
TO: CITY MANAGER **DATE:** 2006 May 02

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: Rez #05-62

**SUBJECT: REZONING REFERENCE #05-62
SUBDIVISION REFERENCE #05-65
PROPOSED JOINT SUBDIVISION AND REZONING
MARINE DRIVE, SOUTHRIDGE DRIVE, BYRNEPARK DRIVE,
14TH AVENUE, RAVINE PARK
EDMONDS TOWN CENTRE - SUB-AREA 3**

PURPOSE: To advise of the proposed density for the subject neighbourhood, and to seek Council approval for a City cost share contribution towards preliminary consultants' studies for the proposed rezoning and subdivision.

RECOMMENDATIONS:

1. **THAT** Council authorize staff to pursue adjusted rezoning and subdivision applications as outlined in this report in co-operation with Mosaic Homes.
2. **THAT** Council authorize an expenditure not to exceed \$63,300 (inclusive of 7% GST) for the City share of costs for preliminary consultants' studies for the subject rezoning and subdivision applications.
3. **THAT** Council authorize the execution of a cost sharing agreement with Mosaic Homes not to exceed \$63,300 for preliminary consultants' studies for the subject rezoning and subdivision applications, as outlined in this report.

REPORT**1.0 INTRODUCTION**

The purpose of the subject rezoning, Rezoning Reference #05-62, is to accommodate subdivision of the subject site (bounded by Marine Drive, Byrnespark Drive, Southridge Drive and the 14th Avenue Ravine Park) into five development sites, and to establish community plan guidelines for future low-rise multiple-family development (subject to specific amendment rezoning) of the lots. The rezoning is being pursued by the City, while the subdivision is being pursued jointly by the City and Mosaic Homes, the two landowners in the area.

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2.0 PROPOSED REZONING AND SUBDIVISION

The initial report regarding this application was submitted to Council on 2005 November 28. A follow-up report, with a revised conceptual subdivision plan was submitted to Council on 2006 February 13 that included a newly identified dedicated park area of approximately 2 acres that was a remnant parcel associated with the Taylor Park site on the north side of Southridge Drive. Given the close association with the subject development area, the conceptual subdivision plan now being proposed (Sketch 1 attached) incorporates this park area immediately adjacent to Fourteenth Avenue Ravine Park, between Southridge Drive and the Fenwick Street right-of-way as an integral component of the plan. While the park area itself is not being designated for development, it is now proposed that the density which was originally attributed to this land be redistributed to the remaining development site area, in order to maintain the critical mass of the new neighbourhood at 500 to 600 units (approximately 525,000 sq. ft. gross floor area). This equates to a Floor Area Ratio of slightly under the RM3 maximum of 1.10 for the net development site areas not including the new park area.

The proposed rezoning which is generally consistent with the Edmonds Town Centre Plan, will specify the intended form of development as RM-3 density apartments or ground-oriented multiple family townhouses with parking provided underground. This is in order to maximize opportunities for preservation of existing trees and provision of usable outdoor space, and to respond to the single family homes on the south side of Marine Drive, by limiting building heights fronting along the north side of Marine Drive to two storeys, generally attached to the front of the underground parking structures and screening them on the low side.

In conjunction with the subject rezoning application, a minor adjustment to the current Edmonds Town Centre Plan will be pursued, to accommodate the enlarged park site, and the change to RM3 density over a reduced development area from the current RM2 designation.

3.0 INITIAL CONSULTANTS' STUDIES

In order to proceed with the planning process for the subject rezoning and subdivision, it is necessary for Mosaic Homes and the City to engage consultants to pursue the following work:

- topographic survey
- preliminary subdivision plan
- servicing assessment and preliminary cost estimate
- conceptual stormwater plan
- geotechnical assessment
- preliminary environmental assessment regarding possible contamination including garbage leachate

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- tree survey and arborist's assessment
- raptor survey

Mosaic Homes, with input from city staff, has prepared the scope of work and estimated budget for the above. The total estimate is a range from \$58,850 to \$86,670 inclusive of GST. The City's share of this cost will be approximately 73 percent (\$43,000 to \$63,300) based on the area ratio of Lots 2, 3, 4, and 5 (to be retained by the City) to Lot 1 (to be acquired by Mosaic).

4.0 FINANCING

As outlined above, the maximum estimate for the City share of costs for preliminary consultants' studies for the subject rezoning and subdivision applications is \$63,300, inclusive of GST. Sufficient capital reserves for this expenditure are available. A Capital allocation for this project has been advanced for Council consideration within the 2006 Annual Capital Program under the Land Assembly and Development -- miscellaneous servicing component of the 2006 Annual Capital Program. The capital reserve would be re-paid on the sale of the subject City lands within the proposed development area.

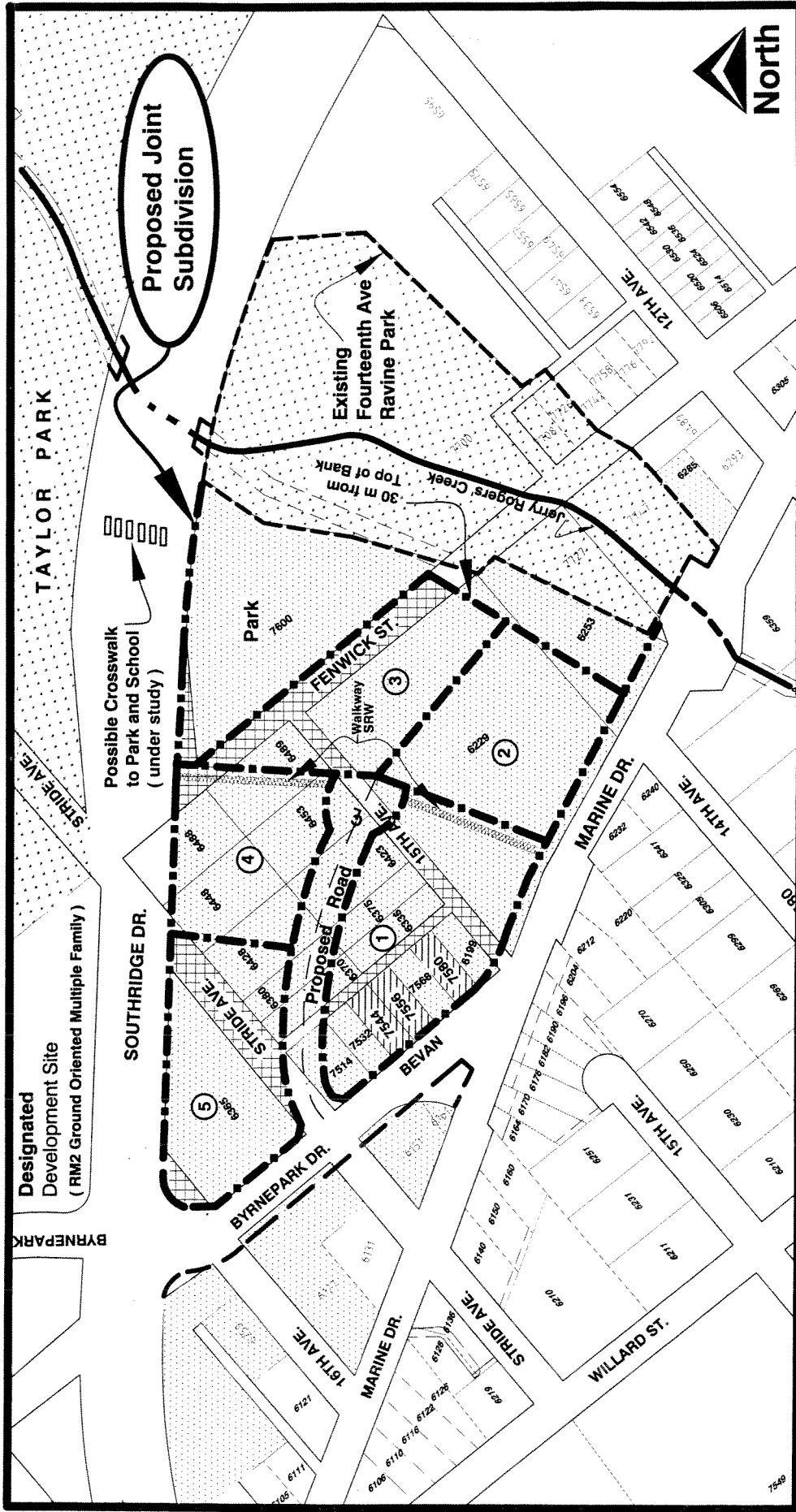
This report seeks Council authorization for the required expenditure, and for the execution of a cost sharing agreement with Mosaic Homes not to exceed \$63,300 for preliminary consultants' studies for the subject rezoning and subdivision applications, as outlined in this report.



J. S. Belhouse
Director Planning and Building

RR:gk
Attach

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

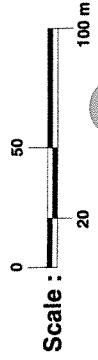


REZONING REFERENCE # 05 -- 62 (Byrnespark Dr./Southridge Dr./Marine Dr./Fourteenth Ave. Ravine Park)
Proposed Joint Subdivision



City of Burnaby
 Planning and Building Department

- Legend:
- Privately Owned Property (1905 Sq.m.)
 - City Owned Property
 - Road Rights of Way



January 2006

Sketch # 1