



Item
Meeting 2017 March 27

COUNCIL REPORT

TO: CITY MANAGER 2017 March 22

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16-09
MULTIPLE-FAMILY INFILL DEVELOPMENT
Edmonds Town Centre Plan

ADDRESS: 7419 Britton Street (see *attached* Sketches #1 and #2)

LEGAL: Lot 28, DL 95, Group 1, NWD Plan 1915

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 "7419 Britton Street, Burnaby B.C., 4-Unit Residential Building" prepared by Salikan Architecture Inc.)

APPLICANT: Bob Cheema
#1 – 5730 Carnarvon Street
Vancouver, BC V6N 4E7

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 April 25.

RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2017 April 03 and to a Public Hearing on 2017 April 25 at 7:00 p.m.
2. THAT a copy of this report be forwarded to the property owners of 7280, 7288, and 7296 18th Avenue.
3. 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

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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 submission of an undertaking to remove all existing improvements from the site prior to or within six months of the rezoning bylaw being effected. Demolition of any improvements will be permitted at any time, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Second Reading, Third Reading and/or Final Adoption of the Rezoning Bylaw.
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants including the granting of Section 219 Covenants:
 - restricting enclosure of balconies;
 - assuring that any individually secured parking spaces allocated to a specific residential unit cannot be utilized for any other purpose; and,
 - protecting the identified existing tree on the site.
- f) The review of a detailed Sediment Control System by the Director Engineering.
- g) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- h) The provision of facilities for cyclists in accordance with this report.
- i) The deposit of the applicable Parkland Acquisition Charge.
- j) The deposit of the applicable GVS & DD Sewerage Charge.
- k) The deposit of the applicable School Site Acquisition Charge.
- l) 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.

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REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a four-unit multiple family residential development with at-grade detached garage parking.

2.0 BACKGROUND

2.1 The subject property is located on the west side of Britton Street between 17th Avenue and 18th Avenue. The site is improved with a single-family dwelling that was constructed in 1920, which is in poor condition. Immediately to the west is a single-family dwelling, beyond which is a townhouse development. To the immediate north are single-family dwellings, while to the east across Britton Street are single-family dwellings and a small commercial building. To the south, across a lane, is a townhouse development. Vehicular access to the site is currently from Britton Street.

2.2 The subject site, located within the Sub-Area 2 of the Council-adopted Edmonds Town Centre Plan, is intended to form a larger site consolidation that includes 7280, 7288, and 7296 18th Avenue for redevelopment under the Comprehensive Development District based on RM2 Multiple Family District guidelines (see *attached* Sketch #1 and Sketch #2). The applicant has indicated that they have made efforts to acquire the three adjacent lots on 18th Avenue for inclusion in the development site, but have been unsuccessful. The Realty and Land Division have reviewed the submitted offers and advised that the offers reflect market value.

2.3 It is noted that the subject property on its own does not meet the minimum width and area requirements for RM2 development. However, as an alternative to single-family development, and consistent with current practices, this Department would support a smaller infill townhouse development. The remaining properties in the desired assembly meet the minimum width and area requirements for RM2 development, and would be viable as a future consolidated development site. As such, the subject rezoning application is considered supportable.

2.4 On 2016 April 04, Council received the report of the Planning and Building Department concerning the rezoning of the subject site (see *attached* Sketch #1) 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.

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The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The development proposal is for an infill two-storey multiple-family residential building, with four ground-oriented units. Vehicular access is proposed to be from the abutting lane. The maximum proposed density of the project is 0.7 F.A.R. with at-grade detached garage parking.

3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site including, but not necessarily limited to: construction of Britton Street abutting the site to its final Town Centre standard; and, water, sanitary, and storm upgrades as required.

3.3 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to Section 219 Covenants restricting enclosure of balconies and assuring that any individually secured parking spaces allocated to a specific residential unit cannot be utilized for any other purpose (i.e. storage).

3.4 One visitor parking stall is required and an appropriately screened garbage handling and recycling holding area will be provided on site.

3.5 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.

3.6 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan.

3.7 A tree survey has been undertaken and one 8 in. diameter Beech tree located within the southeast corner of the site has been identified for retention and will be protected by a Section 219 Covenant. The existing tree identified for retention is to be protected by 4ft. high temporary chain link fencing, on steel posts for the duration of construction. The deposit of sufficient monies to ensure the protection of the identified existing tree is required, which will be refunded one year after the release of occupancy permits, upon satisfactory inspection.

3.8 Applicable Development Cost Charges are:

- a) Parkland Acquisition Charge of \$3.84 per sq. ft. of gross floor area

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- b) GVS & DD Sewerage Charge of \$1,515 per dwelling unit
- c) School Site Acquisition Charge of \$800 per unit

4.0 DEVELOPMENT PROPOSAL

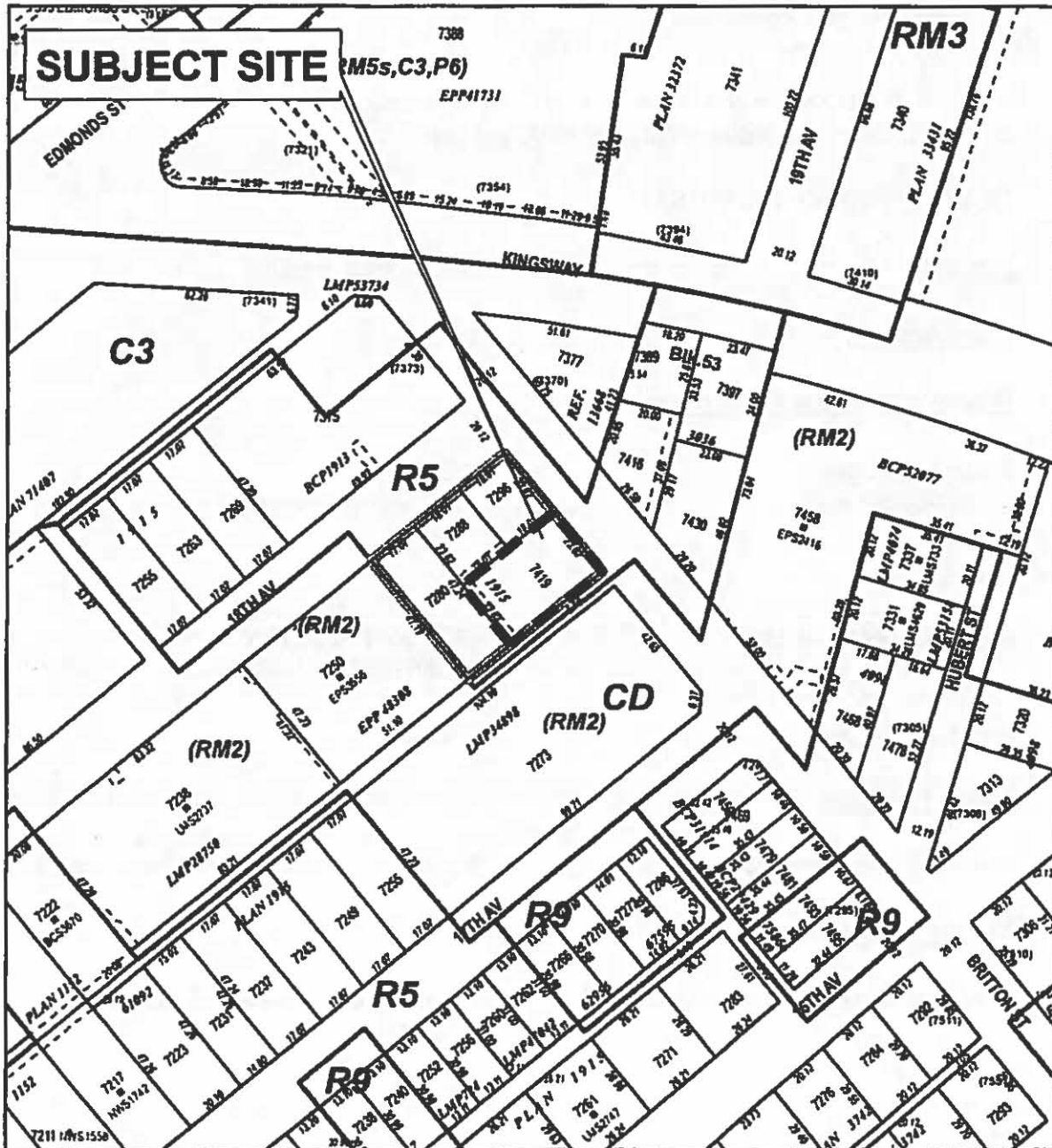
- 4.1 Site Area - 848 m² (9,128 sq.ft.)
- 4.2 Site Coverage - 46 %
- 4.3 Density and Gross Floor Area
 - Floor Area Ratio - 0.7 FAR
 - Gross Floor Area - 593.6 m² (6,389 sq.ft.)
- 4.4 Unit Mix
 - 4 – Three bedroom units - 147.3 m² to 151.7 m²
(1,586 sq.ft. to 1,633 sq.ft.)
- 4.5 Building Height - 2 storeys
- 4.6 Vehicle Parking
 - 4 units @ 1 resident space per unit - 5 spaces total (includes 1 visitor space)
- 4.7 Bicycle Parking
 - 4 units @ 1 residential space per unit - 7 spaces total (includes 3 visitor spaces)





 Lou Pelletier, Director
 PLANNING AND BUILDING

SMN:spf
 Attachments

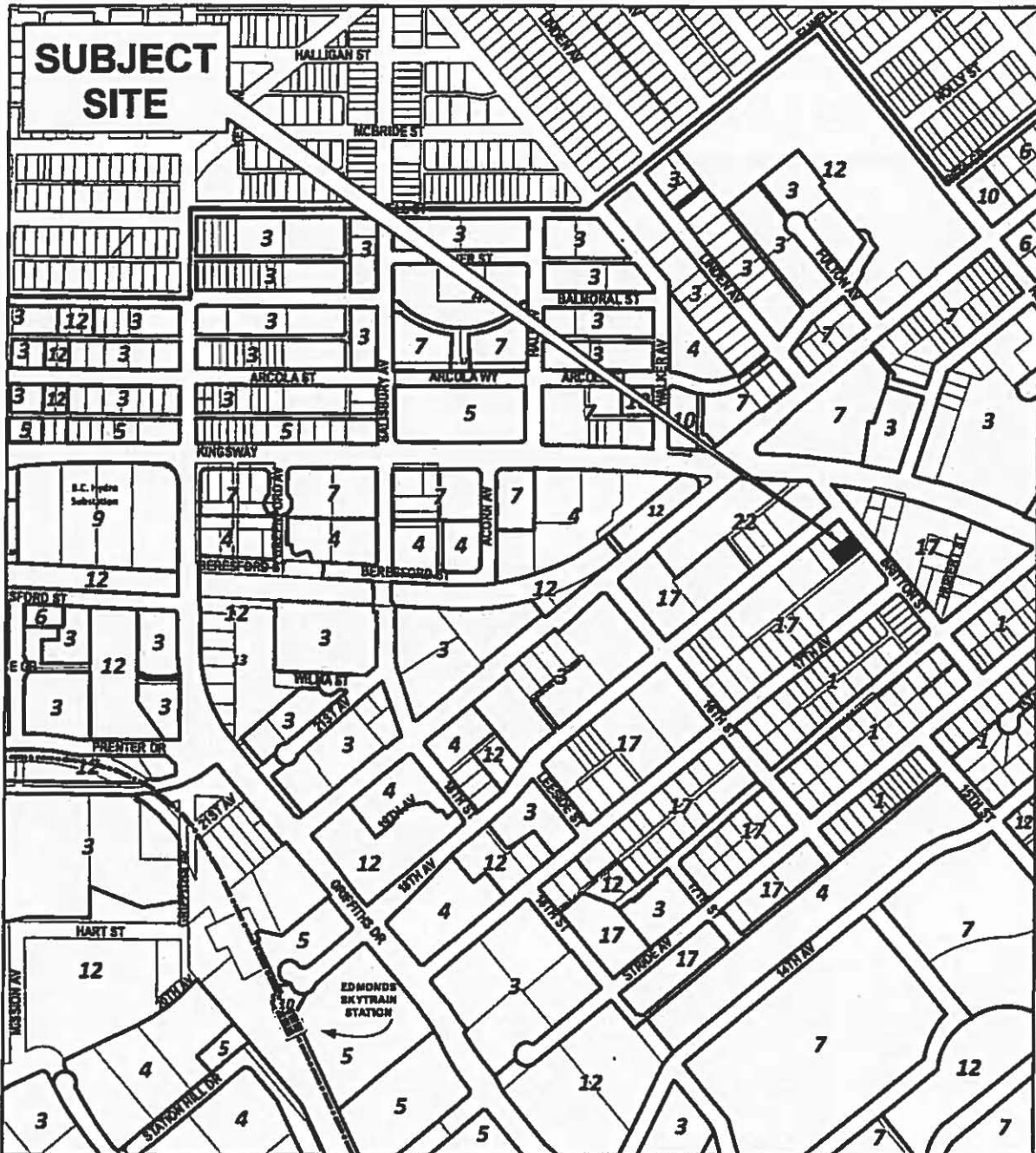
cc: Director Engineering
 City Solicitor
 City Clerk

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		PLANNING & BUILDING DEPARTMENT	
DATE: MAR 10 2017		REZONING REFERENCE #16-09 7419 BRITTON STREET	
SCALE: 1:2,000		 Subject Site  Desired Consolidation	
DRAWN BY: AY			

Sketch #1



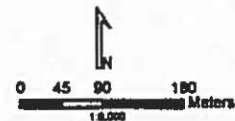
- | | |
|---|---|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 6 Commercial | 17 Low or Medium Density Multiple Family Residential (Ground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

Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



Printed on March 10, 2017

Sketch #2