



Item
Meeting 2012 May 28

COUNCIL REPORT

TO: CITY MANAGER 2012 May 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #11-45**
Townhouse Development with Underground Parking
Edmonds Town Centre, Sub-Area 2

ADDRESS: 7405, 7413, 7425, 7435 Kingsway and 7456 Britton Street
(Sketches #1 and #2 *attached*)

LEGAL: Schedule 'A' (*attached*)

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 "Britton Street Townhouse Project" prepared by Integra Architecture)

APPLICANT: Britton Street Management Corp.
200 – 1778 West 2nd Avenue
Vancouver, BC V6J 2H6
(Attn: Brent Hanson)

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

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 3.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No. 29, 2009 Bylaw 12673, be abandoned contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
3. **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.

4. **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 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 review of a detailed Sediment Control System by the Director Engineering.
 - f) 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.
 - g) The completion of the sale of City property.
 - h) The granting of any necessary statutory rights-of-way, easements and/or covenants including:
 - 5m statutory right-of-way for a pedestrian pathway;
 - a statutory right-of-way for an on-site vehicular turnaround;
 - Section 219 Covenant restricting the enclosure of balconies;
 - Section 219 Covenant assuring that any individually secure parking spaces allocated to a specific residential unit cannot be utilized for any other purpose; and
 - Section 219 Covenant providing that all disabled parking to remain as common property.

- i) The provision of a covered car wash stall and an 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.
- j) The consolidation of the new project site into one legal parcel.
- k) The submission of a Site Profile and resolution of any arising requirements.
- l) Compliance with the Council-adopted sound criteria.
- m) The undergrounding of existing overhead wiring abutting the site.
- n) The deposit of the applicable Parkland Acquisition Charge.
- o) The deposit of the applicable GVS & DD Sewerage Charge.
- p) The deposit of the applicable School Site Acquisition Charge.
- q) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- r) 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.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a three storey townhouse development (44 units) with full underground parking.

2.0 BACKGROUND

2.1 At its 2008 July 21 meeting, Council received a report regarding Rezoning Reference #08-24 for a two-lot infill development consisting of 7425 and 7435 Kingsway, as well as a portion of Hubert Street which was to be closed (Sketch #1 attached), and authorized the Planning and Building Department to work with the applicant towards a suitable plan of development.

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This previous rezoning application advanced to Public Hearing for an 8-unit townhouse development with under-unit parking with vehicular access from Hubert Street. At its 2009 August 31 meeting, Council granted Second Reading to this application.

The applicant for Rezoning Reference #08-24 has since sold the development to a new applicant. This new applicant has acquired the adjacent properties 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 (Sketch #1 attached). This would create a larger site with a net area of 5,281.9 m² (56,856 sq. ft.)

- 2.2 Council on 2011 November 28 received the report of the Planning and Building Department concerning the rezoning of the expanded 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.

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 a 44-unit 3-storey townhouse development. The maximum proposed density of the project is 0.9 F.A.R with full underground parking. Vehicular access is from Britton Street.
- 3.2 As Hubert Street is indicated for closure in the Edmonds Town Centre Plan, a Highway Closure Bylaw (#09-04) was adopted by Council on 2010 November 15 in conjunction with the previous rezoning application (RZ #08-24) to close a portion of Hubert Street abutting the subject lots to the east. The current applicant is continuing to propose inclusion of this road closure area in the subject site.

A dedication of 7.0 m from Kingsway will be required as part of the proposed development with a total area of 553.7 m² (5,960 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 site, the total area for dedications exceeds the total area of closure on Hubert Street.

- 3.3 Council, on 2011 November 28, approved in principle, the sale of three City-owned vacant lots addressed at 7456 Britton Street. The lots to be sold are approximately 1,975.4 m² (21,264 sq.ft.) in total area (subject to detailed survey). The Legal and Lands Department has determined a recommended sale value for the City property at 7456 Britton Street of \$109 per sq. ft. of land. The completion of the sale of these City-owned lands is a prerequisite of the rezoning application. This recommended land value would be valid for nine months from the date of Second Reading of the rezoning bylaw. At that time, and every six months thereafter until the sale is completed, the land value would be updated by the Legal and Lands Department. If there is a decrease in land value, further

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Council approval would be required for a reduction in the sale price. If there is an increase in value, the developer would be informed and the sale price for the City land would be based on that increased value.

- 3.4 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site including but not necessarily be limited to:
- the construction of a separated sidewalk, streetlights, and street trees on Kingsway;
 - the construction of an on-site hammerhead turnaround at the new termination point of Hubert Street;
 - relocation of any utilities under the closed portion of Hubert Street;
 - upgrading of the existing watermain on Kingsway;
 - cash-in-lieu for future works involving watermain on Britton and Hubert street as well as the sanitary sewer main along Britton Street, fronting the site;
 - construction of a lit 2.5 m wide public pedestrian/bicycle pathway within a 5.0 m wide 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 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant restricting the enclosure of balconies;
 - Section 219 Covenant ensuring that individually secured parking spaces allocated to a specific residential unit cannot be utilized for any other purpose;
 - a 5.0 meter statutory right of way on the eastern edge of the property for pedestrian and bicycle access; and
 - a statutory right of way on the eastern portion of the site for an on-site vehicular turnaround.
- 3.6 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.7 The site will need to be consolidated into one legal lot. The consolidation of the site will require the demolition of the existing dwelling on 7435 Kingsway prior to Final Adoption.
- 3.8 The applicant is proposing to retain one of the on-site trees. This tree will be protected by a 6 foot chain link fence during construction. The trees on the adjacent properties will also be protected by a 6 foot chain link fence during construction.
- 3.9 In view of traffic on Kingsway, a noise study should be undertaken to ensure compliance with the Council-adopted sound criteria.

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- 3.10 The developer is responsible for the undergrounding of overhead distribution wiring on the south side of Kingsway and the north side of Britton Street, abutting the site.
- 3.11 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.
- 3.12 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
- 3.13 Due to possible contamination migration from an adjacent site, a site profile is required.
- 3.14 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.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area:

Gross Site	-	5,454.7 m ² (58,716 sq. ft.)
Road Closure Area	-	380.9 m ² (4,100 sq. ft.)
Dedications	-	553.7 m ² (5,960 sq. ft.)
Net Site	-	5,281.9 m ² (56,856 sq. ft.)
		(Subject to detailed survey)

4.2 Density:

F.A.R. Permitted & Provided	-	0.90 FAR
Gross Floor Area (G.F.A.)	-	4,753.7 m ² (51,171 sq. ft.)
<u>Site Coverage</u>	-	34 %

4.3 Height - 3 Stories

4.4 Unit Mix

44 - 3 Bedroom Townhouse units	-	107.0 m ² to 115.3 m ² (1,152 sq. ft. – 1,241 sq. ft.)
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44 Total units

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- 4.5 Parking and Loading:
 - Required: Residential @ 1.75 spaces/unit - 77 (incl. 11 visitor parking spaces)
 - Provided: - 88 total spaces (incl. 11 visitor parking spaces)
 - Car Wash Stall - 1 space
 - Bicycle Parking Required - 44 secured bicycle spaces and outdoor visitor bike racks
 - Bicycle Parking Provided: - 88 secured bicycle spaces and two outdoor visitor bike racks

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

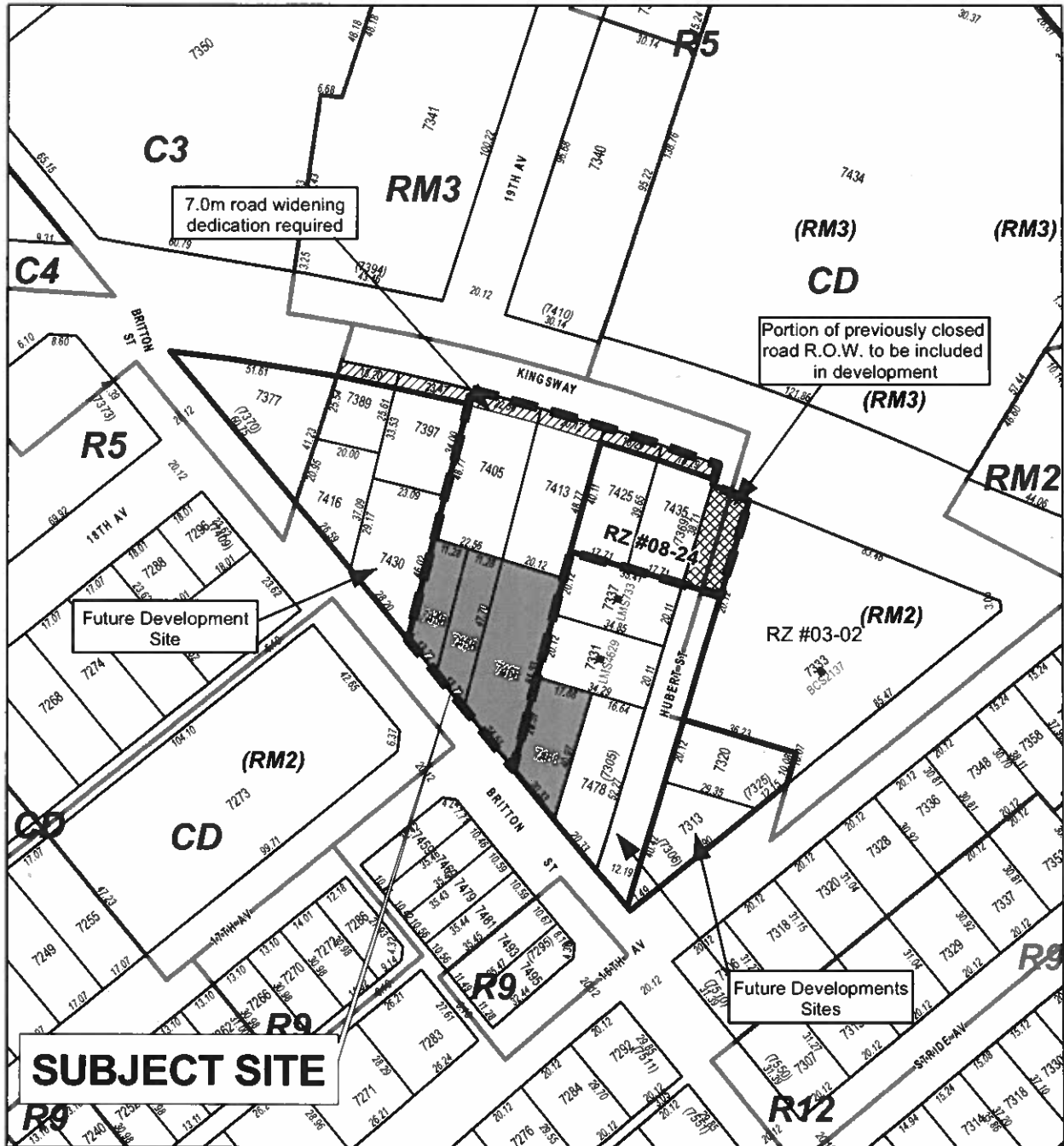

B. Luksun, Director
PLANNING AND BUILDING

DR:tn:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk

**Rezoning Reference #11-45
Schedule "A"**

7405 Kingsway	Lot 4, Block 53, D.L. 30, Group 1, NWD Plan 3036
7413 Kingsway	Lot 5, Block 53, D.L. 30, Group 1, NWD Plan 3036
7425 Kingsway	Lot 5, D.L. 30, Group 1, NWD Plan 4098
7435 Kingsway	Lot 6, D.L. 30, Group 1, NWD Plan 4098
7456 Britton Street	Parcel "E" (Reference Plan 3410), Lot 6, Block 53, D.L. 30, Group 1, NWD Plan 3036; Parcel "G" (Reference Plan 3021), Lot 6, Block 53, D.L. 30, Group 1, NWD Plan 3036; Lot 7, Block 53, D.L. 30, Group 1, NWD Plan 3036





SUBJECT SITE



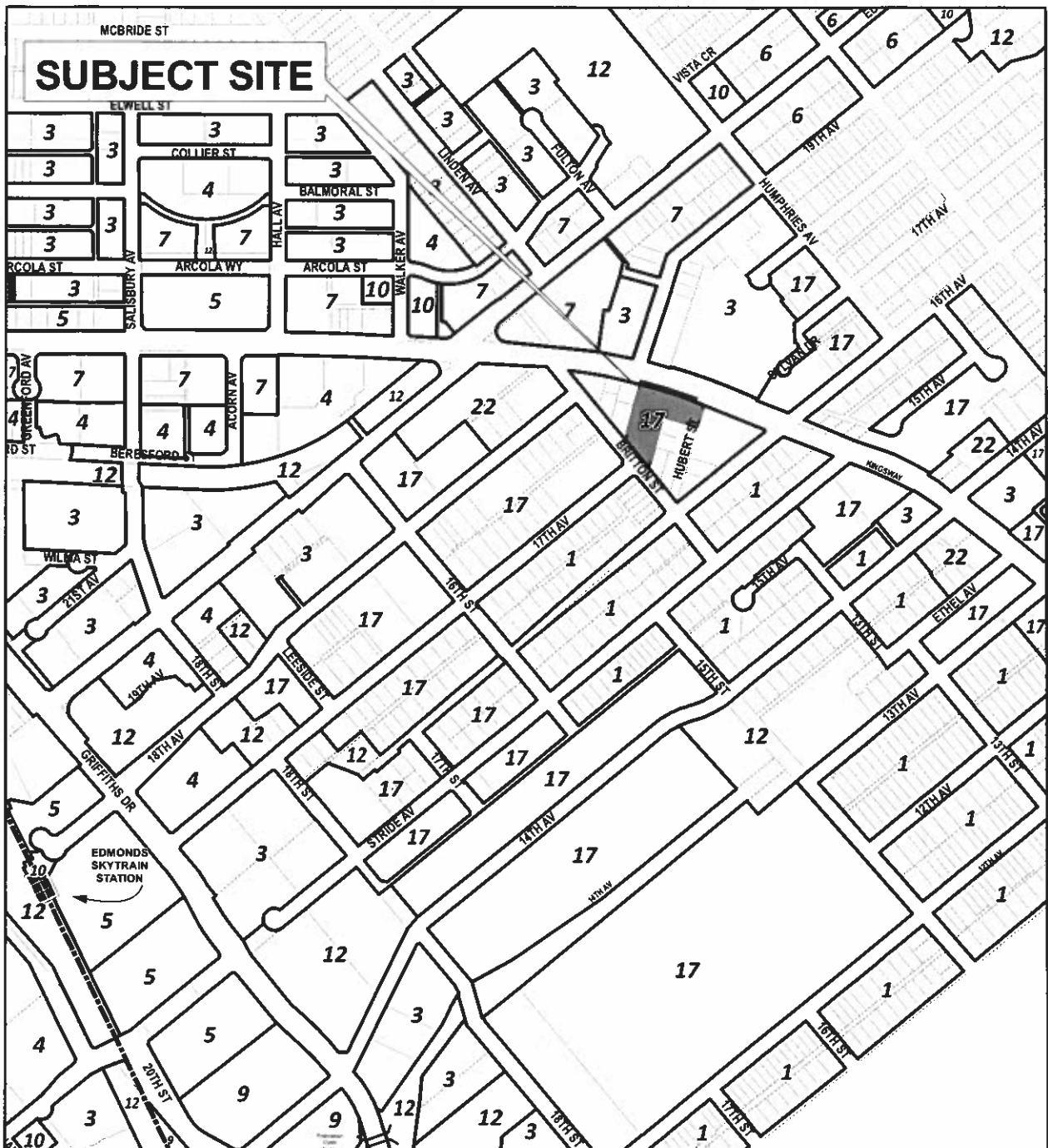
PLANNING & BUILDING DEPARTMENT



DATE:	NOV 08 2011
SCALE:	1:2,000
DRAWN BY:	DJ

-  Subject Site
-  City-Owned Property

REZONING REFERENCE #11-45
7405/7413/7425/7435 KINGSWAY
AND 7456 BRITTON ST



- | | |
|---|---|
| 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

