

**TO:** CITY MANAGER 2006 March 21

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #05-15  
Townhouse Development  
Edmonds Town Centre – Sub-Area 1**

**ADDRESS:** 6905 Arcola Street (see attached Sketches #1 and #2)

**LEGAL:** Lots 21 & 22, Blk “B”, D.L. 96, Group 1, NWD Plan 1264

**FROM:** R5 Residential District

**TO:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled “Residential Development – 6905 Arcola, Burnaby BC” prepared by Bumen Architecture & Code Consulting Inc.)

**APPLICANT:** Biring Brothers Construction Ltd.  
5031 Elgin Street  
Vancouver, B.C. V5W 3J7  
(Attention: Gian Biring)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2006 April 25

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 April 3, and to a Public Hearing on 2006 April 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 within six months of the rezoning being effected 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 granting of the necessary statutory right-of-way.
- g. The undergrounding of existing overhead wiring abutting the site.
- h. The retention of the identified existing tree on the site, its protection by registration of a Section 219 Covenant, submission of a written undertaking to ensure that all site areas identified for preservation of the existing tree is 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 the identified existing tree, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
- i. Compliance with the 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 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 granting of a 219 Covenant restricting enclosure of balconies.

- o. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- 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 4-unit townhouse project with at-grade parking.

### 2.0 BACKGROUND

- 2.1 The subject property is located within the Edmonds Town Centre Plan (see *attached* Sketches #1 and 2) and is comprised of two smaller, separate lots each measuring 10.06 m (33 ft.) by 36.58 m (120 m ) deep, with a total area of approximately 736 m<sup>2</sup> (7,922 sq.ft.). The site is improved by a single-family dwelling straddling the shared property line. Existing single-family dwellings are located to the east and south of the subject site. Further south, fronting Kingsway, are commercial and some residential uses. Low-rise multiple-family developments are located to the west and north.
- 2.2 On 2005 May 16, 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 previous initial rezoning report indicated that the Planning Department would 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 this smaller site. The development proposal is for a 4-unit ground-oriented townhouse development with four garage and one visitor/carwash carport parking spaces

accessed from the rear lane. The maximum density of the project under the RM2 District guidelines is 0.7 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 provision of separated sidewalks, boulevard grass, and street trees abutting the site on Griffiths Avenue and Arcola Street.
- 3.3 A 1.5 m statutory right-of-way is required on Griffiths Avenue for sidewalk, boulevard works, and utilities.
- 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 \$1,515.00 per unit.
- 3.6 In view of traffic along the Kingsway corridor, a noise study should 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 Approval by the Engineering Environmental Services Division of an Engineered Sediment Control System will apply for the Preliminary Plan Approval.
- 3.8 A tree assessment has been completed and one tree near the west property line has been identified for retention.
- 3.9 Overhead wiring on Griffiths Avenue abutting the site will need to be placed underground. If this is not feasible, preducting will be required.
- 3.10 Given the site's size, best management practices, including the provision of one covered car wash stall with sanitary drain, will be acceptable in lieu of a formal stormwater management plan.


**4.0 DEVELOPMENT PROPOSAL**

**4.1 Site Area**

Gross and Net Site Area - 736 m<sup>2</sup> (7,922 sq.ft.)  
(Subject to detailed survey)

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From: Director Planning and Building  
Re: Rezoning Reference #05-15  
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- Site Coverage - 37%
  
- 4.2 Density
  - Maximum Floor Area Ratio Permitted and Provided: - 0.7 FAR
  - Maximum Floor Area: - 515 m<sup>2</sup> (5,545.4 sq.ft.)
  
- 4.3 Building Height - 3 Storeys
  
- 4.4 Unit Mix
  - 4 three-bedroom units @ 128.4 m<sup>2</sup> (1,382 sq.ft.)
  
- 4.5 Parking provided
  - Vehicle parking*
    - 1.25 spaces/unit - 5 spaces (of which 1 is a combined visitor/car wash space)
  - Bicycle Parking*
    - Secure residential: 1 space/unit - 4 spaces (within garages)
    - Visitors' racks: 0.25 spaces/unit - 1 rack

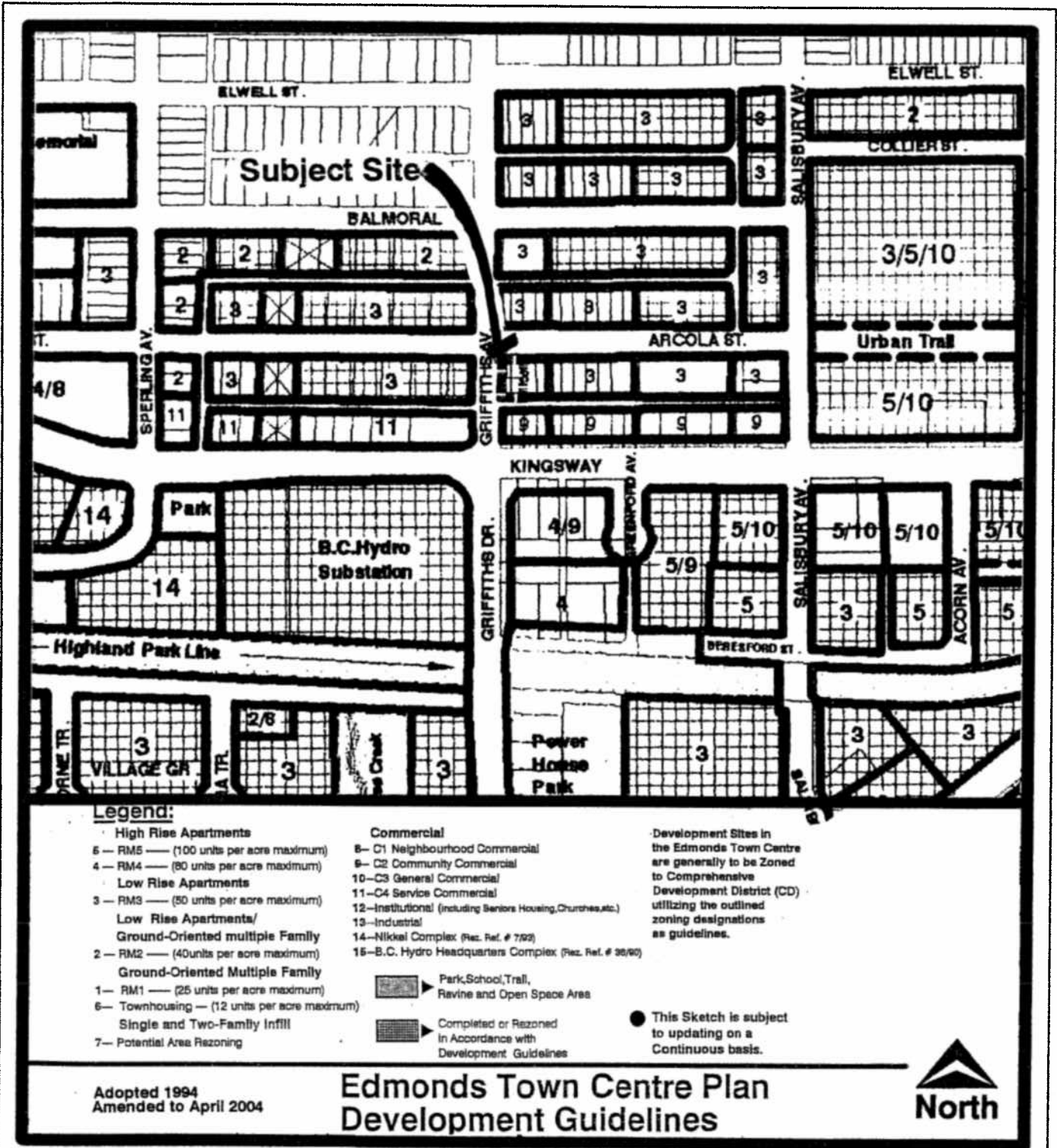
  
J. S. Belhouse  
Director Planning and Building

KH:gk  
Attach

cc: City Clerk  
City Solicitor  
Director Engineering

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**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 - Mixed Complex (Rez. Ref. # 7/92)
- 15 - B.C. Hydro Headquarters Complex (Rez. Ref. # 99/90)

- 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**



**Planning and Building Department**

Scale: N.T.S.

Drawn By: J.P.C.

Date: May 2005

**REZONING REFERENCE # 05 -- 15**  
**6905 Arcola St.**

Sketch # 2

