

**TO:** CITY MANAGER 2006 February 10

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #05-34**  
**Townhouse Development**  
**Edmonds Town Centre Plan – Sub-Area 1**

**ADDRESS:** 7610, 7636 & 7646 Kingsway, 7420 & 7438 14th Avenue, 7640 Lane Access

**LEGAL:** Lot E, D.L. 29, Plan 5878; Lots B & C, D.L. 29, Plan 4619; Lot D, D.L. 29, Plan 4619; North Half of Lot 4, Blk 19, D.L. 29, Plan 3035; West 44' of Lot 5, Blk 19, D.L. 29, Plan 3035; South Half of Lot 4, Blk 19, D.L. 29, Plan 3035

**FROM:** C4 Service Commercial District and R5 Residential District

**TO:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District, and Edmonds Town Centre Plan as guidelines, and in accordance with the development plan entitled “Kingsway & 14<sup>th</sup> Ave Townhouse Development” prepared by Paul Leong Architect Inc.)

**APPLICANT:** Charter Pacific Developments Ltd.  
307 – 1889 Alberni Street  
Vancouver, B.C. V6G 3G7  
(Attention: Michael Tham)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2006 March 28

1. **THAT** the Edmonds Town Centre Plan be adjusted as outlined in Section 2.2 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.2 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
3. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 March 6, and to a Public Hearing on 2006 March 28 at 7:30 p.m.
4. **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 consolidation of the net project site into one legal parcel.
- g) The granting of a Section 219 Covenant restricting enclosure of balconies.
- h) The dedication of any rights-of-way deemed requisite.
- i) The provision of covered car wash stalls and 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 submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- l) The deposit of the applicable GVS & DD Sewerage Charge.
- m) The deposit of the applicable Parkland Acquisition Charge.
- n) The deposit of the applicable School Site Acquisition Charge.
- p) Completion of the Highway Closure Bylaw.
- q) The provision of facilities for cyclists in accordance with this report.
- r) The undergrounding of existing overhead wiring adjacent to the site.
- s) Compliance with the Council-adopted sound criteria.
- t) 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 a townhouse development.

### **2.0 BACKGROUND**

- 2.1 On 2005 July 25, Council 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.
- 2.2 The subject site is the former Burnaby Hotel site at Kingsway and 14<sup>th</sup> Avenue (see **attached** Sketch #1) which is currently vacant. The previous staff report noted (both in a report to Council and in discussions with prospective developers) that while the Edmonds Town Centre Plan (see **attached** Sketch #2) designates the subject site for RM2 residential density plus commercial mixed-use development, the proposed pure residential development at RM3 density is considered a desirable alternative, subject to a minor plan adjustment.
- 2.3 Adjacent sites include existing and planned low-rise residential development, with a local commercial component included in the developments planned for the other three corners of the Kingsway and 14<sup>th</sup> Avenue intersection.
- 2.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

### **3.0 GENERAL COMMENTS**

- 3.1 As noted above, a minor adjustment to the Edmonds Town Centre Plan is recommended to designate the site for pure residential development at RM3 density.
- 3.2 The net project site will be consolidated into one legal parcel. A road widening dedication is required along Kingsway and a Highway Closure Bylaw is required for inclusion of lanes in the site, with compensation in the amount of \$72.00 per sq.ft. (as recommended by the City Solicitor) paid for the resulting net gain in site area.

3.3 Servicing will include, but not necessarily be limited to:

- Provision of a separated sidewalk, streetlighting, boulevard grass and street trees abutting the site on Kingsway and 14<sup>th</sup> Avenue
- Signal upgrading for cyclists at Kingsway and 14<sup>th</sup> Avenue
- Watermain and sanitary sewer on 14<sup>th</sup> Avenue may have to be upgraded

3.5 Vehicular access will be from 14<sup>th</sup> Avenue only.

3.6 A noise study is required to ensure compliance with Council-adopted sound criteria.

3.7 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.

3.8 Parkland Acquisition Charges, School Site Acquisition Charges and GVS & DD Sewerage Charges apply to this development.

3.9 The overhead lines abutting the site along Kingsway and 14<sup>th</sup> Avenue are to be replaced underground by the developer.

3.10 Approval by Engineering Environmental Services Division of a detailed plan of an engineered Sediment Control System will be a requirement of Preliminary Plan Approval.

3.11 A suitable engineered on-site stormwater management system is required. A 219 Covenant to guarantee its provision and continued operation will be provided.

3.12 Adequate facilities for garbage and recycling and a car wash space are to be provided

3.13 A Section 219 covenant is required to ensure the retention of open balconies.

3.14 A site profile has been submitted and reviewed, and the Director Engineering advises that there are no outstanding concerns regarding contamination at this site.

#### **4.0 DEVELOPMENT PROPOSAL**

4.1	Original Site Area	-	5,601 m <sup>2</sup> / 1.38 acres
	Dedication	-	253 m <sup>2</sup> / 0.06 acres
	Land Closure	-	527 m <sup>2</sup> / 0.13 acres
	<u>Net Site Area</u>	-	5,875 m <sup>2</sup> / 1.45 acres (subject to final survey)
4.2	<u>Site Coverage</u>	-	44%

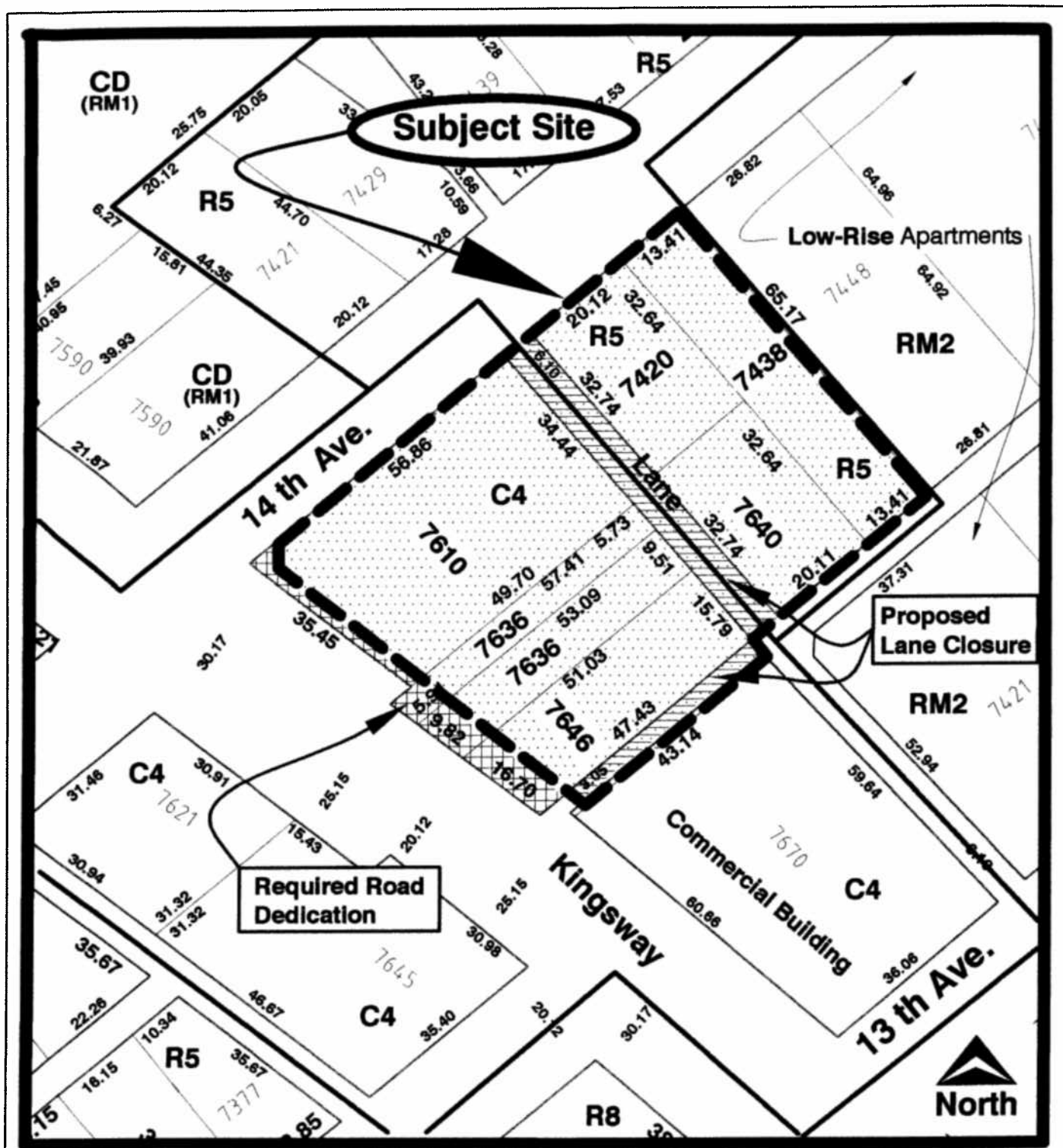
- 4.3 Residential Density  
F.A.R. Permitted & Provided: - 1.1 F.A.R.  
Total Gross Floor Area Permitted & Provided - 6462 m<sup>2</sup>/ 69,564 sq.ft.
- 4.4 Height - 3 to 4 storeys
- 4.5 Residential Unit Mix
- |                                |                    |
|--------------------------------|--------------------|
| 36 - 1 Bedroom with Den        | 626 - 675 sq.ft.   |
| 44 - 2 Bedrooms                | 875 - 1,083 sq.ft. |
| <u>1 - 3 Bedrooms with Den</u> | 1,415 sq.ft.       |
| 81 Units Total                 |                    |
- 4.6 Vehicle Parking Required and Provided Spaces  
81 Townhouse Units (1.75 spaces/unit) 142 (inclusive of 21 visitor)  
plus One Car Wash Stall
- Bicycle Parking Required and Provided Spaces  
Resident - 81 units (1/unit) 81 lockable bicycle lockers  
Visitor 8 rack spaces
- 4.7 Communal Facility - Children's Play Area



J. S. Belhouse  
Director Planning and Building

RR:gk  
*Attachments*

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



## Planning and Building Department

Scale: 1 = 1000

Drawn By: J.P.C.

Date: July 2005

### REZONING REFERENCE #05 -- 34

7610, 7636, 7646 Kingsway, 7420, 7438 14th St.  
7640 Lane Access

Sketch # 1

# REZONING REFERENCE #05 -- 34

7610,7636,7646 Kingsway,7420,7438 14th St.  
7640 Lane Access

**Subject Site**

## Legend:

### High Rise Apartments

6 - 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 - Medical 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.

Updated To: March 2005



## Edmonds Town Centre Plan Development Guidelines