

TO: CITY MANAGER 2005 September 14

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #05-33
Townhouse Development
Edmonds Town Centre – Sub-Area 1

ADDRESS: 6728, 6738 & 6750 Arcola Street (see **attached** Sketches #1 and #2)

LEGAL: Lots 9, 10 & 11, Blk 7, D.L. 96, Group 1, NWD Plan 1194

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Edmonds Town Centre Plan guidelines), and in accordance with the development plan entitled “6728, 6738, 6750 Arcola Street” prepared by Matthew Cheng Architect).

APPLICANT: Jaswant Muker
5875 McKee Street
Burnaby, B.C. V5J 2V4

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2005 October 25.

RECOMMENDATIONS:

- 1 **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2005 October 3 and to a Public Hearing on 2005 October 25 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 submission of an undertaking to remove all existing improvements from the site prior to Final Adoption of the Bylaw, but not prior to Third Reading of the Bylaw.
- 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. Dedication of any road rights-of-way deemed requisite.
- h. The underground of existing overhead wiring abutting the site.
- i. Compliance with Council-adopted sound criteria.
- j. 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.
- 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 provision of facilities for cyclists in accordance with this report.
- o. The granting of a 219 Covenant restricting enclosure of balconies.
- p. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- q. 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.

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 19-unit townhouse development with underground parking.

2.0 BACKGROUND

2.1 The subject properties at 6728, 6738, and 6750 Arcola Street are located within the Council-adopted Edmonds Town Centre Plan just east of Sperling Avenue (see Sketches #1 & #2 *attached*). On 2005 July 25, 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. 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. The development proposal is for a 19-unit stacked townhouse development with underground parking accessed from the lane. The maximum density of the project under the RM3 District guidelines is 1.1 FAR.

3.2 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 following:

- Provision of street trees on existing grass boulevard abutting the site; and
- Providing money in trust for future curb, separated sidewalk, boulevard grass, and street lighting abutting the site on Arcola Street.

3.3 A 3m by 3m lane truncation is 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:

- Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area;
- School Site Acquisition Charge of \$800.00 per unit; and
- GVS & DD Sewerage Development Cost Charge of \$1,515.00 per unit.

3.6 As the site is influenced by traffic from Kingsway and Sperling Avenue near the proposed development, an acoustical report will need to be undertaken to ensure compliance with Council-adopted sound criteria. Upon the project's completion, a letter

from the acoustical engineer confirming implementation of any noted recommendations will be required.

- 3.7 Detailed plans for an engineered sediment control system may be a requirement of the Preliminary Plan Approval. This requirement is contingent upon the project timing and the amount of excavation involved.
- 3.8 The Building Department has indicated that there are no trees on the site suitable for retention.
- 3.9 Overhead wiring on Arcola Street abutting the site will need to be replaced underground. If this is not feasible, producing will be required.
- 3.10 One car wash stall with a sanitary drain will be provided in the underground parking garage.
- 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 stacked townhouse form of development.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross Site Area	-	1,561 m ² (16,800 sq.ft.)
Dedications	-	4.5 m ² (48.4 sq.ft.)
Net Site Area (Subject to detailed survey)	-	1,556.5 m ² (16,751.6 sq.ft.)

Net Site Coverage	-	37.5%
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4.2 Density

Floor Area Ratio Permitted and Provided:	-	1.1 FAR
Floor Area:	-	1,712.1 m ² (18,429.6 sq.ft.)

4.3 Building Height - 3 storeys

4.4 Unit Mix

2 One-bedroom units	-	56 m ² (603 sq.ft.)
9 Two-bedroom units	-	77.57 to 88.5 m ² (835 - 953 sq.ft.)
<u>8 Three-bedroom units</u>	-	<u>102.47 to 113.06 m² (1,103 - 1,217 sq.ft.)</u>
19 units total	-	1,712.1 m² (18,429.6 sq.ft.) total

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4.5 Parking required and provided

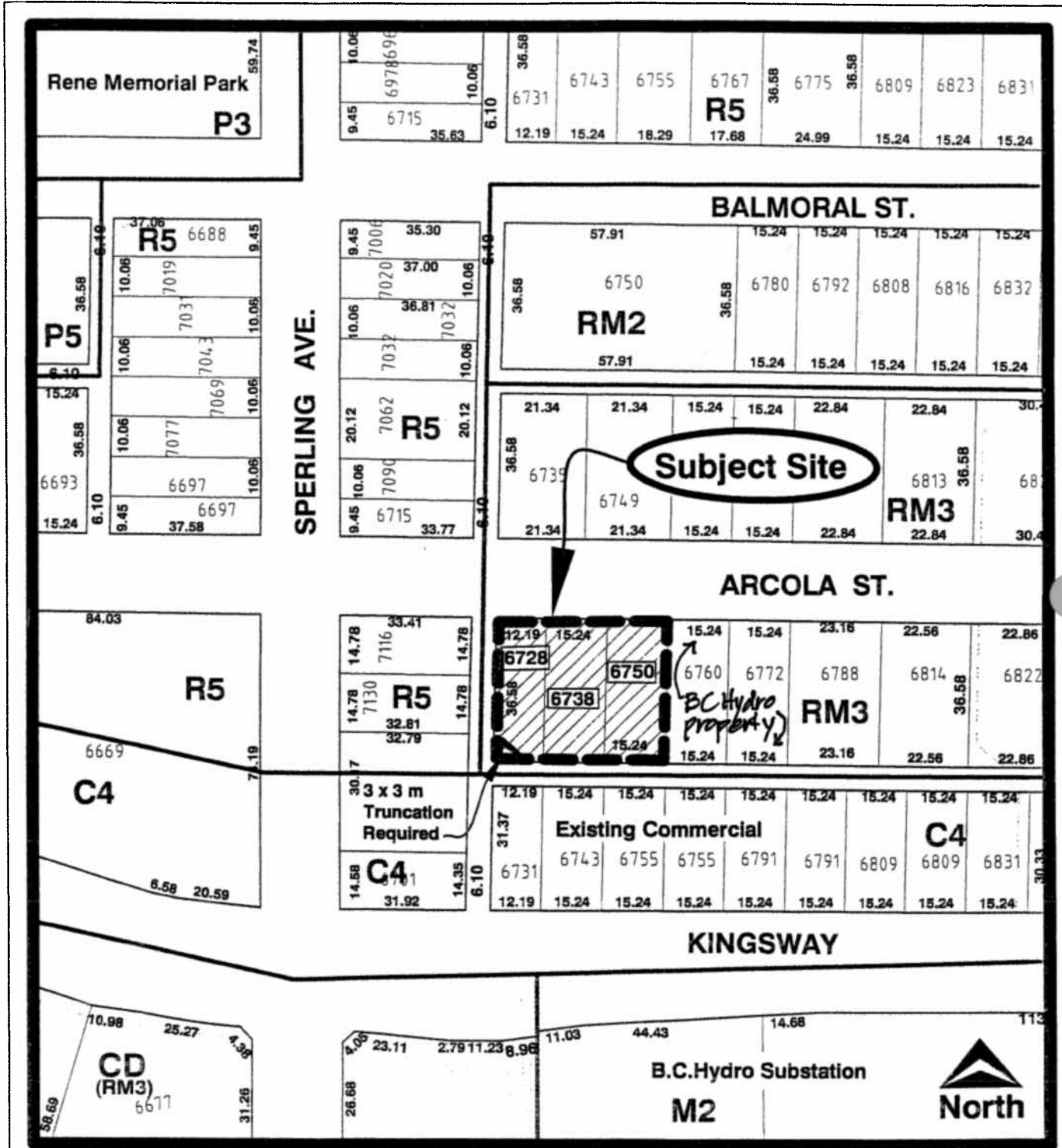
- Vehicle parking*
1.75 space/unit - 34 spaces (of which 5 are visitor spaces),
plus one car wash space

- Bicycle Parking*
Secure residential: 1 space/unit - 20 spaces provided
Visitors' racks: 0.2 spaces/unit - 1 rack with 5 spaces provided

J. S. Belhouse
for J. S. Belhouse
Director Planning and Building

KH: gk
Attach.

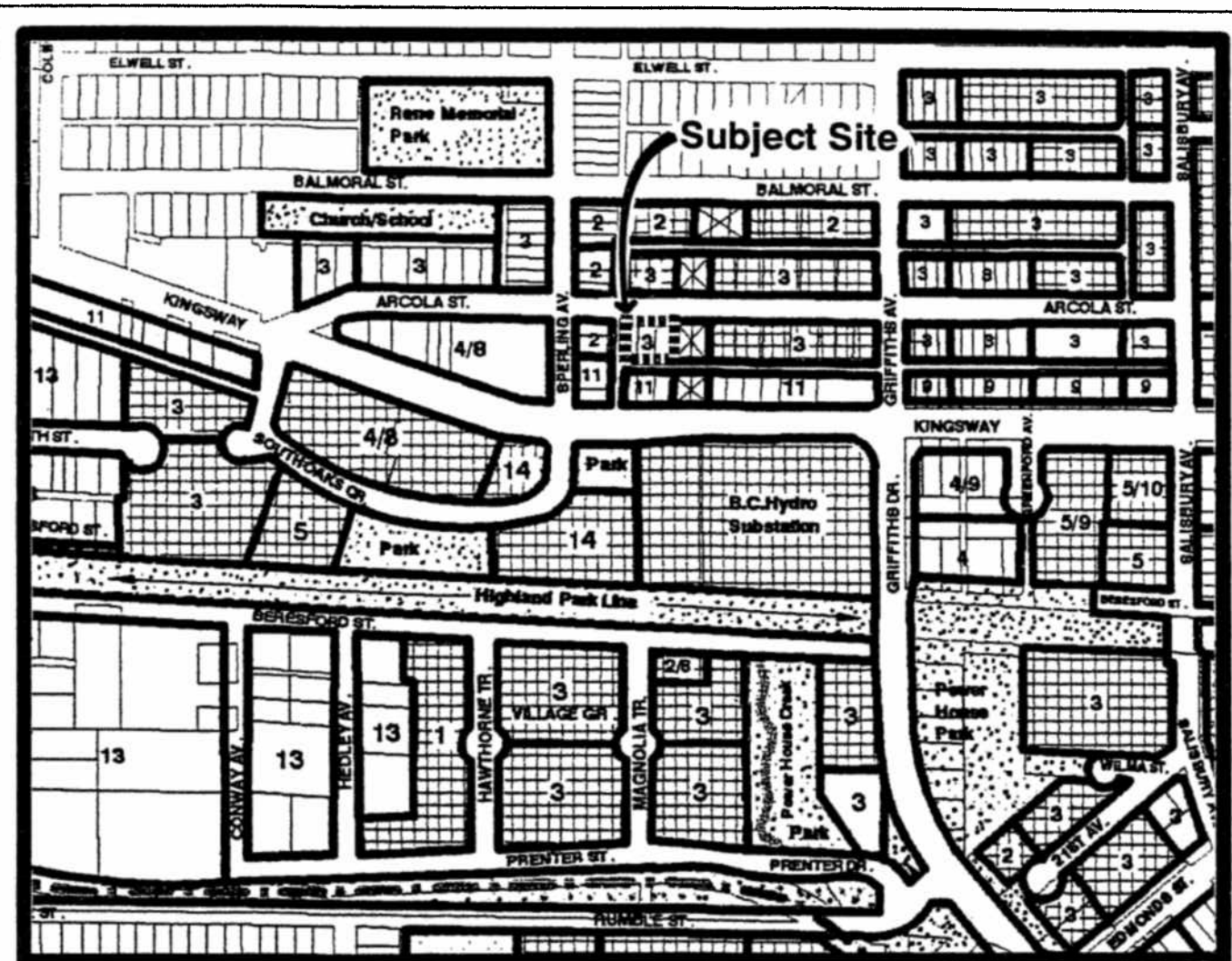
- cc: City Clerk
City Solicitor
Director Engineering
Director Engineering (Attn: Environmental Services Division)
Director Parks, Recreation and Cultural Services



Planning and Building Department

Scale: 1 = 1500
 Drawn By: J.P.C.

REZONING REFERENCE # 05 -- 33
 6728, 6738, 6750 Arcola St.



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 - Nickel Complex (Rez. Ref. # 7/03)
- 15 - B.C. Hydro Headquarters Complex (Rez. Ref. # 06/00)

- 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

**Edmonds Town Centre Plan
Development Guidelines**



Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: July 2005

REZONING REFERENCE # 05 -- 33
6728,6738,6750 Arcola St.

Sketch # 2

