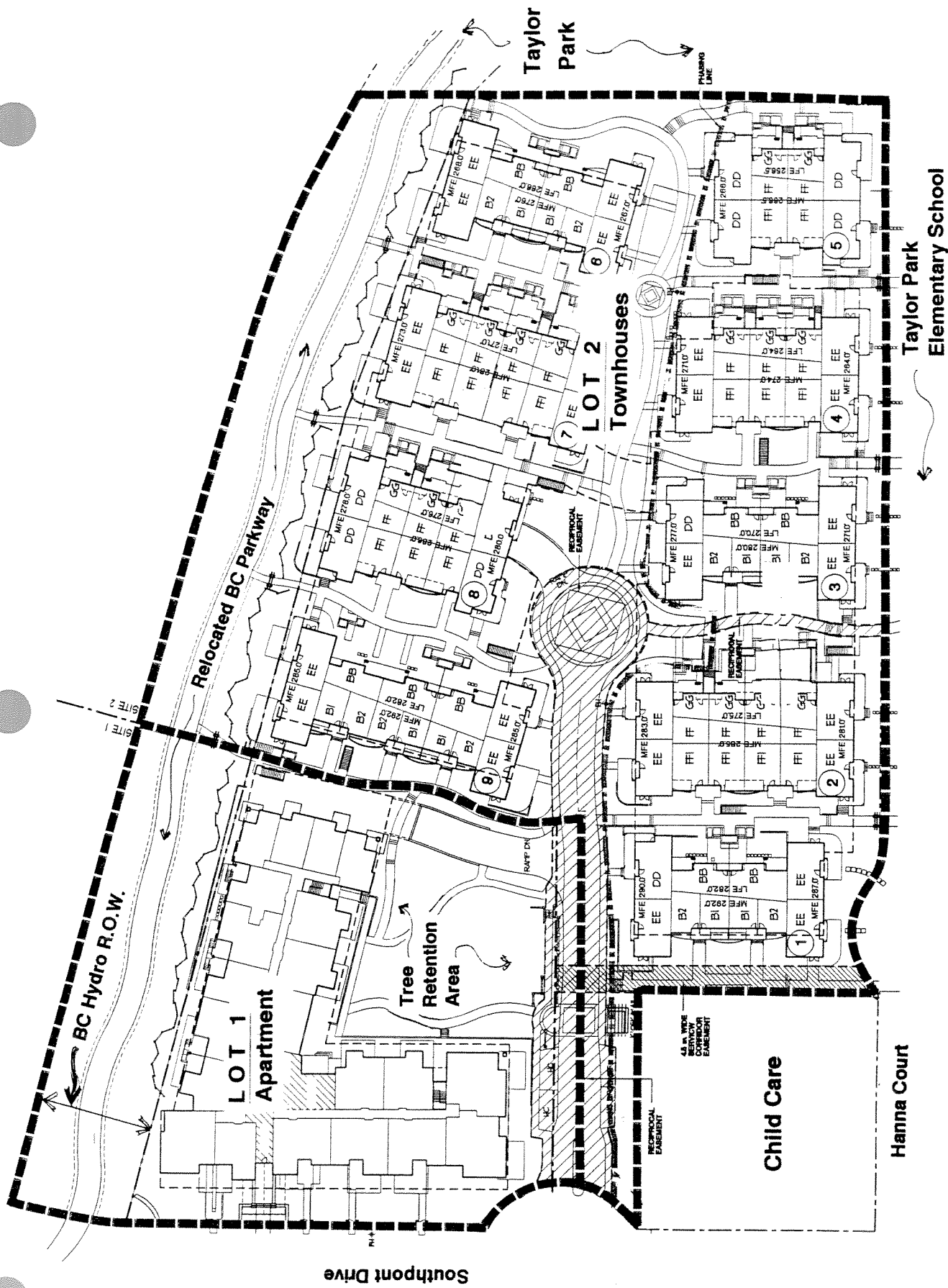
Drawn By: J.P.C.

Date: June 2002

REZONING REFERENCE 02 -- 26

6850 Southpoint Dr.

Sketch # 2



REZONING REFERENCE # 02 -- 26
Conceptual Site Plan

Sketch # 3

