

TO: CITY MANAGER 2005 February 15
FROM: DIRECTOR PLANNING AND BUILDING
**SUBJECT: REZONING REFERENCE #04-42
Townhouse Development**

ADDRESS: 6736 Southpoint Drive (See attached Sketches)

LEGAL: Lot 1, D.L. 171, Group 1, NWD Plan BCP3514

FROM: CD Comprehensive Development District (based on RM2 Multiple Family Residential District)

TO: Amended 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 "Southpoint Drive" prepared by Raymond Letkeman Architects Inc.)

APPLICANT: Polygon Development 175 Ltd.
900 - 1333 West Boradway
Vancouver, B.C. V6H 4C2
Attention: Kevin Shoemaker

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on March 22, 2005.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on March 7, 2005, and to a Public Hearing on March 22, 2005 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 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.
 - c. 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.

- d. The deposit of the applicable Parkland Acquisition Charge.
- e. The deposit of the applicable GVS&DD Sewerage Cost Charge (Fraser Sewerage Area).
- f. The deposit of the applicable School Site Acquisition Cost Charge.
- g. The deposit of the applicable per unit Edmonds Town Centre South Grade-Separated Crossings Cost Charge.
- h. The submission of a suitable on-site storm water management system to the approval of the Director Engineering and the granting of a Section 219 Covenant and deposit of funds to guarantee its provision and continuing operation.
- i. The granting of a Section 219 Covenant to guarantee the provision and continuing operation of methane gas monitoring.
- j. The granting of a Section 219 Covenant restricting enclosure of balconies and decks.
- k. Compliance with the Council-adopted sound criteria.
- l. The provision of facilities for cyclists in accordance with Section 5.5 of the rezoning report.
- m. The granting of a Section 219 Covenant preventing age restrictions.
- n. 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.
- o. The granting of a Section 219 Covenant indicating that project driveway accesses will not be restricted by gates.
- 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.

REPORT

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit the development of a townhouse project with surface driveways and under-unit and surface parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

The subject site is located within the Edmonds Town Centre Plan (see **attached** Sketch #2) and designated for ground-oriented residential development at RM2 density. Taylor Park Elementary School is adjacent to the site to the southeast. The Hanna Court Children's Centre and a small City-owned development site for potential community institutional use, both of which front on Hanna Court, are located adjacent to the subject site to the northeast. Taylor Park is located across the Mission Avenue cul-de-sac to the southwest. Across Southpoint Drive to the northwest are low-rise apartment developments.

The site slopes gently down to the south and is well-treed.

3.0 BACKGROUND:

3.1 The subject site and the adjacent school site were created and serviced through a joint subdivision (Subdivision Reference #22/97) pursued by the School District and City in conjunction with the rezoning of the school site (Rezoning Reference #00-24). Development guidelines for the subject site were established by the previous CD rezoning (Rezoning Reference #03-75) of the site. The current application is for an amendment rezoning to accommodate a specific architectural plan of development.

3.2 On 2004 September 27, Council received the report of the Planning and Building Department concerning 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 more detailed report would be submitted at a later date.

3.3 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS:

4.1 The Edmonds Town Centre Plan designates the subject site for low-rise multiple-family housing. This project is generally consistent with the land use objectives of the Town Centre Plan and with the development guidelines established by the previous rezoning of the site. Instead of a development with underground parking at the applicable 0.900 RM2 Floor Area

Ratio as noted in the guidelines, the applicant has chosen to pursue a development proposal with surface driveways and parking in individual unit garages and surface visitor parking at the RM2 Floor Area Ratio of 0.700 applicable to this form of development.

- 4.2 Vehicular access is from Southpoint Drive.
- 4.2 A noise study is required to ensure compliance with Council-adopted sound criteria.
- 4.3 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 given the multi-level form of the townhouse development.
- 4.4 Parkland Acquisition, Edmonds Town Centre South Grade-Separated Crossings, School Site Acquisition and GVS & DD Sewerage Charges apply to this development.
- 4.5 Approval by Engineering Environmental Services Division of a detailed plan of an engineered Sediment Control System will be a requirement of Preliminary Plan Approval.
- 4.6 A suitable engineered on-site stormwater management system (with maintenance manual) is required. A 219 Covenant to guarantee its provision and continued operation will be provided.
- 4.7 A tree survey has been completed. Three existing trees will be retained on the periphery of the site and protected by a Section 219 Covenant.
- 4.8 Adequate facilities for garbage and recycling and a car wash space are to be provided
- 4.9 The development will need to include gas monitors, as well as gas traps in the drainage and plumbing system, because it is adjacent to Taylor Park, a former landfill site (within which the City has installed an active landfill gas extraction system).
- 4.10 Since the site was sold by the City to the developer and the form of development is suitable for families with children, a Section 219 Covenant is required to ensure that there are no age restrictions on owners or tenants of the property.
- 4.11 Section 219 covenants are required to ensure the retention of open decks and balconies, and to ensure that project driveway accesses will not be restricted by gates.

5.0 DEVELOPMENT PROPOSAL

5.1 Site Area - 0.8227 ha (88,546 sq. ft.)

5.2 Density
F.A.R. Permitted & Provided - 0.70
Maximum Gross Floor Area - 61,982 sq. ft.
Lot Coverage - 34%

5.3 Height - 3 storeys

5.4 Unit Mix

Unit Type

20 - 2 Bedroom - 1358 - 1404 sq. ft.
22 - 3 Bedroom - 1529 - 1620 sq. ft.

42 townhouse units total

5.5 Parking

Vehicle Parking

42 units @ 1.75/unit

Required

74 spaces

Provided

77 spaces (including 15 tandem spaces for 2 cars credited as 1.5 resident spaces each as well as 11 visitors' spaces)
1 carwash stall

Bicycle Provisions:

Secure Resident Parking - within individual garages
Visitor (Rack) Parking - 9 spaces

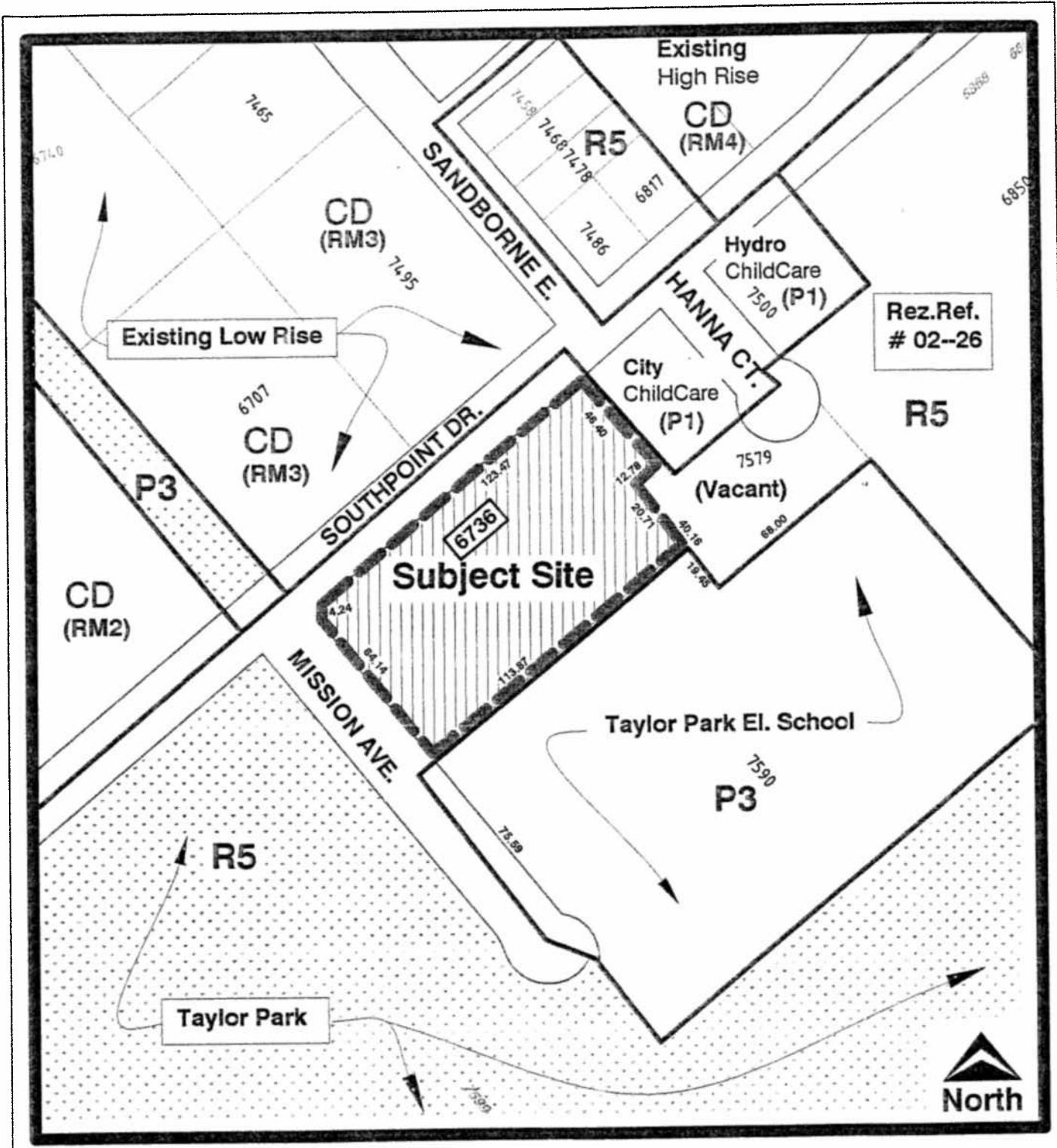
5.6 Communal Facilities - children's play area



J. S. Belhouse
Director Planning and Building

RR:gk
Attach

cc: City Clerk
Director Engineering
City Solicitor



Rez.Ref.
02-26

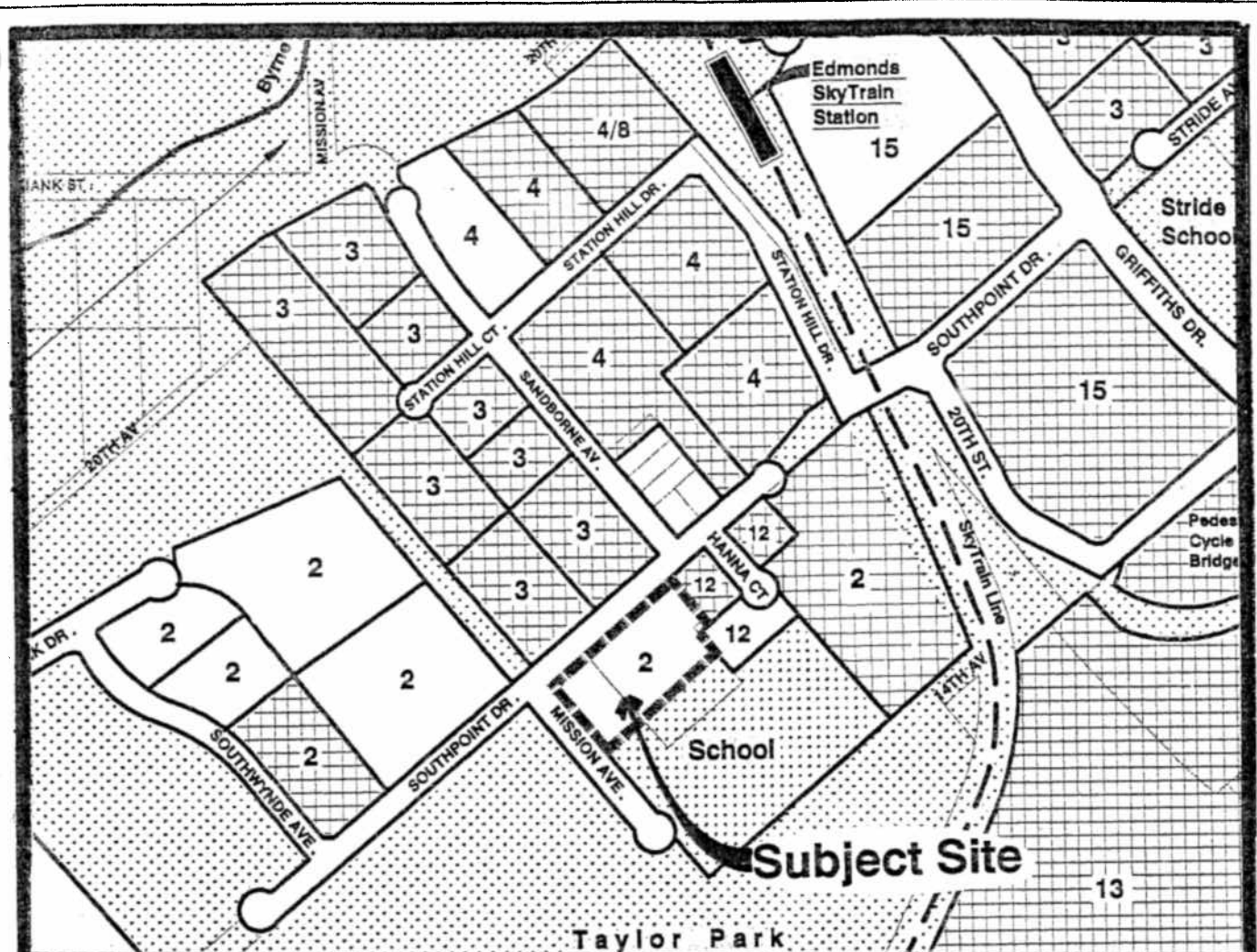


Planning and Building Department

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

REZONING REFERENCE 04 -- 42
 6736 Southpoint Dr.

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 (Res. Ref. # 7/93)
- 15 - B.C. Hydro Headquarters Complex (Res. 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.

Adopted 1994
Amended to April 2004

**Edmonds Town Centre Plan
Development Guidelines**



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Scale: N.T.S.
 Drawn By: J.P.C.
 Date: September 2004

REZONING REFERENCE 04 -- 42
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Sketch # 2

