

**TO:** CITY MANAGER

2004 August 13

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #03-73**  
**High-Rise Apartment Building/Townhouses and Underground Parking**  
**Edmonds Town Centre- Area 2**

**ADDRESS:** 7007/19/31/43/55/67/79 - 17<sup>th</sup> Avenue, 7060 18<sup>th</sup> Avenue (See attached Sketches)

**LEGAL:** Lots 20 to 26, D.L.95, Group 1, NWD Plan 1643; Lot 229, D.L. 95, Group 1, NWD PLAN 67368

**FROM:** R5 Residential District

**TO:** CD Comprehensive Development District (based on RM4 Multiple Family Residential District with an Amenity Bonus and the Edmonds Town Centre Plan as Guidelines, and in accordance with the development plan entitled "Residential Development on Lot 7007/19/13/43/55/67/79-17<sup>th</sup> Avenue 7060 18<sup>th</sup> Avenue" prepared by Howard Bingham Hill Architects)

**APPLICANT:** Cressey Development Corp.  
1200 - 1066 West Hastings Street  
Vancouver, B.C. V6E 3X1  
(Attn. James Patillo)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2004 September 28.

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**RECOMMENDATIONS:**

1. **THAT** the sale of City-owned property be approved for inclusion within the subject development site in accordance with the terms outlined in Section 3.13 of this report and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2004 September 13 and to a Public Hearing on 2004 September 28 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 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 prior to Final Adoption of the rezoning being completed in line with Section 3.4 of this report.
- e. The consolidation of the net project site into one legal parcel.
- f. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- g. The dedication of any rights-of-way deemed requisite.
- h. The retention of identified existing trees and vegetation on the site, including their protection by registration of two Section 219 Covenants; one for the riparian buffer area and one for the development site. 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.
- i. Compliance with the Council-adopted sound criteria.
- j. The provision of covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space 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 utilization of an amenity density bonus through the deposit of funds equal to the estimated value of the density bonus to be allocated for the provision of Taylor Park improvements in accordance with Section 2.3 of this report.
- o. The design and provision of units adaptable to persons with disabilities, with allocated parking spaces that meet standards for persons with disabilities. The provision of customized hardware and cabinet work is subject to the sale/ lease of the unit to a person with disabilities.
- p. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- q. The completion of the sale of City property.
- r. The granting of a 219 Covenant restricting enclosure of balconies.
- s. The granting of a Section 219 Covenant indicating that project driveway accesses will not be restricted by gates.
- t. The granting of Section 219 Covenants regarding the status of the proposed guest room as common property and preventing age restrictions.
- u. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- v. 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.

## **REPORT**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a high-rise apartment building with street-fronting townhouse units and underground parking which is consistent with the Council adopted Edmonds Town Centre Plan.

**2.0 BACKGROUND**

- 2.1 Council on 2004 January 26 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 completion of consolidation and rezoning.
- 2.2 The subject rezoning application is within the Edmonds Town centre Plan which designates this site for high density RM4 type residential development. As noted in the Initial Report, this proposal is in conformance with the adopted Edmonds Town Centre Plan.
- 2.3 The developer is applying for use of the permitted density bonus increase applicable to sites within a town centre, bringing the maximum allowable density from 1.7 to 2.0. The value of the density bonus has been determined to amount to \$969,300 (\$30 per square foot buildable). On 2004 June 07 Council received a report from the Housing Committee concerning the use of the bonus density funds and adopted the Committee's recommendation that the community benefit funds associated with the subject rezoning be allocated to the development of nearby Taylor Park.
- 2.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

**3.0 GENERAL COMMENTS**

- 3.1 The current plan proposes a 29 storey high-rise apartment building accessed off 18<sup>th</sup> Avenue with street-oriented townhouses facing 17<sup>th</sup> Avenue and underground parking accessed off 18<sup>th</sup> Avenue. The ground and first floor of the apartment building include shared amenity spaces for the development.
- 3.2 The site includes a 30m setback from the top of bank of Byrne Creek non-disturbance zone where vegetation will be retained and restored where necessary with native vegetation. This riparian area is to be protected by a Section 219 Covenant, bonding and fencing during construction. The only intrusion is to be a small wooden viewing platform which was approved by the ERC at the 2004 August 03 meeting.
- 3.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to, the upgrading of watermains on 17<sup>th</sup> and 18<sup>th</sup> Avenues, the full upgrading of 18<sup>th</sup> Avenue and adjacent Urban Trail, and the upgrading of Griffiths Drive and 17<sup>th</sup> Avenue as necessary.

- 3.4 The site will need to be consolidated into one legal lot. The consolidation of the site will require the demolition of existing dwellings prior to Final Adoption. Unless otherwise directed by Council, staff will pursue, if requested by the applicant, the release of Demolition Permits for existing dwellings on the site, after Second Reading and prior to Third Reading of the bylaw, in order to allow for the required notice of two months to vacate to be given to tenants for the dwellings.
- 3.5 A tree survey and arborist's report have been completed. A large number of significant trees and landscaped areas are to be retained on-site and protected by covenant. In addition to the 30m non-disturbance zone along the northeast side of the property, a large grove of trees at the western corner of the site, except for three large cottonwoods that have reached the peak of their lives and are about to decline, is also to be retained. In both cases, the existing forested areas are to be cleaned up to remove invasive non-native plants while protecting and enhancing native plants. In addition, the landmark Douglas Fir on the Griffiths Drive right-of-way near 17<sup>th</sup> Avenue will be retained.
- 3.6 Any necessary easements and covenants for the site are to be provided, including, but not necessarily limited, to Section 219 Covenants restricting the enclosure of balconies and additional driveway gates, ensuring the status of the guest room as common property and preventing age restrictions since part of the site is to be sold by the City to the developer.
- 3.7 Necessary dedications for road widening include a tapering dedication along 18<sup>th</sup> Avenue and one along Griffiths Drive.
- 3.8 Given the site's proximity to SkyTrain, a suitable sound study is required to ensure compliance with the Council-adopted sound criteria.
- 3.9 Three car wash stalls and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.10 The applicable Parkland Acquisition Charge, School Site Acquisition Charge and the GVS&DD Sewerage Charge (Fraser Area) will be required with this application.
- 3.11 In our primary town centres, developers are encouraged to include voluntarily 5% of the proposed residential units to be adaptable to meet the needs of persons with disabilities in private multiple-family residential developments. It is proposed that 10 units will be adaptable with associated handicapped parking.
- 3.12 Individual bicycle storage for each unit is being provided as well as bicycle racks for visitors.
- 3.13 Council, on 2004 January 26, approved in principle the sale of City-owned property at 7060 18<sup>th</sup> Avenue and 7019 and 7043 -17<sup>th</sup> Avenue. The recommended value of \$51 per sq.ft. for

raw land has been determined by the Legal and Lands Department. This price will be valid for nine months following the Public Hearing. The completion of the sale of City lands is subject to the rezoning application being pursued to completion and to consolidation of the site into one legal lot. The estimated area to be sold is 6,837.63m<sup>2</sup> (73,602.05 sq. ft.), to be confirmed by a detailed survey.

- 3.14 An on-site sediment control system is a requirement of Preliminary Plan Approval and must be approved by the Environmental Services Division, Engineering Department.
- 3.15 A on-site stormwater management system with a suitable engineered design and deposit of funds is required with a 219 covenant to guarantee its provision, effectiveness and continuing operation.
- 3.16 A development plan for the subject site has been received which is suitable for submission to a Public Hearing. Elsewhere on the agenda appears the bylaw for First Reading.

**4.0 DEVELOPMENT PROPOSAL**

- 4.1 Gross Site Area: - 10,878.59 m<sup>2</sup> ( 117,100 sq.ft.)  
 Dedications: - 909.68 m<sup>2</sup> ( 9,792 sq. ft.)  
 Net Site Area: 9,968.91 m<sup>2</sup> (107,308 sq. ft.)
- 4.2 Density:  
 Floor Area Ratio Permitted - 1.7 [16,947.15 m<sup>2</sup> (182,423.54 sq. ft.)]  
 Bonus Floor Area - 0.3 [ 2,990.67 m<sup>2</sup> ( 32,192.39 sq. ft.)]  
 Total Floor Area Permitted (FAR) - 2.0 [19,937.82 m<sup>2</sup> (214,615.93 sq. ft.)]  
  
 Gross Floor Area Provided: - 19,937.82 m<sup>2</sup> (214,615.93 sq. ft.)  
 Maximum Site Coverage: - 15%
- 4.3 Height:  
 Apartment Tower - 29 storeys  
 Townhouses - 3 storeys
- 4.4 Unit Mix  
 49 -1 bedroom - 56.67-58.53 m<sup>2</sup>(610-630 sq. ft.)  
 48 -1 bedroom and den - 63.64-82.22 m<sup>2</sup>(685-885 sq. ft.)  
 105 -2 bedrooms - 65.96-136.19 m<sup>2</sup> (710-1,466 sq.ft.)  
 12 -3 bedrooms - 148.45-156.35 m<sup>2</sup> (1,598-1,683 sq.ft.)  
**214 units total**  
 (Plus 1 studio guest room)

4.5	Parking Required based on		
	1.6 spaces per unit for 202 apartment units:	-	324 spaces (including 51 visitor spaces)
	1.75 spaces per unit for 12 townhouse units	-	21 spaces (including 3 visitor spaces)
		-	3 carwash spaces
	<b>Total Required</b>	-	<b>348 spaces</b> (including visitor spaces)
	<b>Total Provided</b>	-	<b>381 spaces</b> (including visitor spaces)
	Bicycle Parking:		
	Secure Residential:	-	232 spaces
	Visitors' racks	-	34 racks spaces

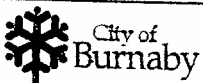
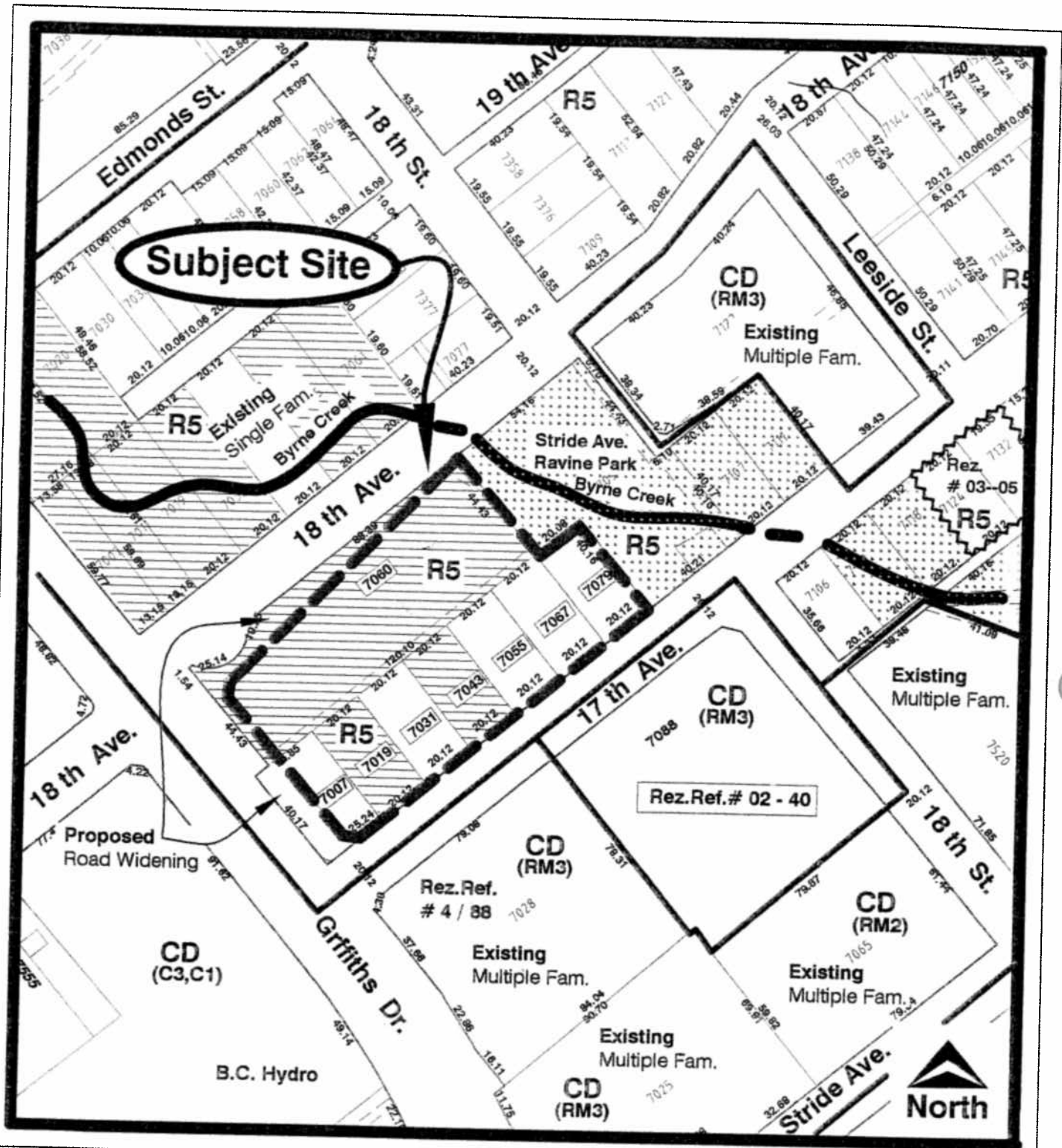


J. S. Belhouse  
Director Planning and Building

FA:gk  
Attach

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

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City of Burnaby

### Planning and Building Department

Scale: 1 = 2000

Drawn By: J.P.C.

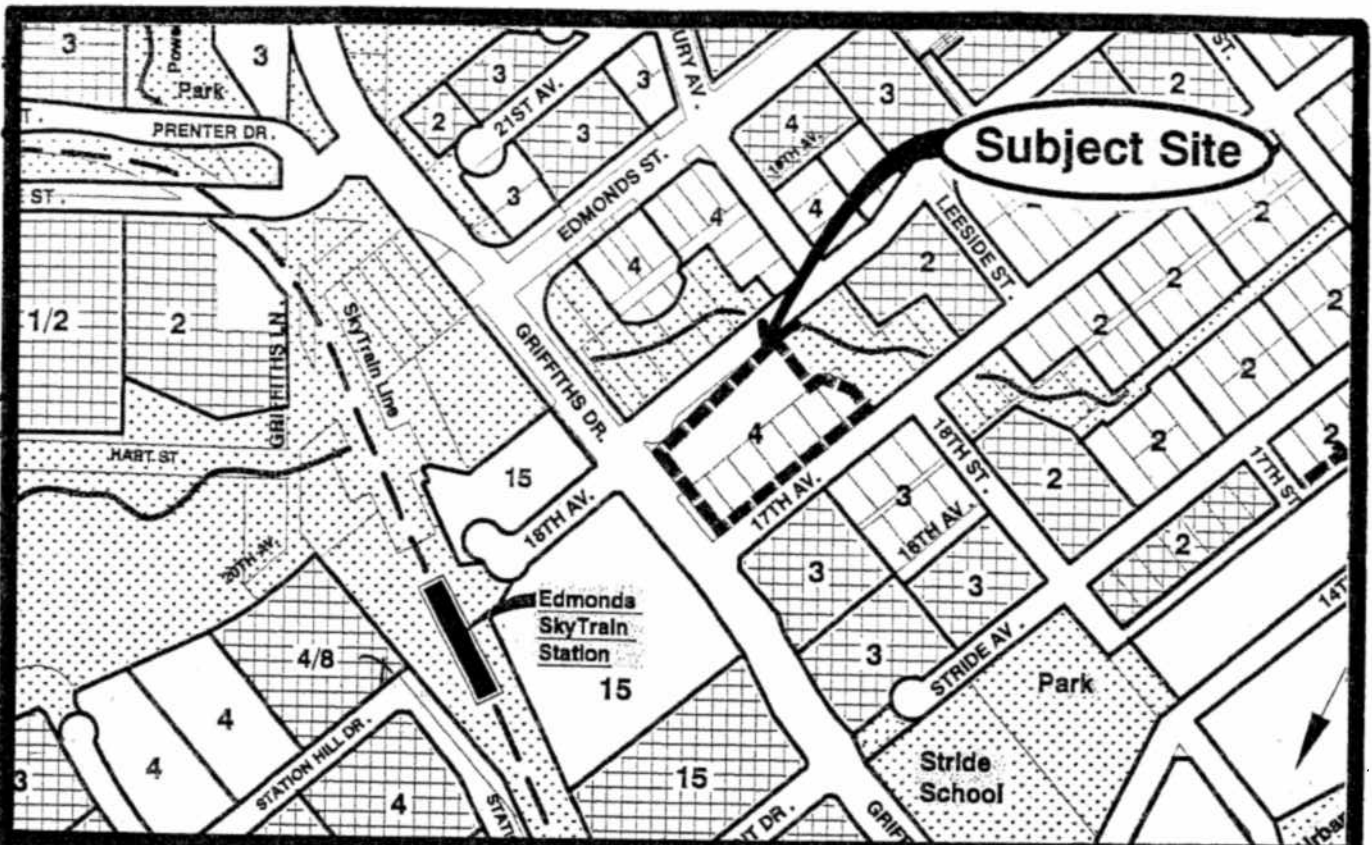
Date: January 2004

**REZONING REFERENCE 03 -- 73**  
17th Ave. / 18th Ave.

 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 -- Nikkel Complex (Rez. Ref. # 7/93)
- 15 -- B.C. Hydro Headquarters Complex (Rez. Ref. # 35/90)

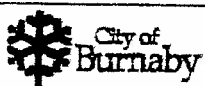
 Park, School, Trail, Ravine and Open Space Area

 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: January 2004

**REZONING REFERENCE 03 -- 73**  
17 th Ave. / 18 th Ave.

Sketch # 2

