



Item.....
Meeting..... 2009 June 22

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2009 June 17
FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: REZ #07-60
SUBJECT: REZONING REFERENCE #07-60
7183, 7189 & 7195 SIXTEENTH AVENUE
RESPONSE TO PUBLIC HEARING ISSUES
PURPOSE: To respond to issues raised at the Public Hearing for Rezoning Reference #07-60.

RECOMMENDATION:

1. **THAT** a copy of this report be sent to the applicant and to delegations who spoke at, or submitted correspondence to the Public Hearing for Rezoning Reference #07-60.

REPORT

1.0 BACKGROUND

On 2009 June 2, a Public Hearing was held for Rezoning Reference #07-60. The subject rezoning application proposes a 12-unit development townhouse development in accordance with the Council adopted Edmonds Town Centre Plan (see attached Sketches #1 and #2).

At the Public Hearing, submissions were received raising issues and questions with regard to the future of Sixteenth Avenue, drainage onto adjacent properties, privacy concerns due to the height and siting of the development, securing of on-site garbage receptacles from racoons and other animals, and the sufficiency of resident and visitor parking provision within the subject development.

At the request of Council, this report is submitted to provide information in response to these issues.

2.0 ISSUES RAISED

Issue #1 – Future Configuration of 16th Avenue

A number of issues were raised regarding the future configuration of 16th Avenue expressing opposition to its planned future closure, reservations that its closure would be achievable, and other questions on the proposed interim road standard.

Within the Council adopted Edmonds Town Centre Plan, 16th Avenue is identified for future closure to create a greenway pedestrian and bicycle connection to Stride Avenue Ravine Park and beyond. As development of this area proceeds, in accordance with the adopted Plan, new development will be supported that creates consolidated sites that only take access from 17th Avenue, Stride Avenue and/or 16th Street. Through the development approval process, access from 16th Avenue or 17th Street would not be supported or provided for (see attached Sketch #2) . As such, over the longer term, and through incremental development approvals, the eventual closure of 16th Avenue will be

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accommodated. It is expected that closure of 16th Avenue would only proceed once it was no longer necessary to accommodate access to fronting properties.

With regard to its road standard, 16th Avenue is presently constructed to an interim standard with gravel shoulders, which are used for parking on both sides of the street. As a requirement of the subject development, 16th Avenue is proposed to be finished with a separated sidewalk on the north side, a minimum 8.0 metre wide pavement, and finished curbs on both sides adjacent to the development site. This standard would accommodate a travel lane in each direction and on street parking on the south side

Issue #2 Concerns Related to Drainage

A submission was received regarding the potential impact of the new development on local road drainage.

The subject development will be required to provide for on-site management of storm water drainage through application of best management practices. As such, storm water associated with the site will be required to be retained on site for conveyance to the City storm drain system. In addition, the finishing of 16th Avenue with curb, gutter and catch basins will serve to provide for the management of road drainage to City standards. In addition, the Director Engineering has advised that the Engineering Department will also assess any further public works necessary to manage storm water runoff from the street in association with the subject development.

Issue #3 Proposed Project Height, Setbacks and Privacy Concerns

Concerns were expressed regarding the impact of the proposed development on privacy for adjacent and nearby lots related to the proposed height and setbacks of the development and the existing narrow width of 16th Avenue.

The Council-adopted Edmonds Town Centre Plan designates this site for future multiple family development under the RM2 District through (CD) Comprehensive Development. The RM2 District allows a maximum building height of three storeys or 12m (39.37 ft.). The maximum height of the proposed development is within the permitted height limit at 11.88 m (39 ft.). The proposed front and rear yard setbacks for the development of 4.57 m (15 ft), and the west side yard setback of 6.09 m (20 ft) and east side yard setback of 4.57 m(15 ft) are typical for a street-oriented CD site development utilizing the RM2 guidelines. As noted in the Public Hearing report, the servicing requirements for the proposed development include a separated sidewalk with street trees on the property frontages, screening fencing adjacent the rear lane and the west property line and on-site landscaping. These elements will provide for some privacy screening, particularly as the street trees and landscaping mature while recognizing that the development form is in keeping with the approved plan for the subject lot and other recent rezonings in the general area.

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Issue # 4 – Concerns Regarding Garbage Facilities

Concerns were expressed that the garbage facilities for the subject development would attract and/or be accessible to racoons and other animals in the area.

The garbage facilities for the development are proposed to be located on the site within a screened enclosure. In addition, the applicant has confirmed that the proposed development would use standard metallic garbage bins with lids to receive garbage from the proposed residences. The City's solid waste engineering staff have confirmed that these bins are considered highly racoon/animal resistant.

Issue #5 – Parking

Concerns were expressed concerns that the proposed development has insufficient parking for residents and visitors.

The minimum Bylaw requirement for multiple family townhouse parking is 1.75 parking spaces per townhouse unit with 0.25 of these spaces being dedicated to visitor parking. A total of 27 parking spaces, including 2 visitor parking stalls and 1 car wash/visitor parking stall, are provided for by the development. This exceeds the total Bylaw requirement of 21 parking spaces by 6 spaces. Each residential unit has a two-car garage for the individual use of the resident and their visitors. As such, the proposed development has met the established requirements for on-site parking.

3.0 CONCLUSION

This report provides information in regard to specific issues raised at the Public Hearing held on 2009 June 2. In summary, the proposed twelve-unit townhouse development with at-grade under-unit parking has been designed and in-line with the redevelopment objectives of the adopted Edmonds Town Centre Plan and the guidelines of the applicable CD RM2 Multiple Family District.

It is recommended that a copy of this report be sent to the applicant and to delegations that spoke at, or submitted correspondence to the Public Hearing for Rezoning Reference #07-60.

This is for the information of Council.

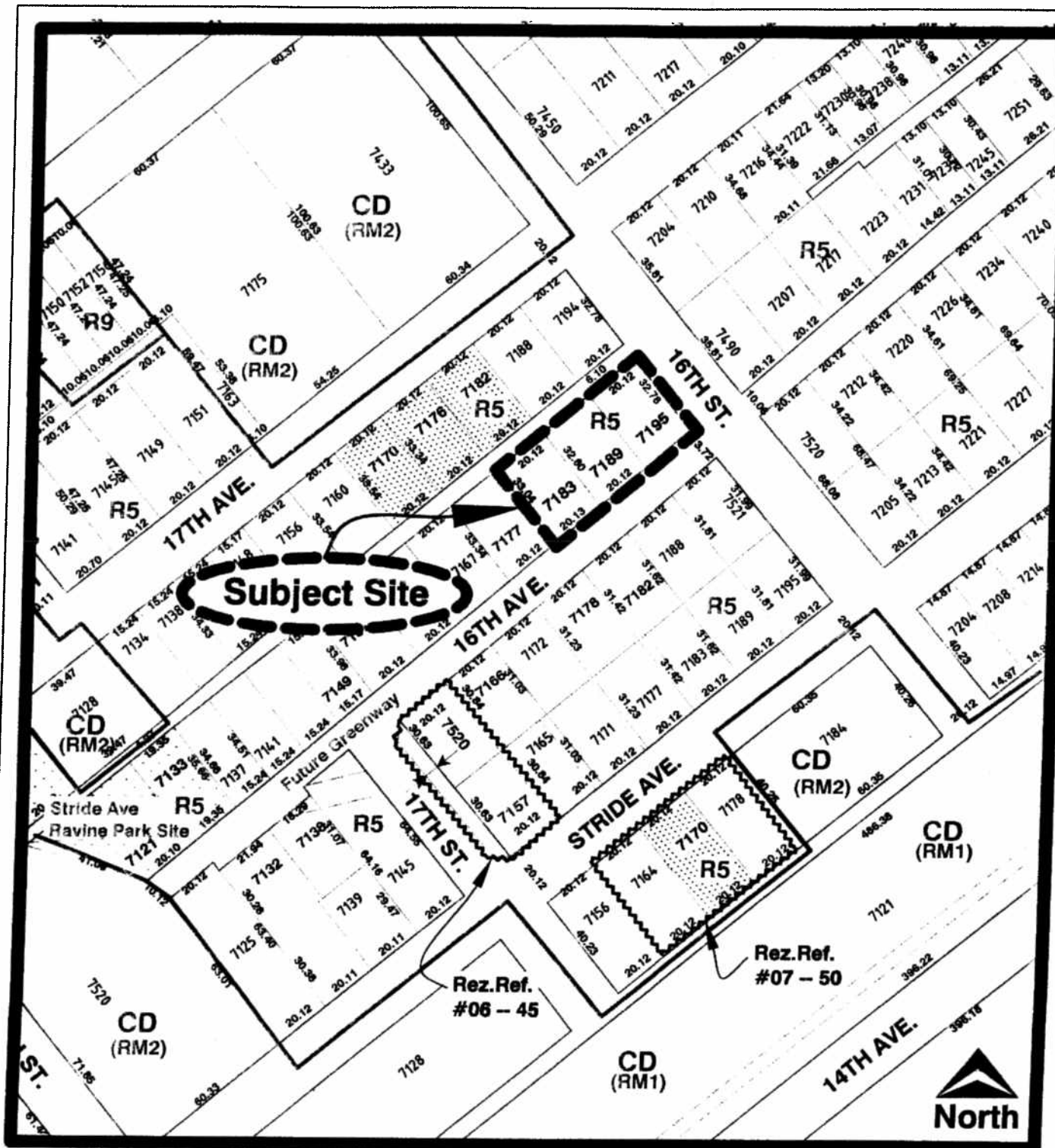


B. Luksun, Director
PLANNING AND BUILDING

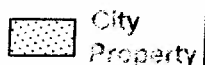
DR:gk/tn

Attachments

cc: City Clerk Deputy Fire Chief- Admin
Director Engineering Chief Building Inspector



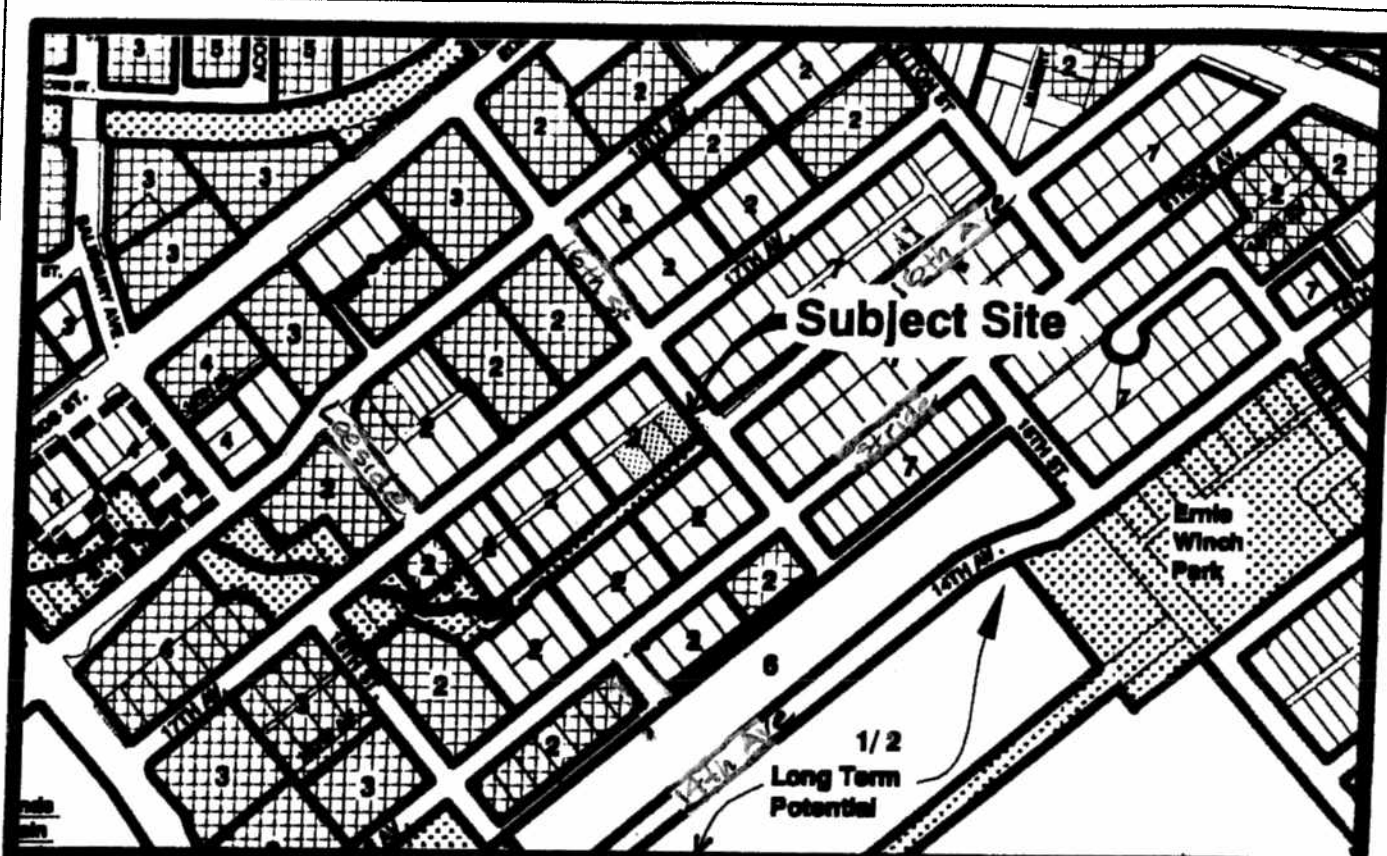
Planning and Building Department






Scale: 1 : 1500
 Drawn By: J.P.C.
 Date: April 2009

REZONING REFERENCE # 07 -- 60
Expanded Site
 7183,7189,7195 16th Ave.
 (Proposed Townhouses)

Sketch # 1



Legend:

- | | | |
|--|---|--|
| <p>High Rise Apartments
 5 -- RM5 --- (100 units per acre maximum)
 4 -- RM4 --- (80 units per acre maximum)</p> <p>Low Rise Apartments
 3 -- RM3 --- (50 units per acre maximum)</p> <p>Low Rise Apartments/
 Ground-Oriented multiple Family
 2 -- RM2 --- (40 units per acre maximum)</p> <p>Ground-Oriented Multiple Family
 1 -- RM1 --- (25 units per acre maximum)</p> <p>6 -- Townhousing --- (12 units per acre maximum)</p> <p>Single and Two-Family Infill
 7 -- Potential Area Rezoning</p> | <p>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)</p> | <p>Development Sites in the Edmonds Town Centre are generally to be Zoned to Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.</p> |
|--|---|--|
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- | | |
|--|--|
| <p> Park, School, Trail, Ravine and Open Space Area</p> <p> Completed or Rezoned in Accordance with Development Guidelines</p> | <p> This Sketch is subject to updating on a Continuous basis.</p> |
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**Edmonds Town Centre Plan
 Development Guidelines**



Planning and Building Department

Scale: N.T.S.
 Drawn By: J.P.C.
 Date: April 2009

REZONING REFERENCE # 07 -- 60
 7183, 7189 and 7195 - 16th Ave
 (Proposed Townhouses)

Sketch #2