



**TO:** CITY MANAGER 2012 May 23

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #11-49**  
**Four Storey Apartment Development with Underground Parking**  
**Edmonds Town Centre - Sub-Area 2**

**ADDRESS:** 7008, 7018 and 7070 Fourteenth Avenue (see *attached* Sketches #1 and #2)

**LEGAL:** Lot A, D.L. 53, Group 1, NWD Plan LMP39523; Lot B, D.L. 53, Group 1, NWD Plan 39523; Lot 71, Except: Part Dedicated Road on Plan BCP11553, D.L. 53, Group 1, NWD Plan 35475

**FROM:** M1 Manufacturing District

**TO:** CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled “7000 14<sup>th</sup> Avenue, Burnaby, B.C.” prepared by Robert Ciccozzi Architecture Inc.)

**APPLICANT:** Amacon Land Corporation  
500 – 856 Homer Street  
Vancouver, BC V6B 2W5  
(**Attention: Barry Savage**)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2012 June 26.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2012 June 11, and to a Public Hearing on 2012 June 26 at 7:00 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 utilization of an amenity bonus through the provision of a \$6.8 Million cash in-lieu contribution in accordance with Section 3.4 of this report.
- e) The provision of two co-op cars, and of a one-year car co-op membership for each residential unit.
- f) The consolidation of the net project site into one legal parcel.
- g) The granting of any necessary Covenants, including, but not necessarily limited to, Section 219 Covenants restricting the enclosure of balconies, indicating that project surface driveway accesses will not be restricted by gates, and providing that all disabled parking to remain as common property.
- h) The granting of any necessary easements and statutory rights-of-way.
- i) The dedication of any rights-of-way deemed requisite.
- j) The design and provision of 13 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) with allocated disabled parking spaces protected by a Section 219 Covenant.
- k) The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- l) 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.
- m) The deposit of the applicable GVS & DD Sewerage Charge.
- n) The deposit of the applicable Parkland Acquisition Charge.

- o) The deposit of the applicable School Site Acquisition Charge.
- p) The submission of a Site Profile and resolution of any arising requirements.
- q) The provision of facilities for cyclists in accordance with this report.
- r) The undergrounding of existing overhead wiring adjacent to the site.
- s) Compliance with the Council-adopted sound criteria.
- t) The review of a detailed Sediment Control System by the Director Engineering.
- u) Compliance with the guidelines for underground parking for visitors.
- v) Compliance with green building initiatives as outlined in Section 3.3 of this report.
- w) 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 is 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, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
- x) 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.
- y) 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.
- z) Provision of transportation demand management measures as outlined in Section 3.2 of this report.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a four storey apartment development (257 units) with underground parking.

### 2.0 BACKGROUND

- 2.1 On 2011 November 28, Council received the report of the Planning and Building Department regarding 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. As noted in the previous report, in accordance with Council-adopted policy regarding application of 's' category zoning, the subject site, by virtue of its RM3 designation under the current Edmonds Town Centre Plan (Sketch #2 *attached*), is eligible for RM3s zoning. This site is considered suitable for the proposed zoning given its proximity to amenities including the elementary and secondary schools, the Edmonds SkyTrain Station, and the adjacent urban trail and pedestrian-cycle bridge which provides a direct link to the BC Parkway and Taylor Park.
- 2.2 The subject site is located within the Edmonds Town Centre and is currently occupied by three industrial buildings. To the north-west across 14<sup>th</sup> Avenue is Stride Avenue Community School and Park, while to the east across 18<sup>th</sup> Street are the former Safeway distribution centre lands which are designated for residential redevelopment in the Council-adopted Plan. An interim standard urban trail which links to the Griffiths pedestrian-cycle bridge and the secondary school site is located between the subject site and a future development site to the south-east (which is owned by the City) beyond which is Byrne Creek Secondary School. Across Griffiths Drive to the south-west is an industrial site.
- 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 proposed development plan is for two four-storey apartment buildings fronting on the urban trail, 18<sup>th</sup> Street, and 14<sup>th</sup> Avenue, and with an entry court from 14<sup>th</sup> Avenue. The proposed development concept, therefore indicates a strong street-oriented relationship on three public frontages. A total of 257 apartment units are proposed. All required parking is proposed to be located underground with access to the underground parking garage taken from the internal entry court which connects to 14<sup>th</sup> Avenue. Overall, the subject proposal is considered to embody a high quality of urban design and architectural expression in terms of the building's siting, massing, pedestrian orientation

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and materiality; thus, meeting the high standard for such development in the City's town centre areas.

- 3.2 The development proposal meets the required Burnaby Zoning Bylaw parking ratio of 1.1 spaces per unit (0.1 of which is for visitor parking).

The developer will pursue the following traffic demand management initiatives:

- 2.0 resident bike storage spaces per unit and 0.2 visitor bike parking stalls per unit;
- provision of 1 hybrid co-op car, with parking spaces at a location to be agreed upon between the developer and the City; and,
- 78 (30% of total units provided) transit passes (two zones) for one year to be made available to residents seeking an alternative to car use and ownership.

- 3.3 The developer has agreed to pursue green building practices by committing to achieve a Silver (equivalency) rating under the Leadership in Energy and Environmental Design (LEED) program.

- 3.4 Given the site's Town Centre location, the applicant is proposing to utilize the supplemental amenity density bonus provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 0.4 FAR, which translates into 55,300 sq. ft. of additional floor area included in the development proposal. The Legal and Lands Department reports the value of the density bonus to be \$123 per sq. ft. buildable, for a total value of \$6.8 Million. At its meeting of 2012 May 28, Council adopted a recommendation from the Community Development Committee that the density bonus funds be taken as a cash in-lieu contribution for future use toward community amenities. As per the City's Community Benefit Policy, 20% of the total deposited in the account (\$1.36 Million) would be allocated to the affordable/special needs housing sub-account, leaving the remainder (\$5.44 Million) available for the provision of other community amenities, including housing, at some point in the future.

- 3.5 The City Engineer will assess the need for any further required services to the site, including, but not necessarily limited to:

- storm, sanitary sewer and water main upgrades as required;
- construction of a separated Urban Trail abutting the site along 18th Street, including boulevard grass, street trees, and lighting;
- construction of a separated sidewalk with boulevard grass, street trees, and lighting along the south side of 14<sup>th</sup> Avenue abutting the site; and,
- upgrading of the interim urban trail abutting the site to the south-east to full standard with landscaping.

- 3.6 Consolidation of the project site into one legal parcel is required.

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- 3.7 Road widening requirements include:
- 1.0m road allowance widening along 14th Avenue;
  - 1.5m road allowance widening along 18th Street, plus a 2.5m statutory right-of-way to accommodate the urban trail;
  - 1.0 m wide (tapered) road allowance widening along Griffiths near 14th Avenue; and,
  - 6m x 6m corner truncation dedication at intersection of Griffiths and 14th Avenue.
- 3.8 Any necessary easements, right-of-ways and covenants are to be provided, including, but not necessarily limited to:
- 2.5m statutory right-of-way to accommodate the urban trail along 18th Street; and,
  - Section 219 Covenant restricting enclosure of balconies.
- 3.9 The developer is responsible for the undergrounding of overhead wiring on 14th Avenue and Griffiths Drive abutting the site.
- 3.10 A noise study is required to ensure compliance with Council-adopted sound criteria.
- 3.11 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 3.12 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.
- 3.13 The following are applicable to the proposed development:
- a) Parkland Acquisition Charge of \$3.84 per sq.ft. of residential gross floor area;
  - b) School Site Acquisition Charge of \$700.00 per unit; and,
  - c) GVS&DD Sewerage Charge of \$1082.00 per apartment unit.
- 3.14 The developer has been advised of the Council-adopted policy regarding the provision of units adaptable to the needs of the disabled in Burnaby's Town Centres, and has elected to provide a minimum of 13 adaptable units and has provided 13 handicap parking stalls within the underground parking structure. Handicapped parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.
- 3.15 A tree survey has been completed to locate and assess trees on-site. One juniper tree has been identified for retention on-site and will be protected by Section 219 Covenant and bonding.

- 3.16 All existing improvements are to be removed from the site prior to finalization of the subdivision and rezoning.
- 3.17 Submission of a Site Profile and resolution of any arising conditions is required.
- 3.18 Provision of an adequately sized and sited garbage and recycling area, as well as three separate car wash stalls is required.

**4.0 DEVELOPMENT PROPOSAL**

4.1 Site Area

Gross Site	-	13,180.1 m <sup>2</sup> (141,874 sq.ft.)
Dedications	-	336.6 m <sup>2</sup> ( 3,623 sq.ft.)
Net Site	-	12,843.5 m <sup>2</sup> (138,251 sq.ft.) (subject to detailed survey)

4.2 Density

F.A.R. Permitted & Provided:	-	1.5 F.A.R.(inclusive of 0.4 FAR amenity bonus)
Maximum Gross Floor Area Permitted & Provided	-	19,265.3 m <sup>2</sup> (207,377 sq.ft.) (inclusive of 55,300 sq. ft. amenity bonus)
Site Coverage:	-	39%

4.3 Height

- 4 storeys

4.4 Residential Unit Mix

<u>Unit Type</u>	<u>Unit Size</u>
10 - Studio	- 570 - 578 sq.ft.
159 - 1 Bedroom	- 616 - 674 sq.ft.
49 - 2 Bedroom	- 762 - 919 sq.ft.
36 - 2 Bedroom/Den	- 921 - 1,053 sq.ft.
3 - 3 Bedroom	- 1,035 - 1,182 sq.ft.
<b>TOTAL: 257 UNITS</b>	

4.5 Parking

**Vehicle Parking**

257 Apartment Units

Required (1.1 spaces/unit)

Required and Provided Spaces

- 283 (inclusive of 26 visitor spaces)

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- Provided - 295 (inclusive of 30 visitor spaces)
  - Car Wash Stalls** - 3
  - Bicycle Parking**
    - Resident - 2/unit @ 257 units
    - Visitor - 0.2/unit @ 257 units
- Required and Provided Spaces
- 514 in storage lockers
  - 52 in racks (throughout site)

4.6 Communal Facilities  
(Excluded from F.A.R. Calculations)

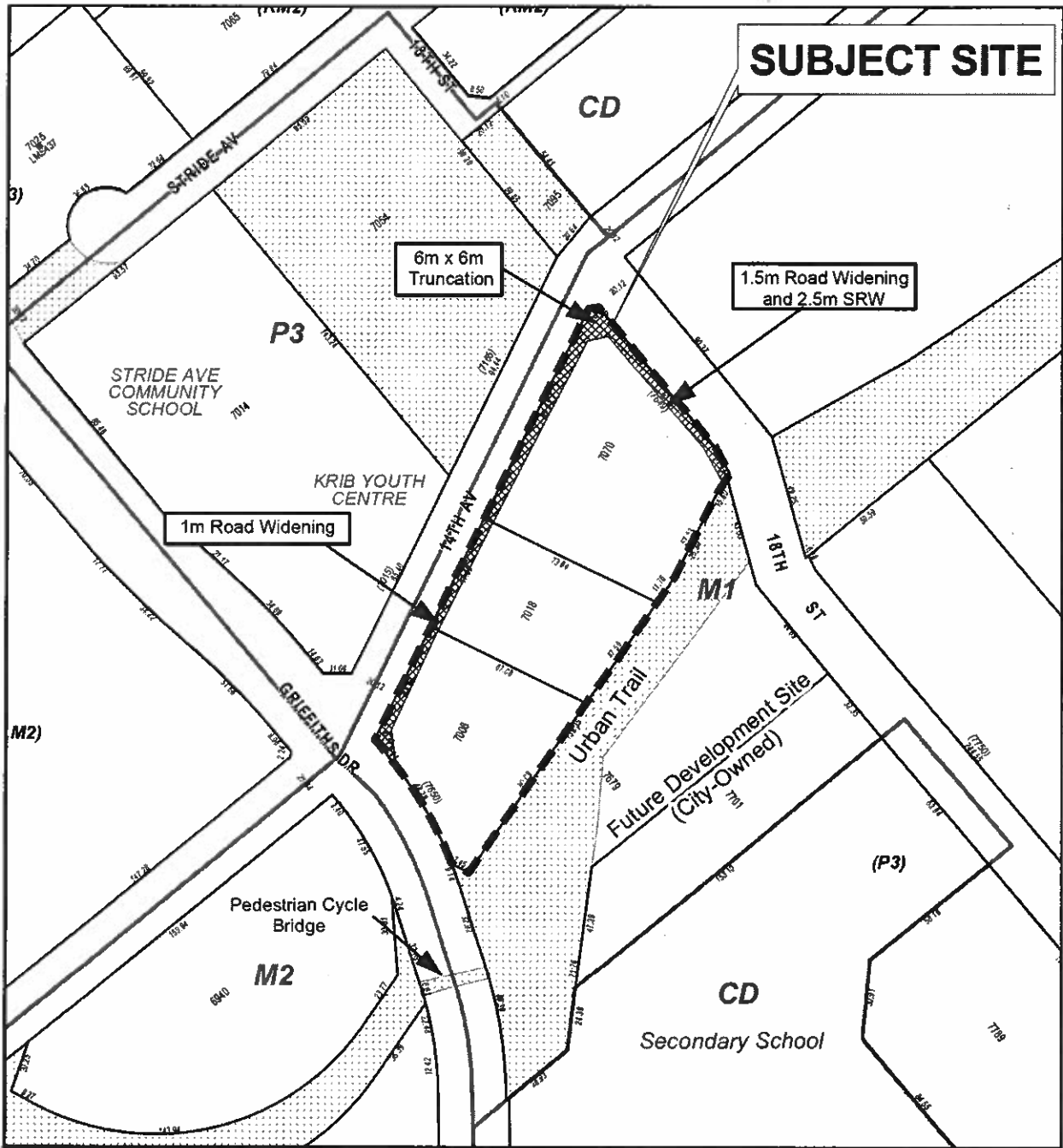
Facilities include amenity areas in both buildings totalling 278.1 m<sup>2</sup> (2,994 sq.ft.), which are permitted exemptions from Gross Floor Area. The applicant has also provided two central garden/greenspaces equipped with outdoor amenity features and a play area.

  
B. Luksun, Director  
PLANNING AND BUILDING

RR/spf/tn  
*Attachments*

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





PLANNING & BUILDING DEPARTMENT



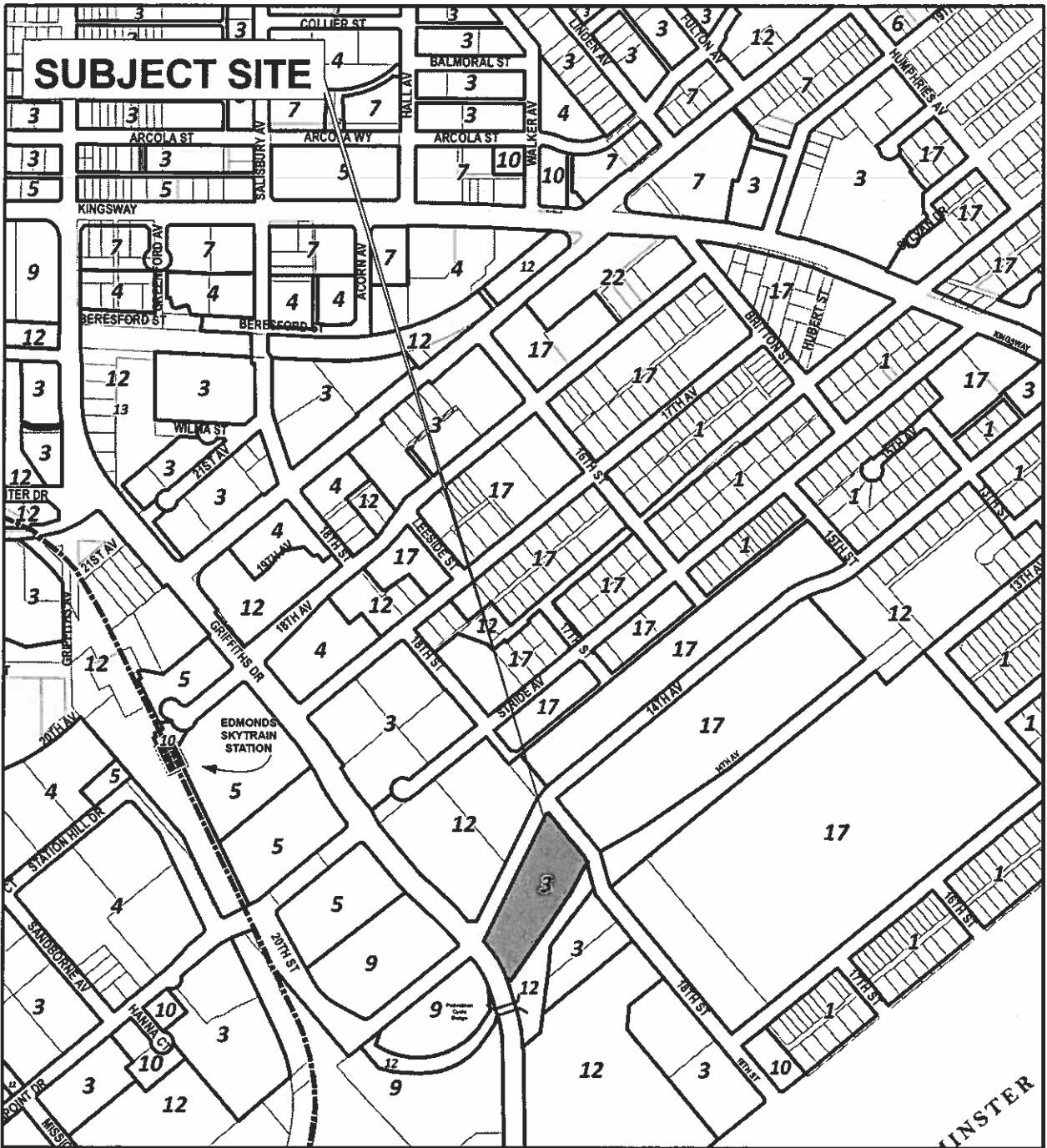
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 Subject Site

REZONING REFERENCE #11-49  
7008/7018/7070 FOURTEENTH AVE



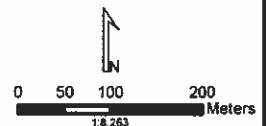
1 Single and Two Family Residential	7 High Density Mixed Use
2 Low Density Multiple Family Residential	9 Industrial
3 Medium Density Multiple Family Residential	10 Institutional
4 High Density Multiple Family Residential	12 Park and Public Use/Public School
5 Commercial	17 Low or Medium Density Multiple Family Residential (Ground Oriented)
6 Medium Density Mixed Use	22 Low/Medium Density Mixed Use

## Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



Printed on May 09 2012

Sketch #2