



Item
Meeting..... 2008 July 21

COUNCIL REPORT

TO: CITY MANAGER 2008 July 15

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #07-57
A High-Rise Apartment Building with Street-fronting
Townhouses
Edmonds Town Centre Plan

ADDRESS: 7030/38/42/54/58/60/62/64 Edmonds Street, 7359 – 18th Street, 7077 – 18th Avenue, 7042 – 19th Avenue and Portion of 19th Avenue and Edmonds Street Road Allowances (see **attached** Sketches #1, #2 and #3)

LEGAL: See **attached** Schedule A

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM4 Multiple Family Residential District, P3 Park and Public Use District and the Edmonds Town Centre Plan as guidelines, and in accordance with the development plan entitled “Reflections – Burnaby, BC” prepared by Buttjes Architecture Inc)

APPLICANT: Ledingham McAllister Communities Ltd.
800 – 1199 West Hastings Street
Vancouver, B.C. V6E 3T5
(Attention: Paul Faibish)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2008 August 26.

RECOMMENDATIONS:

1. **THAT** the adjustment to the Edmonds Town Centre Plan outlined in Section 2.0 of this report be approved (to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site).
2. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.3 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.

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3. **THAT** the sale of closed portions of the 19th Avenue and Edmonds Street rights-of-way as outlined in Section 3.3 and shown on Sketch #1 of this report, be approved in principle subject to the applicant pursuing the rezoning proposal to completion.
4. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 July 21, and to a Public Hearing on 2008 August 26 at 7:30 p.m.
5. **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 removal of all existing improvements from the site prior to Final Adoption 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 any necessary statutory rights-of-way, easements and/or covenants.
 - g) The dedication of any rights-of-way deemed requisite.
 - h) The undergrounding of existing overhead wiring abutting the site.
 - i) 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 the site area identified for preservation of the existing tree and the park

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and riparian setback areas adjacent to the site, 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 the identified existing tree and areas, to be refunded a year after release of occupancy permits, upon satisfactory inspection

- j) 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.
- k) Compliance with the Council-adopted sound criteria.
- l) 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.
- m) Completion of the Highway Closure Bylaw.
- n) The completion of the sale of City Property.
- o) The deposit of the applicable Parkland Acquisition Charge.
- p) The deposit of the applicable GVS & DD Sewerage Charge.
- q) The deposit of the applicable School Site Acquisition Charge.
- r) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- s) Compliance with the guidelines for surface and underground parking for residential visitors.
- t) The granting of a 219 Covenant restricting enclosure of balconies.
- u) The granting of a 219 Covenant allocating density and floor area for the development parcel.
- v) The granting of a 219 Covenant indicating that the project driveway access will not be restricted by gates, except at the entry to the underground parking.

- w) The design and provision of units adaptable to persons with disabilities (the provision of special hardware and cabinet work being subject to the sale/lease of the unit to a disabled person), and with allocated disabled parking spaces.
- x) The granting of a 219 Covenant to maintain disabled parking spaces as common property.
- y) 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.
- z) The review of a detailed Sediment Control System by the Director Engineering.
- aa) The utilization of an amenity density bonus through the deposit of funds equal to the estimated value of the density bonus in accordance with Section 3.4 of this report.
- bb) Landscaping and transfer of approximately 3,747.4 m² (40,338 sq. ft.) of the site assembly to the City for inclusion in Stride Avenue Ravine Park in accordance with Sections 3.1 and 3.5 of the rezoning report.
- cc) 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 residential high-rise tower and street fronting townhouses, and to expand Stride Avenue Ravine Park.

2.0 BACKGROUND

The subject site, which is located within the Edmonds Town Centre Plan Area (see attached Sketches #1 and #2), abuts Byrne Creek ravine within Stride Avenue Ravine Park and includes property intended to be included within the Park. There are several

older dwellings (none of identified heritage value) on the subject site. Adjacent properties include both low-rise and high-rise multiple family residential sites.

The Edmonds Town Centre Plan (see **attached** Sketch #2) shows Stride Avenue Ravine Park and two CD (RM4) development sites in the block bounded by Griffiths Drive, Edmonds Street, 18th Street and 18th Avenue. The applicant's site assembly for the subject rezoning application now includes all the privately-owned properties in this block. Given the impact of the ravine, staff consider that it is desirable to develop all the non-park lands as a single development site rather than two, in order to maximise benefit to the City in terms of environmental protection, park expansion and provision of community infrastructure. Parks and Planning staff also support the applicant's proposal to increase the park area within this block to include all the riparian setback area for Byrne Creek, as well as sufficient area for a park pathway proposed adjacent to the riparian area, and for a park plaza feature at the corner of 18th Street and 18th Avenue (see **attached** Sketch #3). An adjustment to the adopted Edmonds Town Centre Plan is recommended to accommodate this approach.

On 2008 January 21 and on 2008 May 26, Council received reports 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.

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

3.0 **GENERAL COMMENTS**

- 3.1 To implement the park expansion noted above, the applicant will transfer approximately 3,747.4 m² (40,338 sq. ft.) of land (7042 – 19th Avenue, 7030 Edmonds Street, 7077 – 18th Avenue, portions of 7359 and 7377 18th Street, and a small portion of the 19th Avenue ROW being closed) to the City at no cost for inclusion in Stride Avenue Ravine Park. These properties are included in the rezoning application and will contribute RM4 plus amenity bonus density to the development. The Parkland Acquisition Charge will apply to the development since the applicant would utilize the full density of the transferred land.
- 3.2 The subdivision to be pursued to accommodate the subject rezoning will create two parcels as shown on **attached** Sketch #3.
 - (i) Development site approximately 6,216.6 m² (66,917 sq. ft.) net for RM4 (with bonus) density development including allocation from the approximately 3,747.4 m²

(40,338 sq. ft.) of land being transferred to the City for park purposes. The total net site area for the purposes of FAR calculation is 9,964m² (107,255 sq.ft.)

(ii) City Park Site (including land being transferred to the City).

3.3 The proposed subdivision includes road dedications along Edmonds Street and two corner truncations, as well as road closures (19th Avenue right-of-way and a portion of Edmonds Street and Griffiths Drive rights-of-way) for consolidation with the new lots being created, for which a Highway Closure Bylaw will be required. The developer will purchase approximately 906.6 m² (9,759 sq.ft.) of road closure area from the City which is the net area by which the road closure areas being acquired exceed his road dedications (subject to survey and including all of the closed 19th Avenue ROW adjacent to 7038 to 7064 Edmonds Street all of which contributes density although a small portion is being consolidated with the park site). The Solicitor has recommended a land value of \$102 per sq. ft. of land (\$60 per sq. ft. buildable; 1.70 FAR not including bonus density).

3.4 Given the site's Town Centre location, the applicant is proposing to utilize the amenity density bonus provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 0.30 FAR, which translates into 32,177 additional sq. ft. of residential floor area (subject to survey). The Legal and Lands Department reports the value of the density bonus to be \$60 per sq. ft. of buildable area, for a total value of \$1,930,620. At its meeting of 2008 May 21, the Community Development Committee adopted a recommendation that the density bonus funds be taken as a cash contribution in-lieu. Based on the adopted Council policy governing cash contributions in-lieu, the full value of the density bonus, \$1,930,620 would be deposited as a contribution to the Edmonds Town Centre Financial Account. Of the \$1,930,620, 20% or \$386,124 would be allocated to the affordable/special needs housing sub-account, leaving a remainder of \$1,544,496 for the provision of other community amenities within the town centre area, including housing, at some point in the future. This cash contribution in-lieu would allow the City to pool funds from the subject amenity bonus with those achieved through other development proposals to be applied to a significant community amenity as part of a future development.

3.5 Servicing requirements will include, but not necessarily be limited to:

- Upgrading of the Edmonds Street frontage to a full urban standard including new curb, median, separated sidewalk, boulevard with street trees, and street lighting, with cost-sharing by the City to continue the upgrading across the existing adjacent park properties (7008 and 7020 Edmonds Street) including intersection with Griffiths Drive.

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- Upgrading of 18th Street with curbs, separated urban trail (partially on a 2.5m statutory right-of-way which is to be provided), boulevard with street trees, and street lighting including pedestrian lighting for the Urban Trail.
- Installation of a pedestrian and bicycle traffic signal on Edmonds Street at 18th Street.
- Removal and undergrounding of overhead wires on Edmonds Street abutting the site with cost-sharing by the City to continue the undergrounding across the existing adjacent park properties (7008 and 7020 Edmonds Street) to Griffiths Drive; overhead wiring on 19th Avenue within the site is also to be removed.
- Storm, sanitary sewer and water main upgrades as required.
- Restoration and landscaping of the lands included in the rezoning which are being transferred to the City for park purposes, including a special plaza feature at 18th Street and 18th Avenue, as well as construction of a pathway above the north bank of Byrne Creek and CPTED fencing along the existing 18th Avenue urban trail.

- 3.6 All buildings are to be removed from the site prior to finalization of the subdivision and rezoning
- 3.7 Due to traffic on Edmonds Street, a noise study is required to ensure compliance with Council-adopted sound criteria.
- 3.8 A Section 219 Covenant and bonding is required to ensure preservation of one valuable Davidia (dove tree) at 7038 Edmonds Street.
- 3.9 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 3.10 The proposed development includes 11 adaptable units in line with the Council-adopted policy regarding the voluntary provision of units adaptable to the needs of the disabled in our primary town centre areas.
- 3.11 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control system will then be the basis, after Final Adoption, for the necessary Preliminary Plan Approval and Building Permit.
- 3.12 A suitable engineered on-site stormwater management system (with maintenance manual) is required. A 219 Covenant and deposit of funds to guarantee its provision and continued operation will be required.
- 3.13 A development plan for the subject site has been received which is suitable for submission to a Public Hearing. Elsewhere on the agenda appears the bylaw for First Reading.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Gross Site: - 10,252.2m² (110,357 sq.ft.)
 (includes 3,747.4m²/40,338 sq.ft.)
 transfer to City)
 Dedications: - 288.2m² (3,102 sq.ft.)
 Net Site Area for FAR calculations: - 9,964.0m² (107,255 sq.ft.)

- 4.2 Density:
- Floor Area Ratio Permitted - 1.7 [16,938.8 m² (182,334 sq. ft.)]
 Bonus Floor Area - 0.3 [2,989.2 m² (32,177 sq. ft.)]
 Total Floor Area Permitted (FAR) - 2.0 [19,928.0 m² 214,510 sq. ft.)]
- Gross Floor Area Provided: - 19,936.4 m² (214,600 sq. ft.)
 Site Coverage: - 14%

- 4.3 Height:
- Apartment Tower - 29 storeys
 Townhouses - 2 storeys


- 4.4 Unit Mix
- 50 -1 bedroom & den apartments - 65.4 - 65.6 m² (704 - 706 sq. ft.)
 154 -2 bedroom apartments - 77.6 - 85.7 m² (835 - 923 sq. ft.)
 4 -2 bedroom & den apartments - 106.6 m² (1148 sq.ft.)
 4 -3 bedroom apartments - 110.5 m² (1189 sq.ft.)
 6 - townhouses - 112.1 - 113.3 m² (1,207 – 1,220 sq.ft.)
 218 units total

- 4.5 Parking Required based on:
- 1.6 spaces / unit for 212 apartment units: - 340 spaces
 1.75 spaces per unit for 6 townhouse units - 11 spaces
 Total Required and Provided - 351 spaces (including 55 visitor spaces)
 plus 3 carwash spaces

- Bicycle Parking:
- Secure Residential: - 218 spaces
 Visitors' racks - 44 spaces

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- 4.6 Communal Facilities: - Central garden, outdoor amenity area, children's play area, internal amenity spaces.

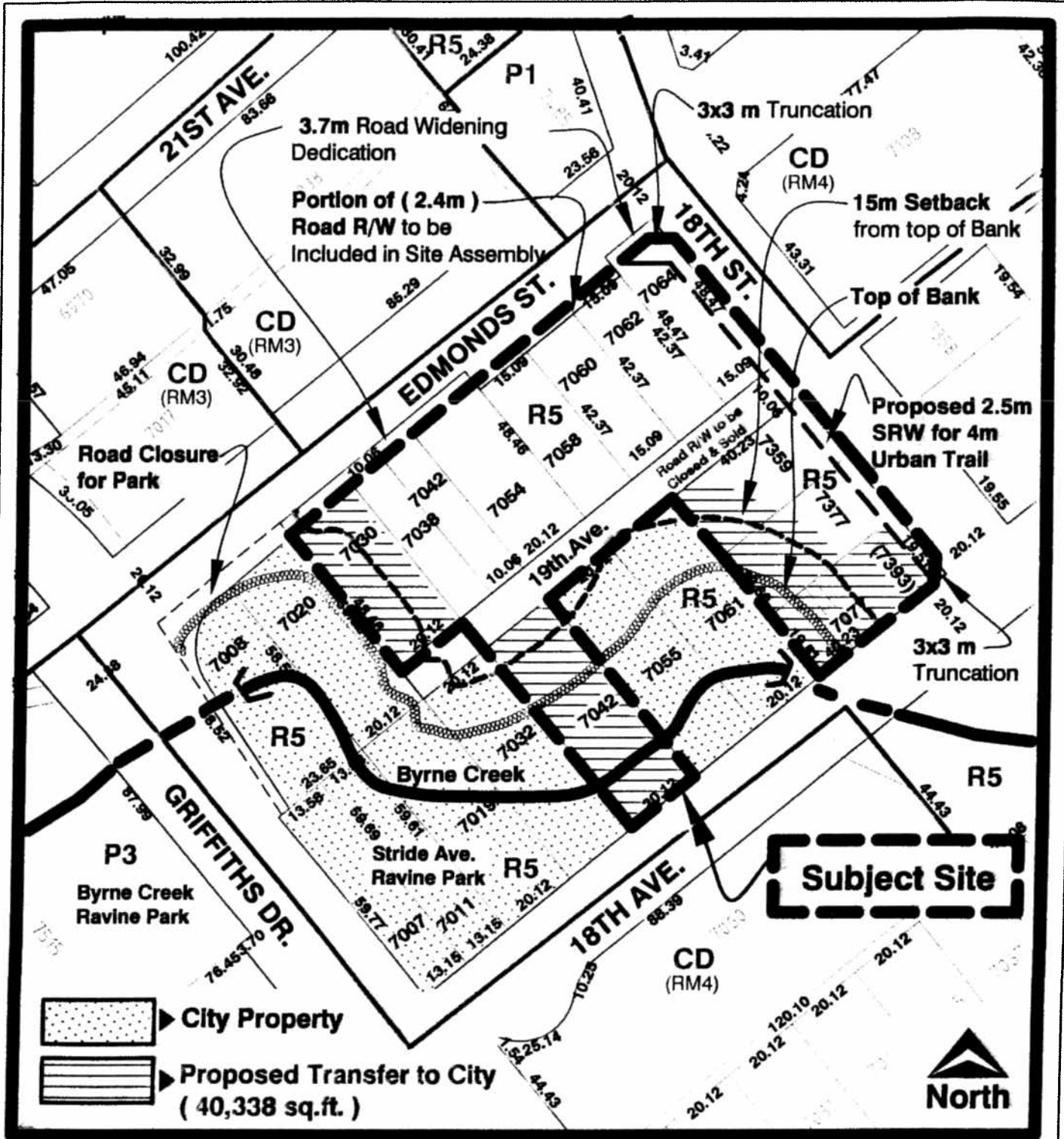

B. Luksun
Director Planning and Building

RR:EK:gk
Attach

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

Rezoning Reference #07-57
Schedule A

7030 Edmonds Street	Lot 3, Blk 2, DL 95, Group 1, NWD Plan 1981
7038 Edmonds Street	South Half Lot 4, DL 95, Group 1, having a frontage of 33 feet on Mara Road by full uniform depth of said lot and adjoining Lot 3, NWD Plan 1981
7042 Edmonds Street	Parcel A (BY29120E) of Lot 4, DL 95, Group 1, NWD Plan 1981
7054 Edmonds Street	Lot 5, DL 95, Group 1, NWD Plan 1981
7058 Edmonds Street	Lot 160, DL 95, Group 1, NWD Plan 29427
7060 Edmonds Street	Lot 161, DL 95, Group 1, NWD Plan 29427
7062 Edmonds Street	Lot 162, DL 95, Group 1, NWD Plan 29427
7064 Edmonds Street	Lot 163, DL 95, Group 1, NWD Plan 29427
7359 18 th Street	Lot 1, DL 95, Group 1, NWD Plan 2485
7377 18th Street	Lot 2, D.L. 95, Group 1, NWD Plan 2485
7077 18 th Avenue (7393 18th Street)	Strata Lots 1 and 2, DL 95, Group 1, NWD Strata Plan NW2340 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
7042 19 th Avenue	Lot 23, DL 95, Group 1, NWD Plan 1981
Portion of 19 th Avenue and Edmonds Street road allowances	



Planning and Building Department

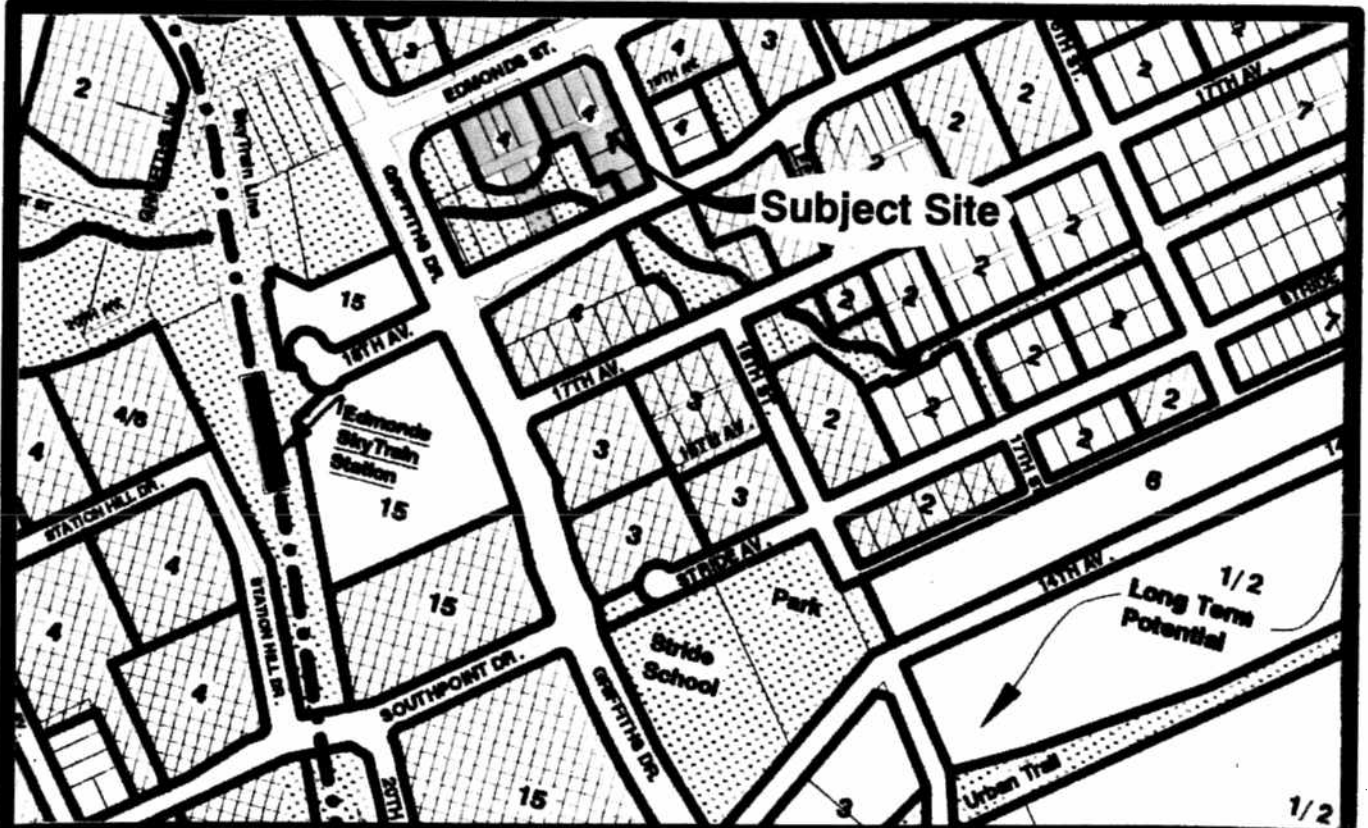
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Drawn By: J.P.C.

Date: July 2008

REZONING REFERENCE # 07 -- 57
 (Edmonds, Griffiths, 18th Ave., 18th St.)



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 — Nikkei 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.

Edmonds Town Centre Plan Development Guidelines



Planning and Building Department

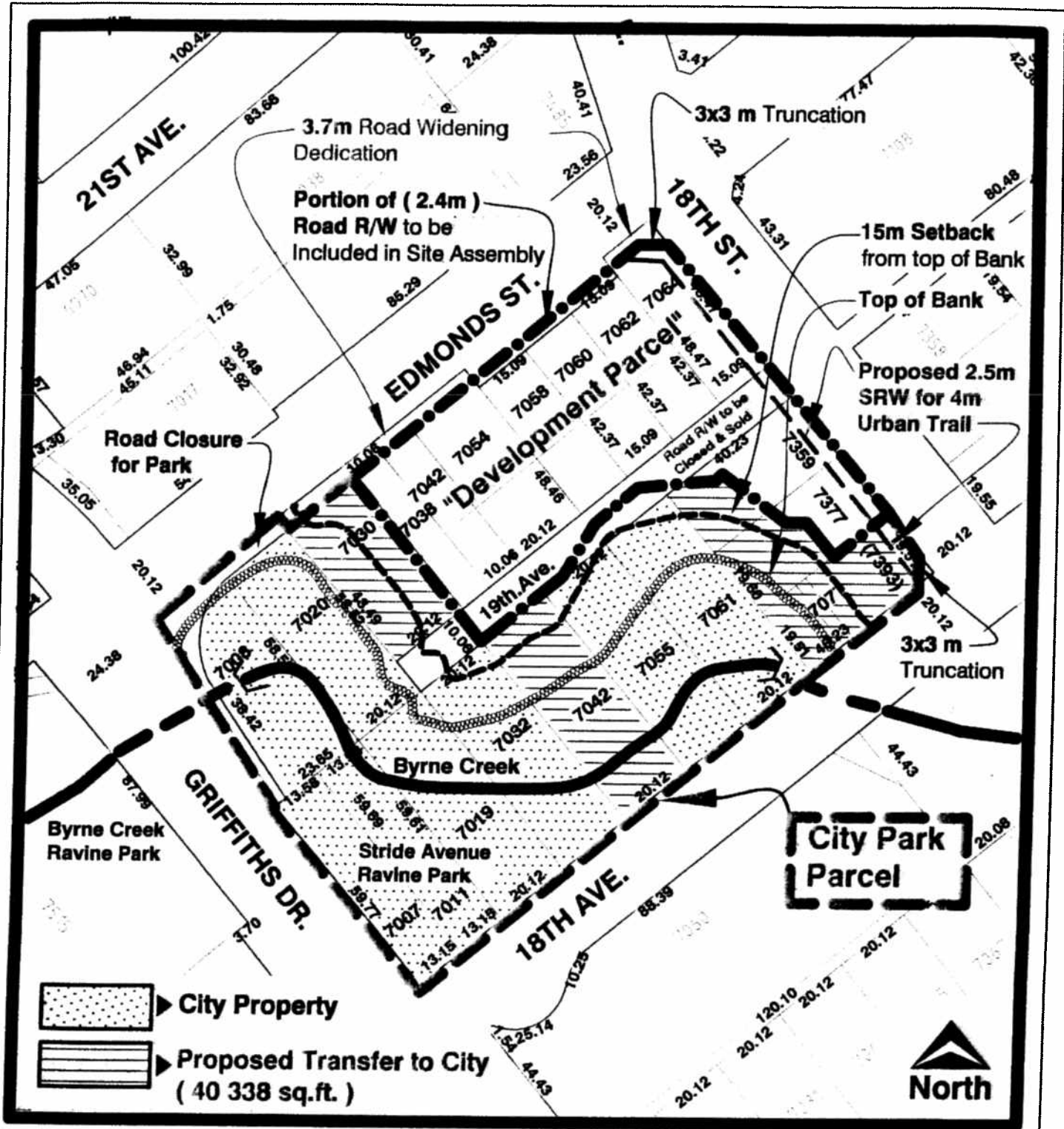
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Date: July 2008

REZONING REFERENCE # 07 - 57
(Edmonds, Griffiths, 18th Ave., 18th St.)

Sketch #2



Planning and Building Department

Scale: 1 = 1500

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**REZONING REFERENCE # 07 -- 57
Proposed Subdivision**

Sketch # 3