

TO: CITY MANAGER 2008 May 15

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #07-33
Proposed New Skytrain Storage Tracks and Retaining Walls
Edmonds Town Centre Plan**

ADDRESS: 6800 – 14th Avenue (see attached Sketches #1 and #2)

LEGAL: Parcel 1 Except: Part Subdivided by Plan LMP 45547, D.L. 171, Group 1, NWD Plan 78141.

FROM: M2 General Industrial District

TO: CD Comprehensive Development District (based on M2 General Industrial District and Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled “SkyTrain OMC Yard Storage Track Expansion” prepared by MMM Group ND Lea Inc.”)

APPLICANT: MHPM Project Managers Inc.
310 – 2609 Granville Street
Vancouver, B.C. V6H 3H3
(Attention: Matthew Edwards)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2008 June 24.

RECOMMENDATIONS:

- 1 **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 June 9 and to a Public Hearing on 2008 June 24 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 granting of any necessary statutory rights-of-way, easements and /or covenants.
- e) The completion of a maintenance agreement for the landscaping in the rear boulevard of Southridge Drive.
- f) The submission of a geotechnical review regarding the proposed new retaining walls for review by the Director Engineering, and the granting of a Section 219 Covenant respecting the submitted report.
- g) An undertaking to retain, if necessary, a qualified consultant to identify, assess, segregate and sample for analyses, any material found and/or excavation water suspected of questionable quality during excavation and construction.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of three additional vehicle storage tracks at the SkyTrain Operating and Maintenance Centre.

2.0 BACKGROUND

- 2.1 The subject site at 6800 – 14th Avenue is located within the Council-adopted Edmonds Town Centre Plan at the northwest corner of Griffiths Drive and 10th Avenue (see Sketches #1 & #2 attached). The site fronts Southridge Drive to the south, but is addressed and accessed from the north side of the site at 14th Avenue at 20th Street. The property is currently improved with an operations and maintenance facility for SkyTrain.
- 2.2 On 2007 September 17, Council received the report of the Planning & Building Department regarding the rezoning of the subject site to permit additional vehicle storage tracks and new retaining walls within the front yard setback along the south side of the site. The Department was authorized 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. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The applicant has submitted a development plan indicating three additional transit vehicle storage tracks and retaining walls along the Southridge Drive frontage. Both the track and the retaining walls intrude into the 6m (20 ft.) front yard area due to siting constraints, but would be sited no closer than 1.83 m (6 ft.) of the property line. The following description applies to the Southridge Drive frontage as westerly and easterly portions. Along the westerly portion, the conceptual landscape plan prepared by the City indicates that the visible retaining walls will have decorative features and will be supplemented by new planting, in an effort to soften their interface with the street. A new separated sidewalk with boulevard grassing and street trees will also be constructed along this westerly portion of Southridge Drive. Along the easterly portion, the retaining walls will be cut into the bank and will not be visible from the street. The existing strip of exposed aggregate between the existing sidewalk and the no-post barrier along this easterly portion of the Southridge Drive frontage is proposed to be replaced with ground cover and climbing planting. In general, the existing and new tracks will continue to be screened from the street by fencing and landscaping.

Vehicular access to the site will continue to be from 14th Avenue at 20th Street. A number of upgrades to the driveway area as they relate to the South Spur Urban Trail are proposed and include: driveway redesign to permit a wider vehicle turning radius, installation of barriers to prevent vehicular access to the Griffiths Drive pedestrian overpass and the TransLink trestle bridge, and upgraded on and off-site landscaping.

The final landscape plan will be prepared by the applicant and reflect the items outlined above.

Even though the additional required transit vehicle storage tracks entail encroachment into the Southridge Drive front yard, an improved landscaped screening treatment and boulevard works are being achieved through this proposal. Other driveway and landscaping upgrades are also being achieved as well.

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 following:

- On the westerly portion of the Southridge Drive frontage, construction of a new separated sidewalk with boulevard grassing and street trees from the BC Parkway/SkyTrain crossing of Southridge Drive as far eastward as possible until the separated sidewalk ties back into the existing curb sidewalk; and

- On the easterly portion of the Southridge Drive frontage, the provision of a new planting strip to replace the exposed aggregate between the existing sidewalk and no-post barrier.
- 3.3 Minor statutory right-of-way of approximately 1.5m (4.9 ft.) along a portion of the Southridge Drive frontage will be required to accommodate the new separated sidewalk.
- 3.4 A maintenance agreement for the landscaping in the rear boulevard of Southridge Drive will be required.
- 3.5 The design of the new retaining walls as related to their support of the adjacent Southridge Drive, as well as the proposed support anchors within the road allowance along the easterly portion the site, will require approval by the Director Engineering.
- 3.6 A geotechnical assessment is required for the new retaining walls, especially as related to support of the adjacent road.
- 3.7 Detailed plans for an engineered sediment control system may be a requirement of the Preliminary Plan Approval. This requirement is contingent upon the project timing and the amount of excavation involved.


4.0 DEVELOPMENT PROPOSAL

- 4.1 Existing Site Area - 10.4 ha (25.6 acres)
- 4.2 Site Coverage - *No change*
- 4.3 Density - *No change*
- 4.4 Building Height - *No change*
- 4.5 Parking - *No change*
- 4.6 Storage Track - Three additional storages tracks proposed
- 4.7 Landscaping
 - New screening landscaping for visible retaining walls
 - New boulevard grassing and street trees along the westerly portion of Southridge Drive
 - New planting strip along east portion of Southridge Drive
 - Landscape upgrades near driveway access at 14th Avenue at 20th Street
 - Temporary irrigation for all new landscaping

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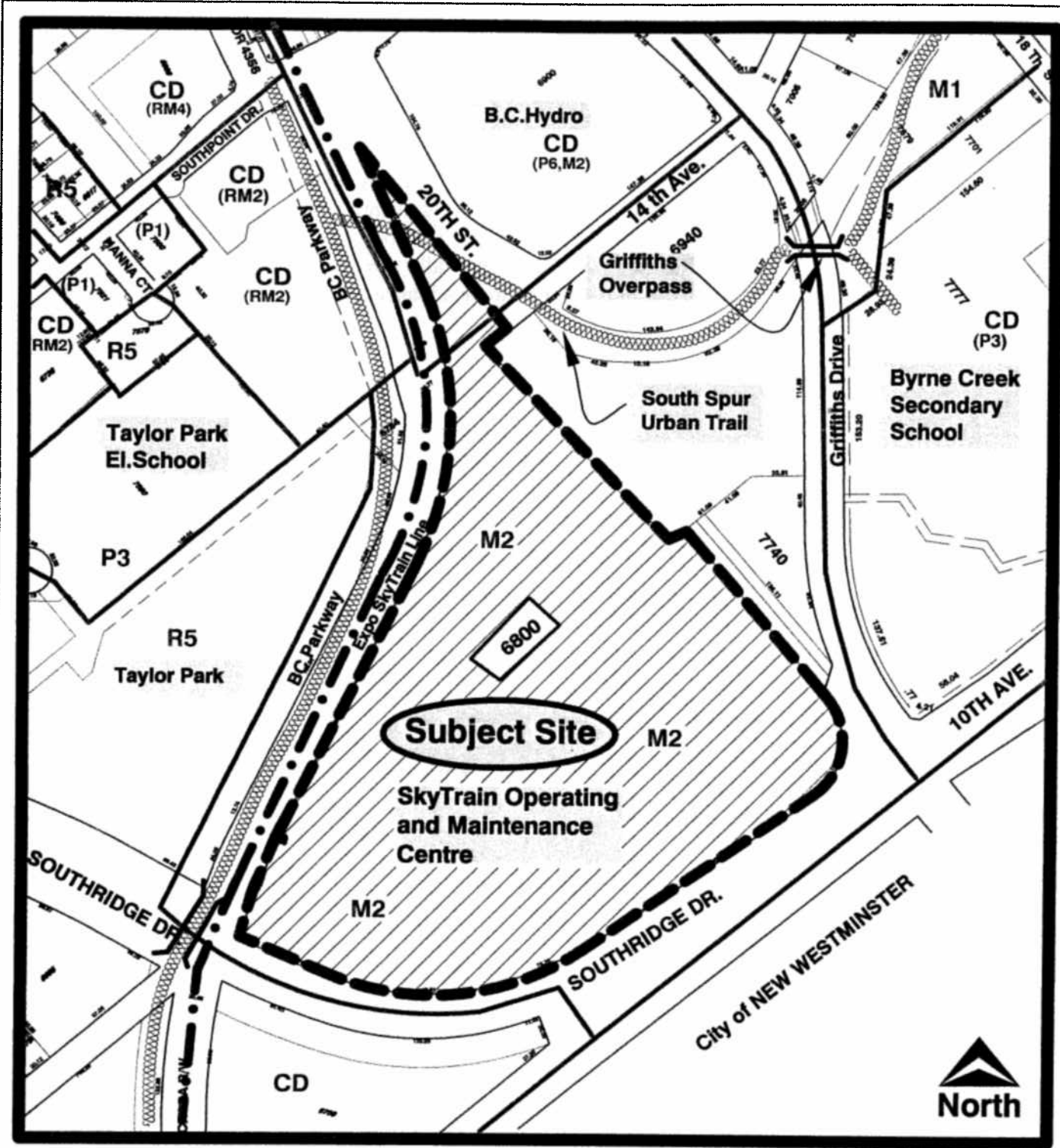
5.0 CONCLUSION

The applicant has made appropriate efforts to minimize the impact of the proposed additional tracks and retaining walls on the adjacent public right-of-way. New landscaping in a number of areas around the site will be provided, and visible retaining walls will have an architectural finish and be partially screened by the new planting. On this basis, the subject application is suitable to be advanced to a Public Hearing.


B. Luksun
Director Planning and Building

KH:gk
Attach

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



Planning and Building Department

Scale: 1 = 3000

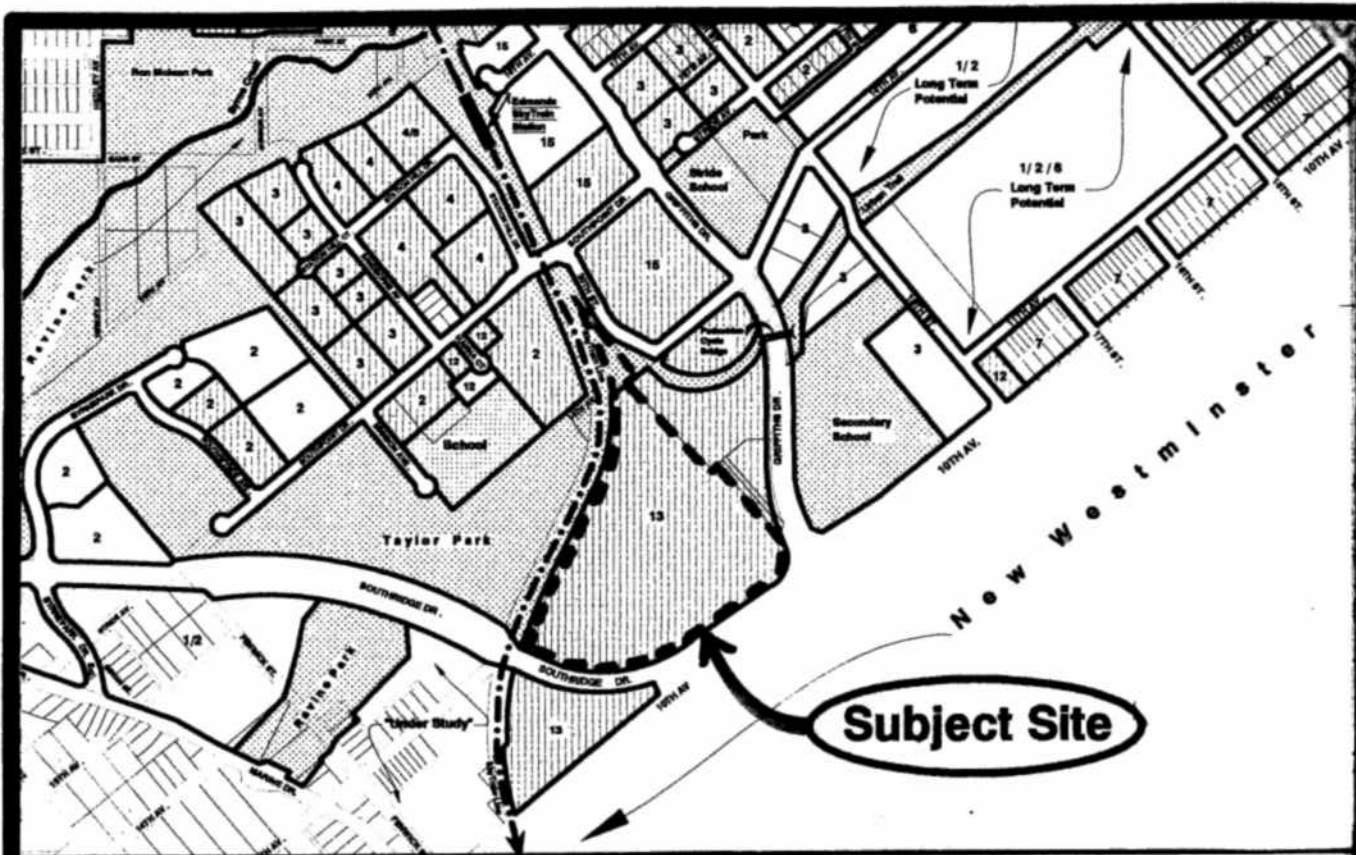
Drawn By: J.P.C.

Date: September 2007

REZONING REFERENCE # 07 -- 33

6800 -- 14th Ave.

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. # 7/83)
- 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: N.T.S.
Drawn By: J.P.C.
Date: August 2007

REZONING REFERENCE # 07 -- 33
6800 -- 14th Ave.

Sketch #2