



Item.....
Meeting..... 2009 October 19

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2009 October 9
FROM: DIRECTOR PLANNING & BUILDING **FILE:** 49500 20
Reference: Rez 08-24
**SUBJECT: EXPANDED SITE
REZONING REFERENCE #08-24
7425, 7435 KINGSWAY
EXPANDED SITE TO INCLUDE 7405, 7413 KINGSWAY
AND 7456 BRITTON STREET
EDMONDS TOWN CENTRE PLAN – SUB-AREA 2**

PURPOSE: To inform Council of an expanded site proposed for Rezoning Reference #08-24

RECOMMENDATIONS:

1. **THAT** the sale be approved in principle of the City-owned properties at 7456 Britton Street, for inclusion within the subject development site in accordance with the terms outlined in Section 3.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing for the expanded site in line with this report on the understanding that a more detailed report will be submitted at a later date.
3. **THAT** a copy of this report be sent to the property owners of 7377, 7389, 7397 Kingsway; 7337, 7331, 7320 Hubert Street; 7313 Sixteenth Avenue and 7478, 7430, 7416, Britton Avenue for information purposes.

REPORT

1.0 BACKGROUND INFORMATION

- 1.1 At its 2008 July 21 meeting, Council authorized the Planning and Building Department to work with the applicant towards a suitable plan of development for Rezoning Reference #08-24 for a two-lot infill development. A larger site consolidation had been intended to include 7313 16th Avenue, 7320, 7331, 7337 Hubert Street and 7468 and 7478 Britton Street for Comprehensive Development based on RM2 Multiple Family Residential District guidelines. However, given the newer two-family homes with higher improvement values at 7337 and 7331 Hubert Street, the smaller two-lot infill development was considered supportable.

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At its 2009 August 31 meeting, Council granted Second Reading for Rezoning Reference #08-24 to permit the development of an 8-unit townhouse development with under-unit parking with vehicular access from Hubert Street for a site encompassing the two lots at 7425 and 7435 Kingsway and a to-be-closed section of Hubert Street (see attached Sketches #1 & #2).

- 1.2 The developer has now received authority to act on behalf of the adjacent property owners at 7405 and 7413 Kingsway which are vacant and is proposing to include these properties as well as the City-owned vacant properties at 7456 Britton Street in the subject rezoning (see attached Sketch #3). This would create a larger site with a net area of 5,307.2 m² (57,126.7 sq.ft.). Vehicular access would then be from Britton Street, a desirable improvement.
- 1.3 The Planning Department is in support of this request as it will create a larger site which is more in line with the planned consolidations and road closures described in the Edmonds Town Centre Plan. Under the previous two-lot site proposal, vehicular access was to be from Hubert Street. This would have meant that Hubert Street could not be completely closed in future as had been envisioned in the Edmonds Town Centre Plan. With the new expanded site, vehicular access can now be taken from Britton Street which will preserve the future closure of the balance of Hubert Street, to be included in a future development site. The proposed expanded site will require a minor adjustment to the Edmonds Community Plan with respect to planned site consolidations. To inform those properties affected by the change in site consolidations, it is proposed that a copy of this report be sent to the property owners of 7377, 7389, 7397, Kingsway; 7337, 7331, 7320 Hubert Street; 7313 Sixteenth Avenue and 7478, 7430, 7416, Britton Avenue for information purposes.. Three remaining future site consolidations would consist of: 7337, 7331 Hubert Street, 7468, 7478 Britton Street, and the remainder of Hubert Street with access off Britton Street; 7313 16th Avenue and 7320 Hubert Street with access off 16th Avenue; and 7377, 7389, 7397 Kingsway and 7416, 7430 Britton Street with access off Britton Street (see attached Sketch #3). The first two sites could also be combined into a single site.

3.0 GENERAL INFORMATION

- 3.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the RM2 Multiple-Family Residential District and the Edmonds Town Centre Plan as guidelines) in order to permit the construction of a three-storey townhouse project to a maximum Floor Area Ratio of 0.9 with underground parking. Vehicular access to the site will be from Britton Avenue only.

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3.2 As Hubert Street is slated for closure in the Edmonds Town Centre Plan, a portion of Hubert Street abutting the subject lots to the east is proposed to be closed and developed as part of the consolidated site. A Highway Closure Bylaw will be required in this regard.

A dedication of 7.0 m off Kingsway will be required as part of the proposed development with a total area of 557.2m² (5,998 sq.ft.). This will be exchanged for the closed portion of Hubert Street with a total area of 380.9m² (4,100 sq.ft.). Under the proposed expanded site, the total area for dedications exceeds the total area of closure on Hubert Street.

3.3 The City-owned properties at 7456 Britton Avenue (three legal lots) have an area of 1,975.42m² (21,263 sq.ft.). These City-owned lots are currently vacant and are proposed to be included in the expanded site. The Legal and Lands Department will be requested to determine a recommended sale price for the properties which will be submitted to Council for its consideration and approval. The completion of the sale of City-owned property would then become a prerequisite for the rezoning.

3.4 The Director Engineering would be requested to provide an estimate for all services necessary to serve this site. Servicing requirements will include but not necessarily be limited to:

- a 7.0 m widening dedication for Kingsway;
- provision of a separated sidewalk, streetlights, and street trees on Kingsway;
- relocation of any utilities under the closed portion of Hubert Street;
- a lighted 1.5 m public pedestrian pathway within a statutory right-of-way on the closed portion of Hubert Street; and
- a separated sidewalk, street lights and street trees on Britton Street.

3.5 The proposed development has been reviewed by the Engineering Department. With the expanded site, the final suitable form of development will no longer require a turnaround for service vehicles to be located on the subject site.

3.6 Due to the site's location on Kingsway, an acoustical study will be required for this rezoning to ensure compliance with the Council-adopted noise criteria.

3.7 Any necessary easements, rights-of-way, and covenants are to be provided, including, but not necessarily limited to:

- Section 219 Covenant restricting the enclosure of balconies

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- Section 219 Covenant restricting of driveway gates for surface driveways,
 - Section 219 Covenant restricting vehicular access to Britton Avenue only. and
 - a 4.5 m statutory right-of-way for a pedestrian pathway on the closed portion of Hubert Street.
- 3.8 As a small site, Storm Water Management Best Practices will apply.
- 3.9 Due to possible contamination, a site profile and the resolution of any requirements is required.
- 3.9 A tree survey will be required as the site contains some significant conifers. Any trees to be retained are to be protected during site development and construction by chain link fencing and damage deposit and by a 219 Covenant where warranted.
- 3.10 The developer is responsible for the undergrounding of overhead wiring on Kingsway and Britton Avenue, abutting the site.
- 3.11 Applicable Development Cost Charges include:
- a) Parkland Acquisition Charge of \$3.84 per sq. ft of gross floor area
 - b) GVS & DD Sewerage Charge of \$1,515 per dwelling unit
 - c) School Site Acquisition Charge of \$800 per unit

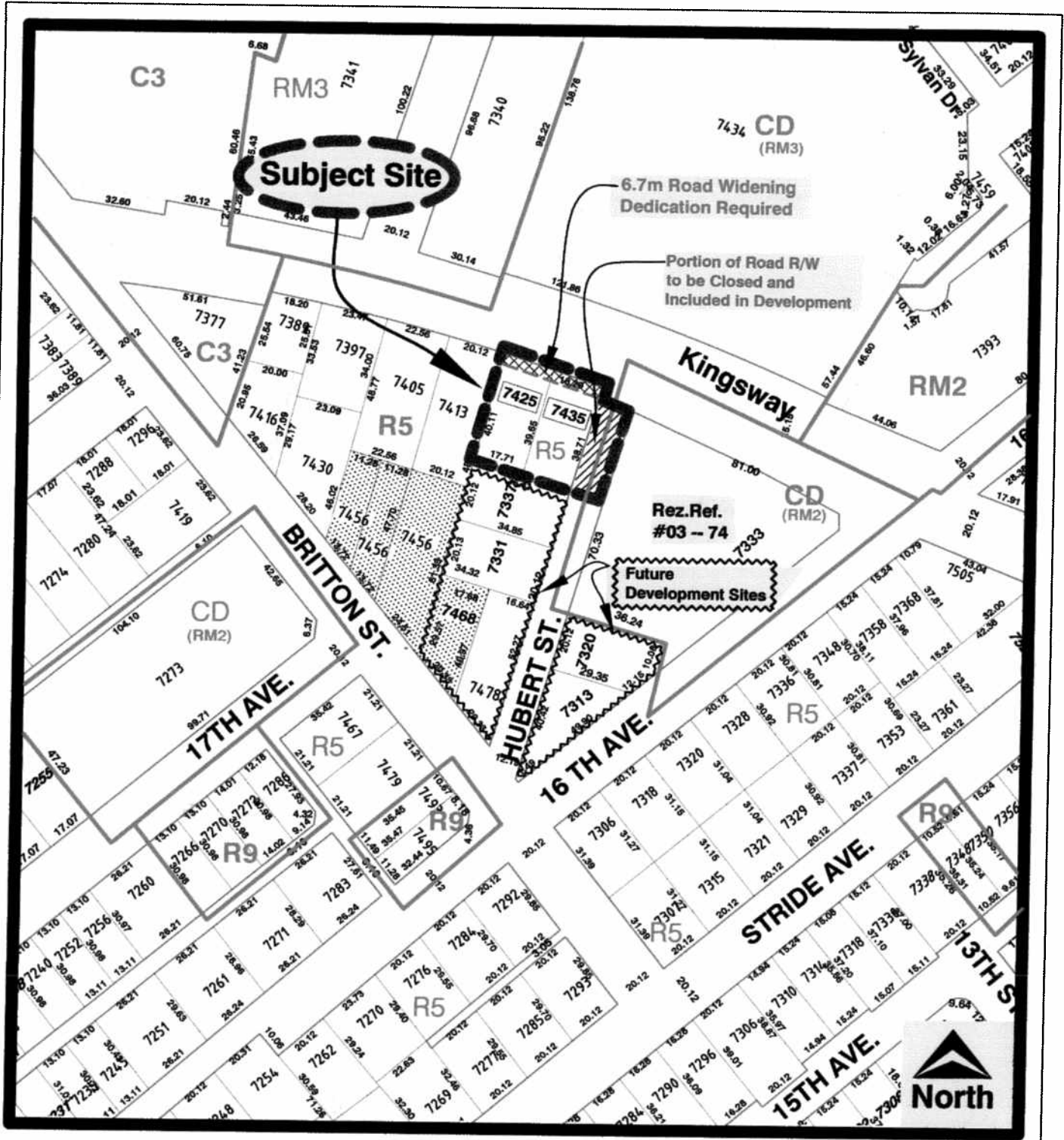


B. Luksun, Director
PLANNING AND BUILDING

DR:gk

Attachments

cc: City Clerk
Director Engineering
City Solicitor



Planning and Building Department

Scale: 1 : 2000

Drawn By: J.P.C.

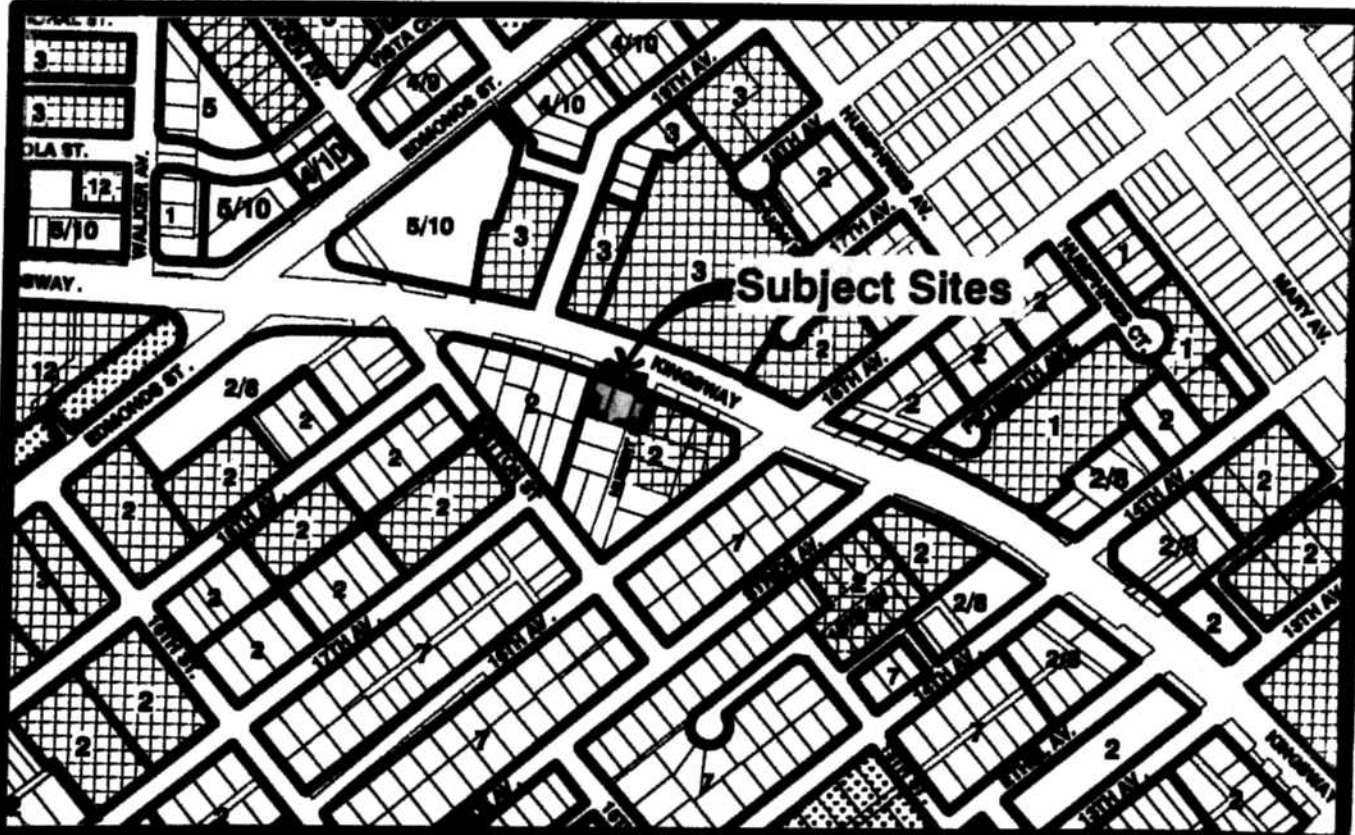
Date: July 2008

REZONING REFERENCE # 08 -- 24

7425,7435 Kingsway and Ptn.of Hubert St.R/W





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. # 36/80)

-  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

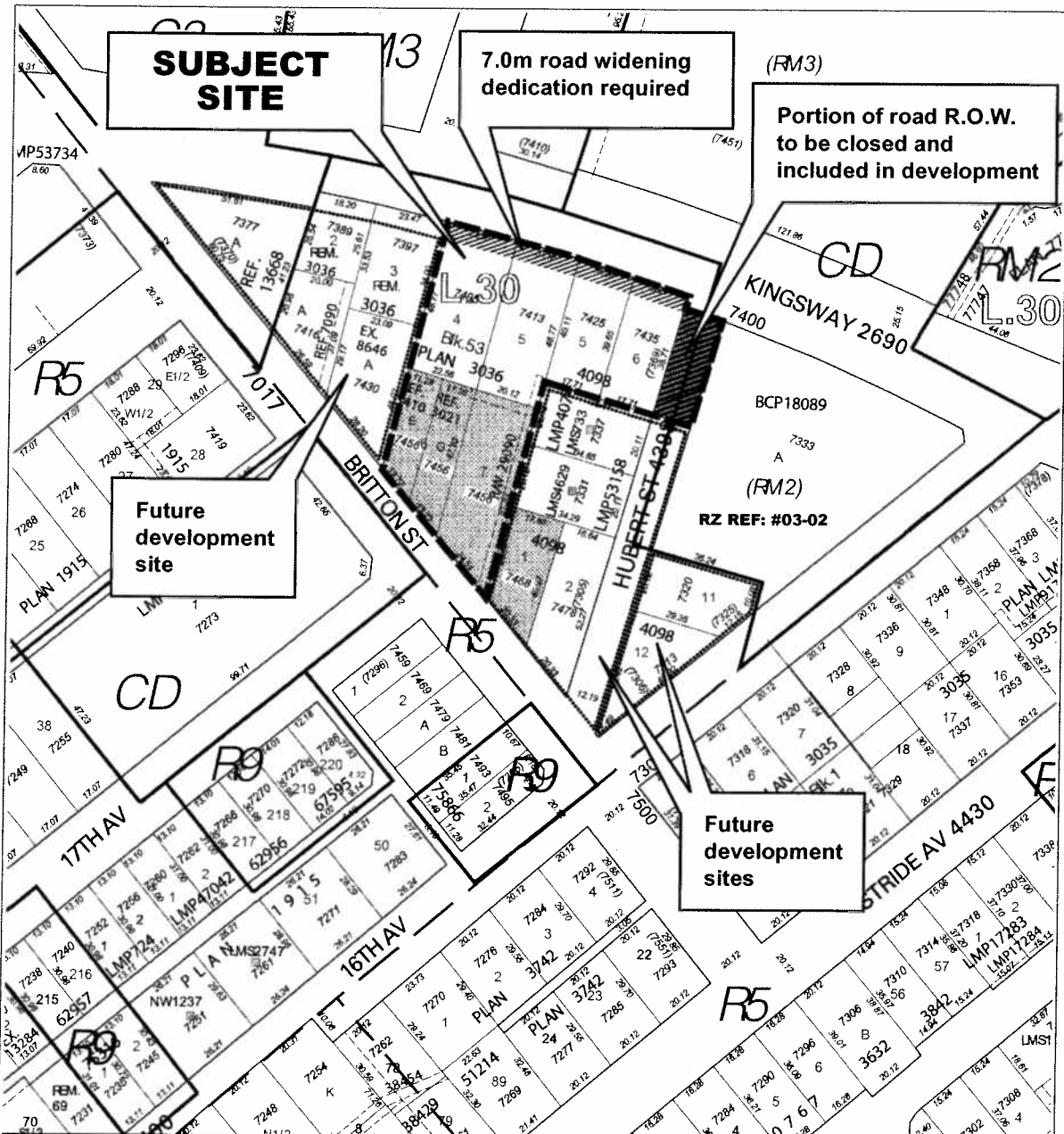





City of Burnaby
Planning and Building Department

Scale: N.T.S.
Drawn By: J.P.C.
Date: July 2008

REZONING REFERENCE # 08 -- 24
7425,7435 Kingsway and Ptn.of Hubert St.R/W

Sketch #2



		PLANNING & BUILDING DEPARTMENT			
DATE: 2009 10 02		PROPOSED EXPANDED SITE REZONING REFERENCE #08-24			
SCALE: 1:2000		 7405, 7413, 7425, 7435 Kingsway, 7456 Britton St and Ptn of Hubert St R.O.W.			
DRAWN BY: rcn		 City-owned property		Sketch #3	