

TO: CITY MANAGER

2004 September 21

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #04-36
17-Unit Townhouse Development**

ADDRESS: 7138 & 7144 Eighteenth Avenue

LEGAL: Lot 52, Except: South Easterly 10 ft. measured at right angles to the South East Boundary, Lot 53, D.L. 95, Group 1, NWD Plan 1152

FROM: R5 Residential District

TO: CD Comprehensive Development (based on RM2 Multiple Family Residential District and the Edmonds Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Proposed Townhouse Development" prepared by Hywel Jones Architect)

APPLICANT: Springbank Development Corp.
105 - 1869 Spyglass Place
Vancouver, B.C. V5Z 4K7
(Attention: John Ritchie)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2004 October 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2004 October 4, and to a Public Hearing on 2004 October 26 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 consolidation of the net project site into one legal parcel.
- f. The dedication of any rights-of-way deemed requisite.
- g. The undergrounding of existing overhead wiring abutting the site.
- h. 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.
- i. The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking and a commitment to implement the recycling provisions.
- j. The deposit of the applicable Parkland Acquisition Charge.
- k. The deposit of the applicable GVS & DD Sewerage Charge.
- l. The deposit of the applicable School Site Acquisition Charge.
- m. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- n. The granting of a 219 Covenant restricting enclosure of balconies, decks, and porches.
- o. Submission of an undertaking to comply with best management practices for on-site stormwater management as determined by the Environmental Services Division - Engineering Department.

- p. 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.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 17-unit townhouse development with underground parking.

2.0 BACKGROUND

- 2.1 The subject site is located within the Edmonds Town Centre Plan on the east corner of Eighteenth Avenue and Leaside Street (see **attached** Sketches #1 and 2). Existing single and two-family dwellings are located to the east and south of the subject site, while low-rise multi-family developments are located to the north and west of the subject site across Eighteenth Avenue and Leaside Street. The subject site is near Stride Avenue Ravine Park and across from Poplar Park, which is currently developed with a children's playground. The site has an area of approximately 1,990 m² (21,420 sq.ft.) and a width of approximately 40.79 m (133.8 ft.).
- 2.2 On 2004 July 19, 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 The proposed land use is consistent with the adopted Edmonds Town Centre Plan. While the proposed site consolidation is relatively small, it has proven to be workable based on the submitted plans. The development proposal is for a 17-unit ground-oriented townhouse development with underground parking accessed from Leaside Street. The maximum density of the project under the RM2 District guidelines is 0.9 FAR.

- 3.2 Servicing will include, but not necessarily be limited to:
- Constructing separated sidewalks abutting the site along Eighteenth Avenue and Leaside Street with a 1.8m (6 ft.) front boulevard with street trees and grass, 1.5m (5 ft.) separated sidewalk, and 1.2 m (4 ft.) rear boulevard.
 - Constructing a wheelchair ramp on the opposite side of Eighteenth Avenue.
 - Undergrounding overhead wires on Eighteenth Avenue.
- 3.3 Road dedication is required on Eighteenth Avenue as per transportation geometric. A 3 by 3m corner truncation at Eighteenth Avenue and Leaside Street is also required.
- 3.4 A Section 219 Covenant is required to ensure the retention of open balconies, decks, and porches.
- 3.5 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 \$800.00 per unit; and
 - c) GVS & DD Sewerage Development Cost Charge of \$1515.00 per unit.
- 3.6 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.
- 3.7 A tree survey has been completed and a number of existing trees have been identified for retention.
- 3.8 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.
- 3.9 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.
- 3.10 Access to secure, underground parking will be via Leaside Street.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross Site Area - 2,000 m² (21,529 sq.ft.)
Dedications - 37.5 m² (404 sq.ft.)
Net Site Area - 1,962.5 m² (21,125 sq.ft.)
(Subject to detailed survey)

Site Coverage - 37.4%

4.2 Density

Floor Area Ratio Permitted and Provided: - 0.9 FAR
Floor Area: - 1,766.3 m² (19,012.5 sq.ft.)

4.3 Building Height

- 2.5 Storeys

4.4 Unit Mix

7 two-bedroom units - 601.9 m² (6,479 sq.ft.)
10 three-bedroom units - 1,166.5 m² (12,556 sq.ft.)
17 units total

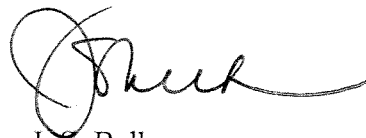
4.5 Parking required and provided

Vehicle parking

1.75 space/unit - 30 spaces (of which 4 are visitor spaces) plus one car wash space

Bicycle Parking

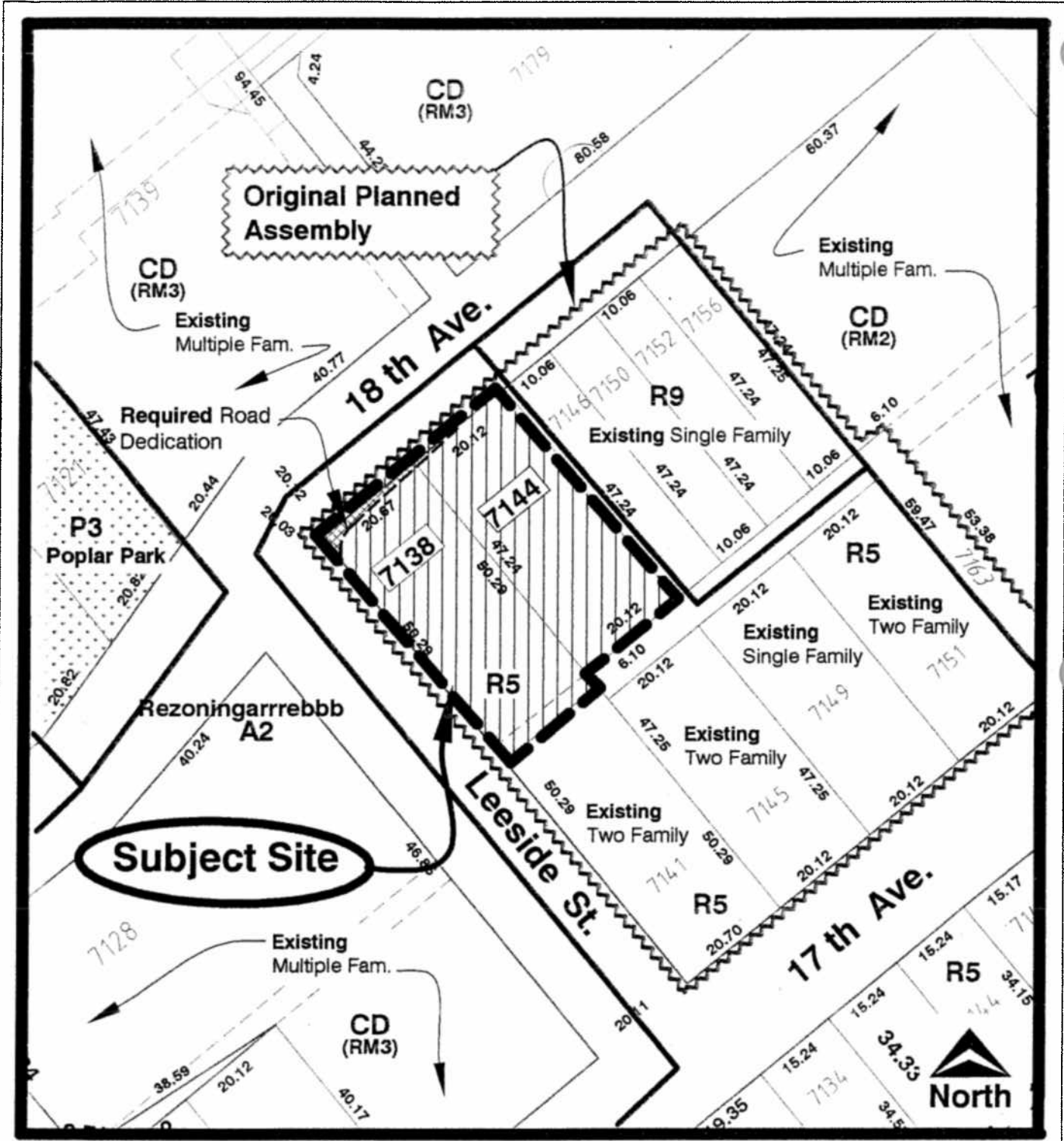
Secure residential: 1 space/unit - 17 spaces
Visitors' racks: 0.2 spaces/unit - 1 rack with 4 spaces



J. S. Belhouse
Director Planning and Building

KH:gk
Attach

cc: Director Engineering
City Solicitor
City Clerk



Planning and Building Department

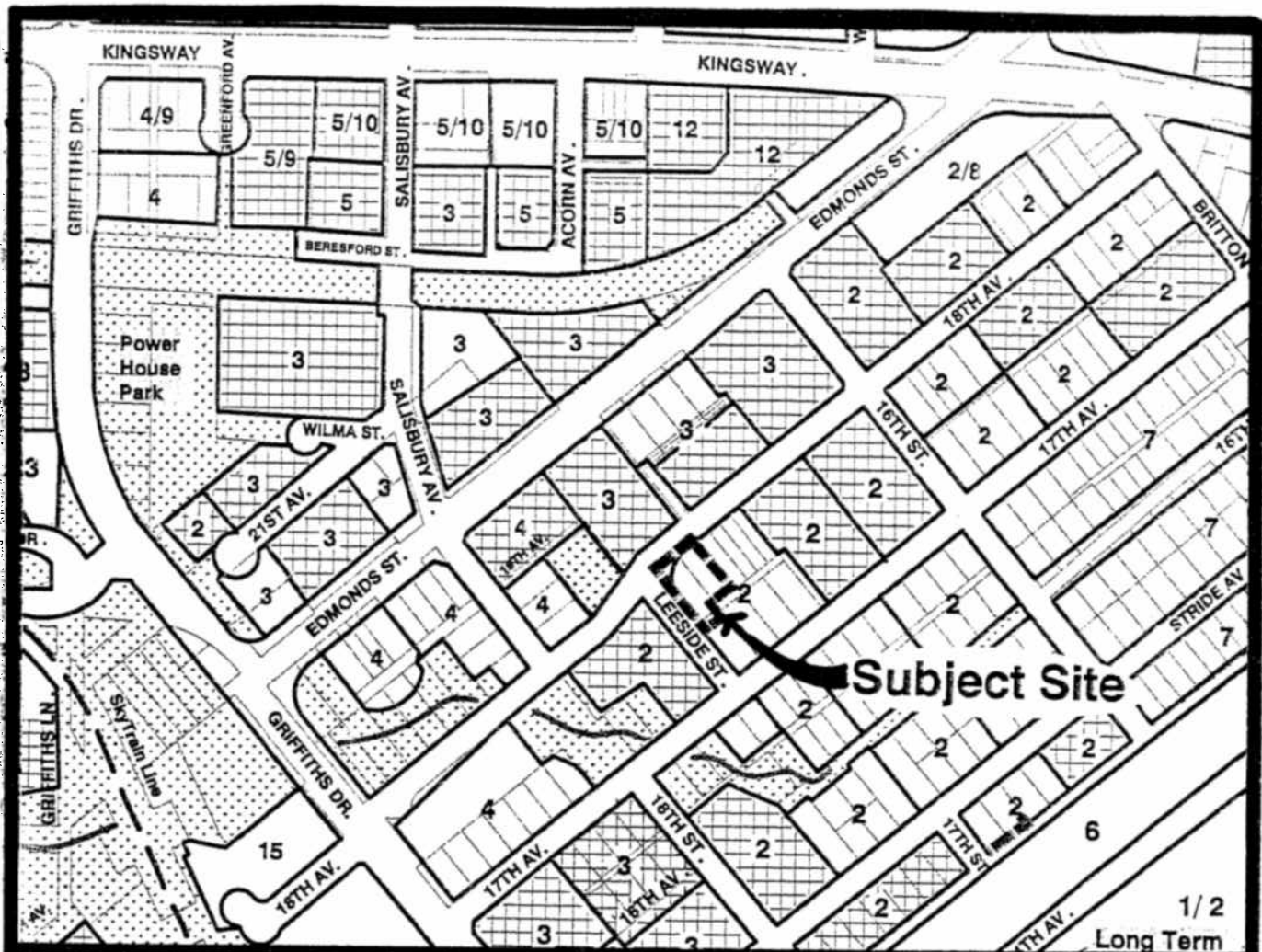
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Drawn By: J.P.C.

Date: July 2004

REZONING REFERENCE # 04 -- 36
7138 & 7144 --18 th Avenue

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
- 6 - C1 Neighbourhood Commercial
- 6 - C2 Community Commercial
- 10 - C3 General Commercial
- 11 - C4 Service Commercial
- 12 - Institutional (including Seniors Housing, Churches, etc.)
- 13 - Industrial
- 14 - Nikkel Complex (Res. Ref. # 780)
- 15 - B.C. Hydro Headquarters Complex (Res. Ref. # 9900)

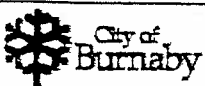
- Park, School, Trail, Ravine and Open Space Area
- Completed or Rezoned in Accordance with Development Guidelines

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.

Adopted 1994
Amended to April 2004

**Edmonds Town Centre Plan
Development Guidelines**



Planning And Building Department

Scale: N.T.S.

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REZONING REFERENCE # 04 -- 36
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Sketch # 2

