

TO: CITY MANAGER 2008 June 12

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE # 07-50
Three-storey Stacked Townhouse Development
Edmonds Town Centre Plan, Sub Area 2

ADDRESS: 7164, 7170 & 7178 Stride Avenue

LEGAL: Lots 11, 12 & 13, Blk 27, D.L. 53, Group 1, NWD Plan 3037

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 “Stride Townhome” prepared by Matthew Cheng Architects Inc.)

APPLICANT: Matthew Cheng Architect Inc.
202 – 670 Evans Avenue
Vancouver, B.C. V6A 2K9
Attention: Matthew Cheng

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2008 July 22

RECOMMENDATIONS:

1. **THAT** the sale be approved, in principle, of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 3.2 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 July 7 and to a Public Hearing on 2008 July 22. at 7:30 p.m.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

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- 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. Demolition will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse or vandalism.
- e) The consolidation of the net project site into one legal parcel.
- f) The review of a detailed Sediment Control System by the Director Engineering
- g) The pursuance of Storm Water Management Best Practices in line with established guidelines
- h) Compliance with the guidelines for surface and underground parking for residential visitors
- i) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- j) The dedication of any rights-of-way deemed requisite.
- k) The undergrounding of existing overhead wiring abutting the site.
- l) 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

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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

- m) Compliance with the Council-adopted sound criteria.
- n) 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.
- 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.
- p) The completion of the sale of city property.
- s) The granting of a 219 Covenant restricting enclosure of balconies.
- t) The granting of a 219 Covenant providing that all disabled parking to remain as common property
- u) 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 the construction of a three-storey stacked townhouse development with underground parking.

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2.0 BACKGROUND

- 2.1 Council, on 2007 November 26, received the report of the Planning & 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 located within the Council adopted Edmonds Town Centre Plan, on the south side of Stride Avenue, just east of the intersection at 17th Street. The subject site includes three lots at 7164, 7170 and 7178-7180 Stride Avenue. As noted in the Council adopted report dated 2007 November 26, the lot of 7156-7158 comprises a newer two-family dwelling, constructed in 2004 and such is not available for consolidation with the subject rezoning. Copies of the Council adopted report dated 2007 November 26, were sent to the owners of 7156-7158 Stride Avenue with no response received.
- 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 development proposal is for 28 unit stacked townhouse project oriented around an internal courtyard. Vehicular access is restricted to the lane. The maximum proposed density of the project is 0.9 F.A.R with full underground parking.
- 3.2 Council, on 2007 November 26, approved in principle, the sale the City-owned vacant lot at 7170 Stride Avenue. The purchase of this site by the developer is required prior to final adoption of this rezoning. The lot to be sold, measures approximately 809.37 m² (8,711.99 sq.ft) in area (subject to detailed survey). The City solicitor has determined a recommended sale price for the lot of \$94.50 per sq.ft. of land. This price would be valid for nine months from the date of Second Reading of the rezoning bylaw, after which it would be subject to review by the Legal and Lands Department.
- 3.3 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: a new separated sidewalk, curb and gutter, street lighting and boulevard trees along Stride Avenue, fronting the development site as well as in front of 7156-7158 Stride Avenue, to link to 17th Street. The portion in front of 7156-7158 would be cost-shared with the developer by the City of Burnaby. In addition, the developer is responsible for the upgrading of the laneway on the south side of the site, eliminating the ditch, repaving as required and connects to storm sewers as necessary.
- 3.4 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to Section 219 Covenants restricting

enclosure of balconies and ensuring that all disabled parking to remain as common property.

- 3.5 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.6 The developer is responsible for the undergrounding of the overhead wiring along the South Side of Stride Avenue, abutting the site.
- 3.7 The developer has been advised of the Council adopted policy regarding the provision of units adaptable to the needs of the disabled in our primary town centre areas. However, the developer has elected not to provide any such units as the proposed development is a stacked townhouse project.
- 3.8 Applicable Development Cost Charges are:
 - a) Parkland Acquisition Charge of \$3.84 per sq.ft. of residential gross floor area
 - b) School Site Acquisition Charge of \$800.00 per unit
 - c) GVS&DD Sewerage Charge of \$1,515 per townhouse unit
- 3.9 Given the size of the site, best storm water management practices are acceptable in lieu of a formal storm water management plan.
- 3.10 A tree survey has been undertaken and one tree has been identified for retention. The identified tree will be protected by a 6ft. high temporary chain link fence during site works and construction. A Section 219 Covenant and bonding are required to ensure the protection and ongoing maintenance of the identified tree.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area:
 Net Site - 2,427.6 m² (26,130 sq.ft.)
 (Subject to detailed survey)
- 4.2 Density:
 F.A.R. Permitted & Provided - 0.9 FAR

 Gross Floor Area (G.F.A.) - 2,169.3 m² (23,350 sq.ft.)

Site Coverage - 33%
- 4.3 Height - 3 storeys

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4.4 Unit Mix

8	one-bedroom units:	-	62.5 m ² – 63.0 m ²	(672 -678 sq.ft.)
20	two-bedroom units:	-	83.3 m ² – 88.2 m ²	(897 - 943 sq.ft.)
28	Total units			

4.5 Parking and Loading:


Parking Required & Provided

Residential @ 1.75 spaces/unit	-	49 (including 7 visitor parking and one disabled)
Car Wash Stall	-	1

Bicycle Parking Required & Provided:

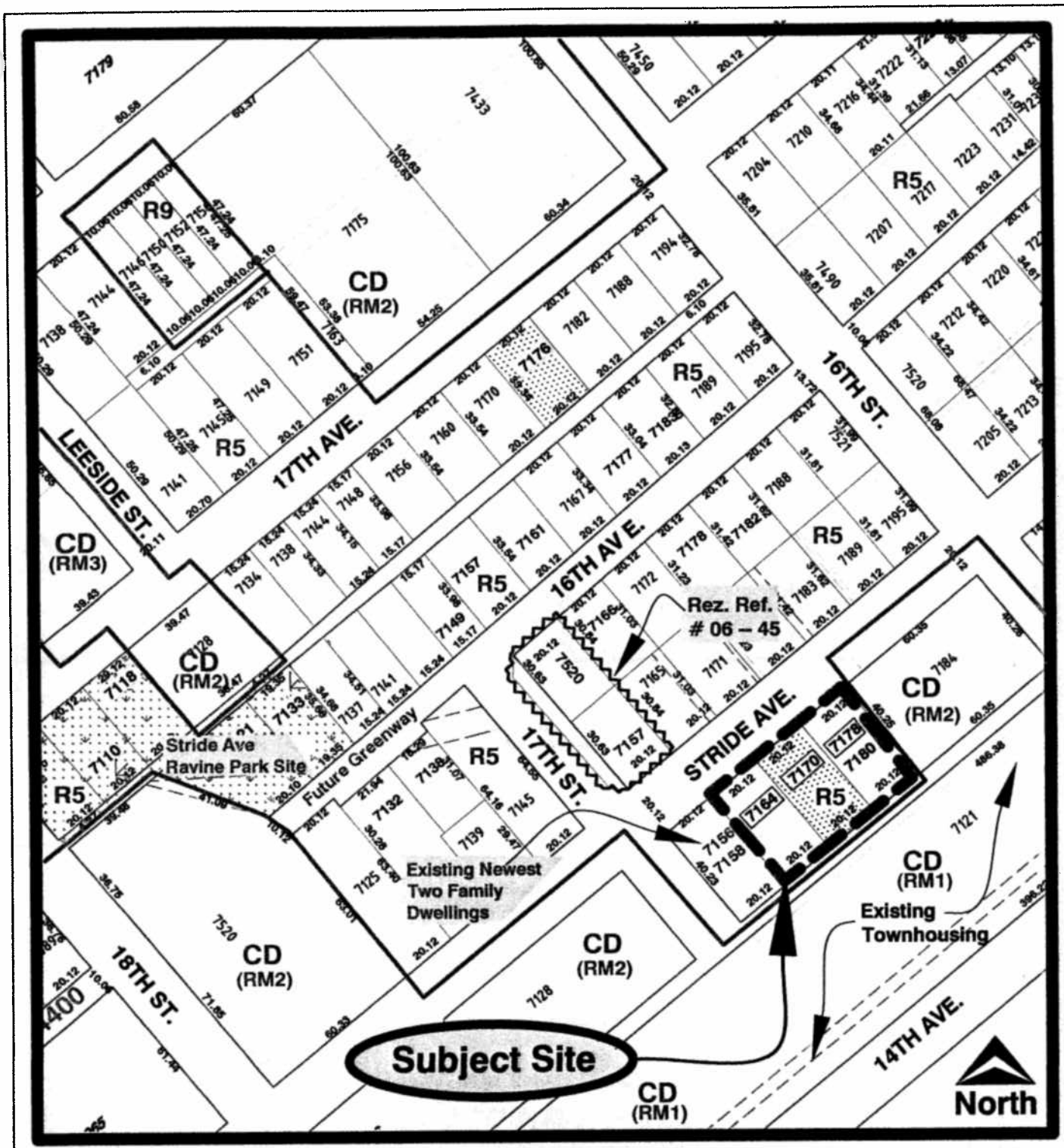
Secure Residential @ 1 locker/unit	-	28
Visitors racks @ 0.2 spaces/unit + 10%	-	7

4.6 Communal Facilities - Children's play area (tot lot).


B. Luksun
Director Planning and Building

DR/gk
Attachments

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



Planning and Building Department



Scale: 1 : 2000

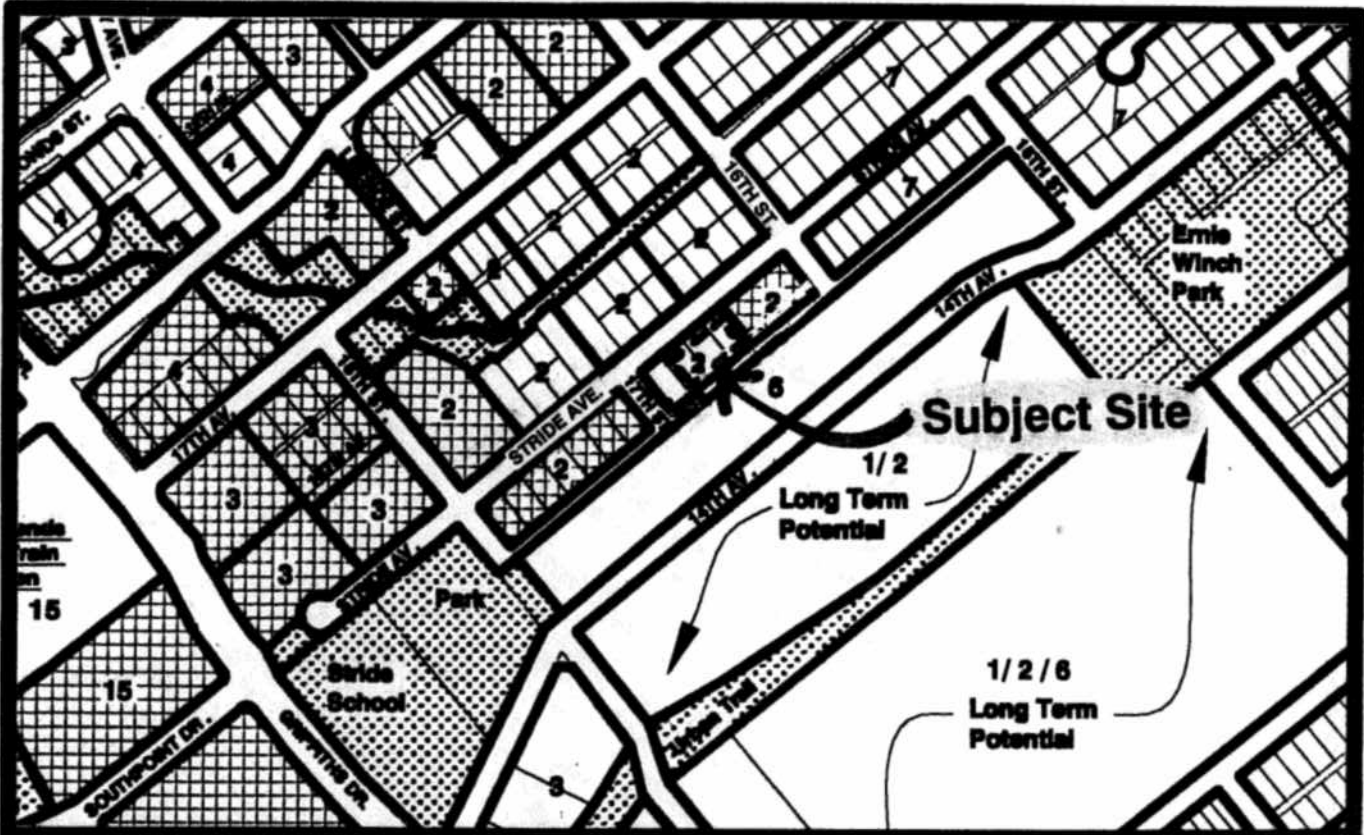
Drawn By: J.P.C.

Date: November 2007

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7164,7170,7178 Stride Ave.
(Proposed Multi-Family Townhouse)

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

Scale: 1 = 1000

Drawn By: J.P.C.

Date: November 2007

REZONING REFERENCE # 07 -- 50

7164, 7170, 7178 Stride Ave.

(Proposed Multi-Family Townhouse)

Sketch #2