



Item
Meeting 2018 Dec 10

COUNCIL REPORT

TO: CITY MANAGER 2018 December 05

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #17-41
Townhouse Development
Edmonds Town Centre Plan

ADDRESS: 6909, 6915, 6921, 6931, 6939 and 6949 Balmoral Street (see *attached* Sketches #1 and #2)

LEGAL: Lots 17-22, Block A, DL 95, Group 1, NWD Plan 1264

FROM: R5 Residential 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 "Proposed Townhouse Development" prepared by Eric Law Architect)

APPLICANT: Golden Glory Developments Ltd.
6580 Williams Road
Richmond, BC V7E 1K5
Attn: Qiuying Yu

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2019 January 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 December 10 and to a Public Hearing on 2019 January 29 at 6:00 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 (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The dedication of any rights-of-way deemed requisite.
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- f) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.2 of this report.
- g) The granting of Section 219 Covenants, including but not necessarily limited to:
 - restricting enclosure of balconies;
 - indicating that project surface driveway access will not be restricted by gates;
- h) The review of a detailed Sediment Control System by the Director Engineering.
- i) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- j) 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.
- k) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- l) The deposit of the applicable Parkland Acquisition Charge.
- m) The deposit of the applicable GVS & DD Sewerage Charge.
- n) The deposit of the applicable School Site Acquisition Charge.
- o) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan

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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 23-unit townhouse development in the Edmonds Town Centre Plan.

2.0 BACKGROUND

- 2.1 The subject development site is comprised of six properties and is located on the northeast corner of Balmoral Street and Griffiths Avenue. The properties are all currently zoned R5 Residential District and each is improved with a single-family dwelling in fair to poor condition. To the west, across Griffiths Avenue, are single-family dwellings, while to the north, across a rear lane, are single-family dwellings and an older low-rise apartment building. To the south, across Balmoral Street, is a fifteen-unit townhouse development constructed in 1995 under Rezoning Reference #38/92, and an older low-rise apartment building. Immediately to the east are single-family dwellings with an older low-rise apartment building beyond.
- 2.2 On 2017 December 11, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to continue to work with the applicant in preparing a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 2.3 Burnaby has and continues to benefit from some very sound planning principles established early on in the City's development. Key to these is the Official Community Plan's designation of four Town Centres areas within the City which have and are intended to continue to accommodate a significant portion of the City's population and job growth, and which provide locations for the provision of community amenities going forward.

The creation of Town Centres at Metrotown, Brentwood, Edmonds and Lougheed have served the City well in protecting single- and two-family residential neighbourhoods from pressures to accommodate new growth, and have also allowed the City to preserve a significant component of its land base for park and open space. At the same time, they contribute to Regional Planning objectives, established by Metro Vancouver in the Regional Growth Strategy, that are of benefit both locally and more broadly. Within

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Burnaby, and other neighbouring cities, Town Centres are helping to meet regional goals to reduce pressures for development of habitat and agricultural lands; to focus jobs, people and services in walkable neighbourhoods that are and can be efficiently served by transit; and to reduce overall demands for travel by car with direct benefits to the environment, economy and the quality of life in the Region.

Further, Burnaby's Economic Development and Social Sustainability Strategies, in addition to the Town Centre Plan, encourage: a varied range of housing options (including ground orientation); improved neighbourhood livability, stability and accessibility; transit access and alternative forms of transportation; as well as green building policies. Finally, the City's Corporate Strategic Plan provides a vision for a world class city committed to creating and sustaining the best quality of life for our citizens; and one which is supported by goals for a safe, connected, inclusive, healthy and dynamic community.

- 2.4 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 a three-storey townhouse development. The development is considered to be appropriately designed to fit in with the residential context of the neighbourhood, with larger units, pitched roofs and high quality materials. Vehicular access is proposed from the rear lane and all required on-site parking is proposed to be located underground.
- 3.2 Given the subject site's Town Centre location, the applicant is proposing to take advantage of a portion of the available 0.4 FAR amenity density bonus. The applicant is proposing to utilize a 0.077 FAR density bonus which would provide an additional 1,831 sq.ft. of floor area (subject to confirmation by site survey). A separate report detailing the value of the density bonus will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. The report to Council will be prepared once the Public Safety and Community Services Department – Real Estate and Lands Division - has concluded negotiations with the applicant. Council approval of the density bonus value is a prerequisite condition of the rezoning.
- 3.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to the following:
- the construction of Balmoral Street to a Two-lane Local Road Town Centre Standard including separated sidewalks, cycle facilities, and street trees set within rainwater management amenity areas;

- the construction of Griffiths Avenue to a Two-lane Collector Town Centre standard including separated sidewalks, cycle facilities, and street trees set within rainwater management amenity areas; and,
 - the construction of the rear lane to its full standard.
- 3.4 A dedication of approximately 3.12 m along the Griffiths Avenue frontage is required for separated sidewalk, cycle track and boulevard improvements.
- 3.5 Section 219 Covenants are required to restrict the enclosure of balconies and to ensure that:
- all disabled parking spaces remain as common property;
 - project surface driveway access will not be restricted by gates; and,
 - storm water management best practices are continuously maintained.
- 3.6 Given the size of the site, being less than one acre, best management practices (BMPs) are acceptable in lieu of a formal stormwater management plan. A detailed list of the BMPs with their stormwater control, treatment, maintenance and performance must be approved by the Environmental Services Division, and the document will be required to be registered under a Section 219 Covenant to ensure continued maintenance.
- 3.7 Detailed plans for an engineered Sediment Control System for review by the Director Engineering will be required.
- 3.8 Undergrounding of overhead wiring in the lane, abutting the site, will be required. If undergrounding is determined to be unfeasible, preducting and a cash deposit for future undergrounding will be required.
- 3.9 Development Cost Charges including Parkland Acquisition Charge; School Site Acquisition Charge and GVS & DD Sewerage Development Cost Charge will apply. The applicable fees will be based on the rates at the time of payment.

4.0 DEVELOPMENT PROPOSAL

4.1	<u>Gross Site Area</u>	-	2,207.0 m ² (23,756 sq.ft.)
	Dedications	-	122.1 m ² (1,314 sq.ft.)
	Net Site Area	-	2,084.9 m ² (22,442 sq.ft.)
4.2	<u>Density:</u>		
	FAR Permitted and Provided	-	1.177 FAR
	Gross Floor Area (GFA)	-	2,597.8 m ² (27,962 sq.ft.) (inclusive of 170.0 m ² (1,830sq.ft.) amenity bonus)

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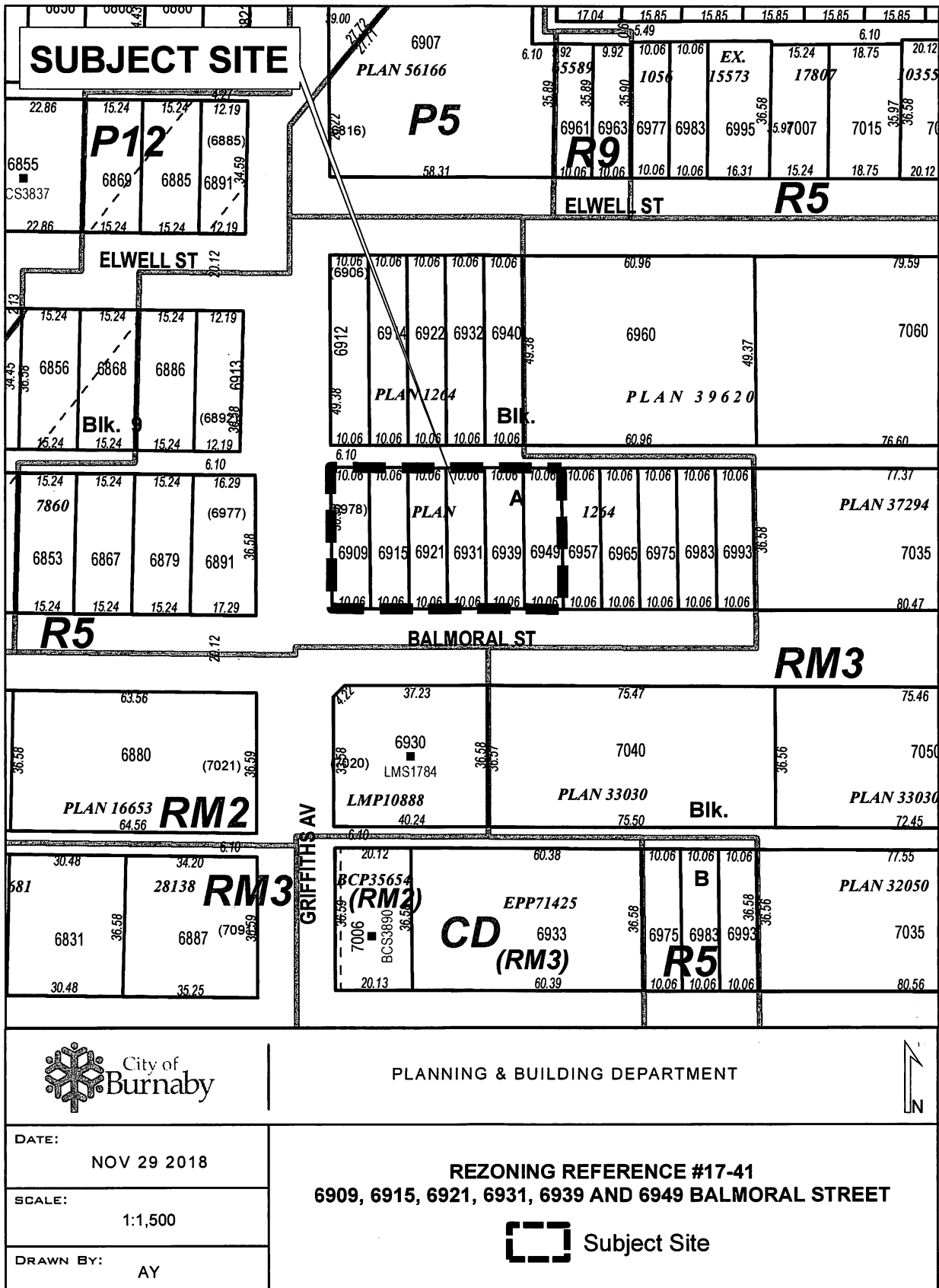
	<u>Site Coverage:</u>	-	45 %
4.3	<u>Height:</u>	-	3 Storeys
4.4	<u>Unit Mix:</u> 23 – 3 Bedroom units	-	107.3 – 131.6 m ² (1,155 – 1,417 sq.ft.)
4.5	<u>Parking:</u> Required and Provided 23 units @ 1.75 spaces per unit	-	41 EV Ready stalls (including 5 visitor parking spaces) and 1 car wash stall
	Bicycle Parking Required and Provided @ 1 per unit and 0.2 spaces for visitors	-	23 secured residential spaces and 5 visitor spaces in racks

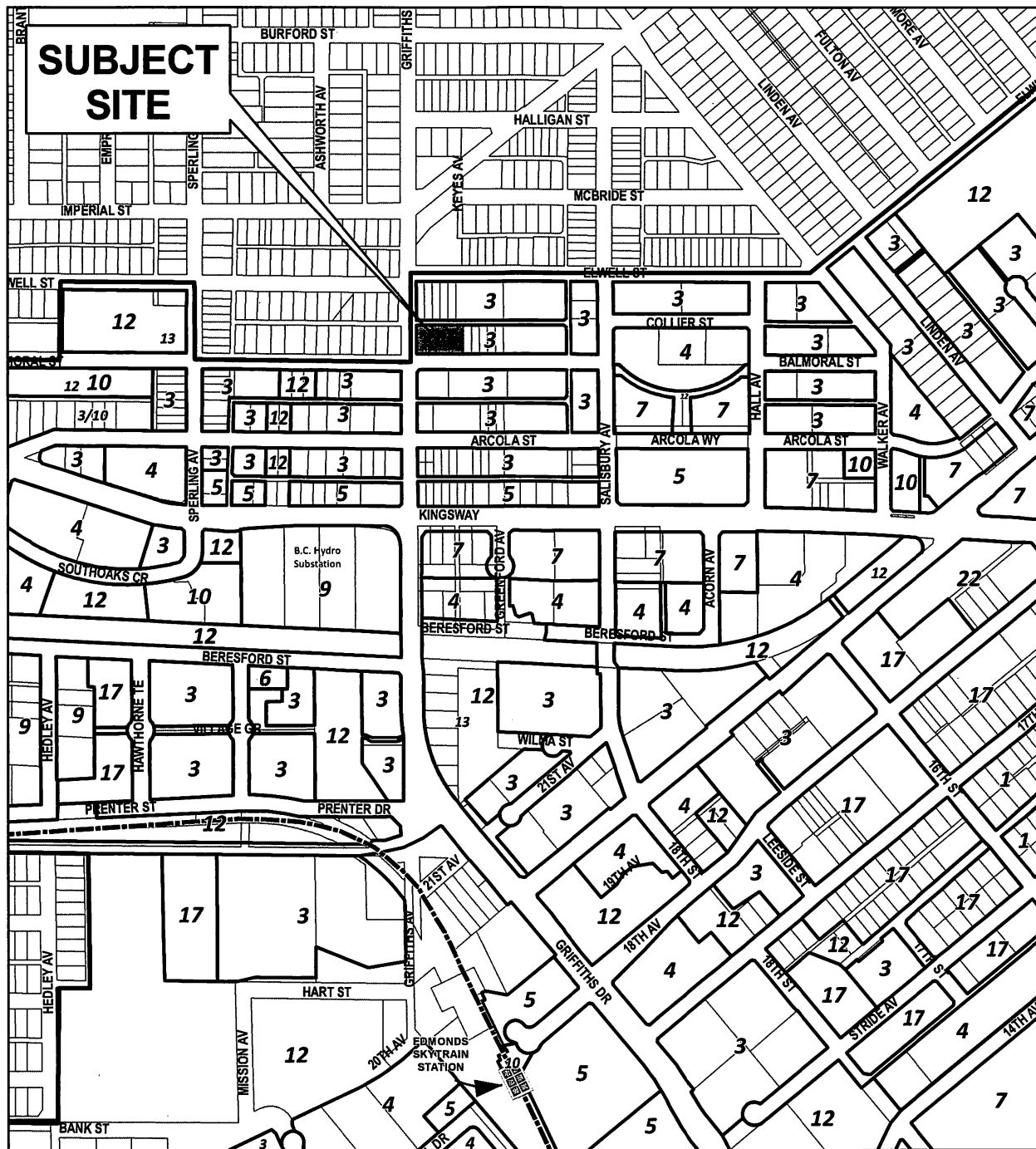

Lou Pelletier, Director
PLANNING AND BUILDING

DR:rh

Attachments

cc: Director Public Safety and Community Services
City Solicitor
City Clerk





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|---|---|
| 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 |
| 5 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

