

**TO:** CITY MANAGER

2004 October 20

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #04-17  
4-Unit Townhouse Development**

**ADDRESS:** 6990 Arcola Street

**LEGAL:** Lot "A", D.L. 95, Group 1, NWD Plan 12434

**FROM:** R5 Residential District

**TO:** CD Comprehensive Development (based on RM2 Multiple Family Residential District use and density and Edmonds Town Centre Development Plan guidelines, and in accordance with the development plan entitled "6990 Arcola Street" prepared by Western View Home Design Ltd.)

**APPLICANT:** Jaswant Muker  
5875 McKee Street  
Burnaby, BC V5J 2V6

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2004 November 23.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2004 November 1, and to a Public Hearing on 2004 November 23 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 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 undergrounding of existing overhead wiring abutting the site.
- f. Compliance with the Council adopted sound criteria.
- g. The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- h. The deposit of the applicable Parkland Acquisition Charge.
- i. The deposit of the applicable GVS & DD Sewerage Charge.
- j. The deposit of the applicable School Site Acquisition Charge.
- k. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- l. The granting of a 219 Covenant restricting enclosure of balconies, decks, and porches.
- m. Submission of an undertaking to comply with best management practices for on-site stormwater management as determined by the Environmental Services Division - Engineering Department.
- n. 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 4-unit townhouse development with garage parking.

### 2.0 BACKGROUND

- 2.1 The subject site is located within the Edmonds Town Centre Plan (see *attached* Sketches #1 and 2). Existing single-family dwellings are located to the west and north of the subject site, while low-rise apartment buildings are located to the east and northeast. Across the lane to the south of the subject property are commercial developments fronting on Kingsway. The site has an area of approximately 736 m<sup>2</sup> (7,922 sq.ft.) and a width of approximately 20.12 m (66 ft.).
- 2.2 On 2004 May 17, Council received the report of the Planning & Building Department regarding the rezoning of the subject site and authorized the Department to work with the applicant in preparing a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 2.3 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

### 3.0 GENERAL COMMENTS

- 3.1 This property was desirably intended to form part of a 5-lot assembly, including 6940, 6950, 6966, 6976, and 6990 Arcola. Subject to assembly, the properties are designated for Comprehensive Development based on RM3 District guidelines in the adopted Edmonds Town Centre Plan. Planning Department staff have encouraged the applicant to add to the assembly as many contiguous properties as possible, and at minimum, to add the neighbouring property at 6976 Arcola. The applicant has made appropriate efforts to add 6976 Arcola to the assembly, but was unable to reach a mutually agreed upon price with the owner. On 2004 June 21, Council adopted the recommendation that the Planning Department work with the applicant in pursuing an infill development on the subject property utilizing the Comprehensive Development District with the RM2 District as guidelines, appropriate for the smaller site.
- 3.2 While the proposed site is relatively small, it has proven to be workable based on the submitted plans, and the proposed land use is consistent with the adopted Edmonds Town Centre Plan. The development proposal is for a 4-unit ground-oriented townhouse development with four garage and two carport parking spaces accessed from the rear lane. The maximum density of the project under the RM2 District guidelines is 0.7 FAR.

- 3.3 Servicing will include, but not necessarily be limited to:
- Undergrounding overhead wires on Arcola Street
  - Providing money in trust for future curb and separated sidewalk
- 3.4 Due to the project's proximity to the Kingsway corridor, an acoustical study is required to ensure compliance with Council-adopted sound criteria.
- 3.5 A Section 219 Covenant is required to ensure the retention of open balconies, decks, and porches.
- 3.6 The following Development Cost Charges apply:
- a) Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area;
  - b) School Site Acquisition Charge of \$900.00 per unit; and
  - c) GVS & DD Sewerage Development Cost Charge of \$1515.00 per unit.
- 3.7 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system and on-site stormwater management in line with best management practices will be requirements of Preliminary Plan Approval.
- 3.8 It is noted that a row of conifer trees just east of the site on the adjacent property at 7040 Arcola will not survive the development proposed on the subject site, as this project will result in the removal of all the roots on the west side of these trees. In addition to the inability of the trees to survive this loss of root zone, they will also be destabilized and will likely topple in the first significant wind. This is compounded by the fact that the root zones of these trees are already limited by the underground parking of 7040 Arcola.
- This applicant has obtained the consent of the owner of 7040 Arcola to remove the row of trees on his property prior to commencing construction, and to provide a replacement cedar hedge, with each tree spaced 2.5 to 3 feet apart.
- 3.9 One covered car wash stall with sanitary drain will be provided on the site.
- 3.10 Since the proposed development consists of only 4 townhouse units on a relatively small site, as an alternative to a centrally located garbage and recycling area, each unit will be equipped with individual garbage and recycling containers which will be collected off the lane on regularly scheduled garbage and recycling days.
- 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 area, but considers it unfeasible to provide adaptable units in this development due to its small scale and the townhouse form of development.

3.12 Access to garage and visitor parking will be via the rear lane.

**4.0 DEVELOPMENT PROPOSAL**

4.1 Site Area

Gross and Net Site Area - 736 m<sup>2</sup> (7,920 sq.ft.)  
(Subject to detailed survey)

Site Coverage - 35%

4.2 Density

Maximum Floor Area Ratio  
Permitted and Provided: - 0.700 FAR  
Maximum Floor Area: - 515 m<sup>2</sup> (5,545 sq.ft.)

Units per acre - 31

4.3 Building Height - 2 Storeys

4.4 Unit Mix

2 three-bedroom units (front type) @ 129.5 m<sup>2</sup> (1,394 sq.ft.)

2 three-bedroom units (rear type) @ 128 m<sup>2</sup> (1,378 sq.ft.)

**4 units total**

4.5 Parking required and provided

*Vehicle parking*

1.5 spaces/unit - 6 spaces (of which 1 is a visitor space  
and 1 is a visitor/car wash space)

*Bicycle Parking*

Secure residential: 1 space/unit - 4 in-unit bicycle storage areas

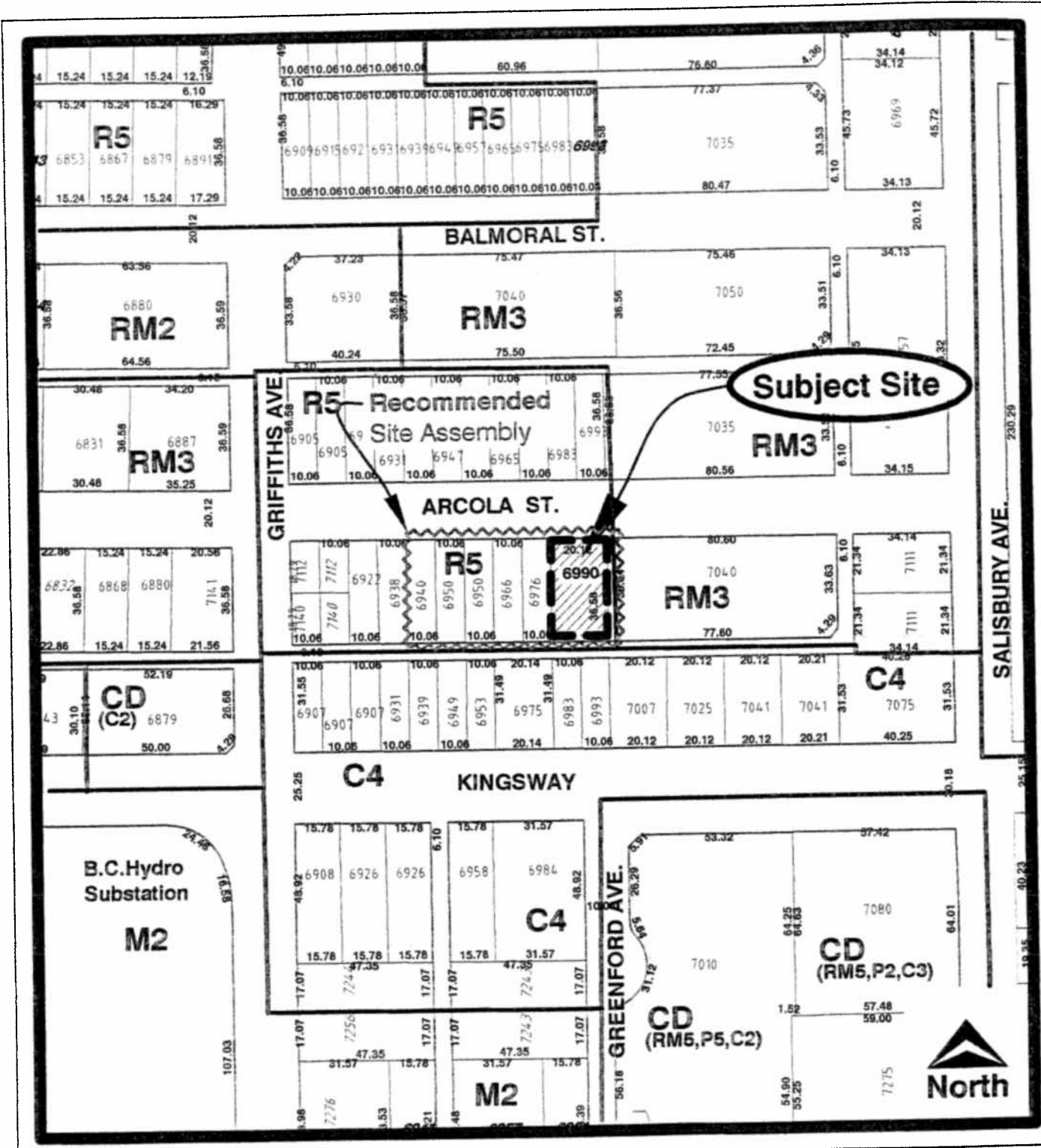
Visitors' racks: 0.25 spaces/unit - 1 rack with 1 space



J. S. Belhouse  
Director Planning and Building

KH:gk  
Attach.

cc: Director Engineering  
City Solicitor  
City Clerk



**Planning and Building Department**

Scale: 1 = 2000  
 Drawn By: J.P.C.  
 Date: May 2004

**REZONING REFERENCE 04 -- 17**  
**6990 Arcola 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. # 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.

**Edmonds Town Centre Plan  
Development Guidelines**



**Planning And Building Department**

Scale: N.T.S.

Drawn By: J.P.C.

Date: April 2004

**REZONING REFERENCE 04 -- 17**  
**6990 Arcola St.**

Sketch # 2

