



ADVISORY PLANNING COMMISSION

NOTICE OF OPEN MEETING

DATE: THURSDAY, 2016 APRIL 14
TIME: 6:00 PM
PLACE: Clerk's Committee Room, Burnaby City Hall

A G E N D A

- | | <u>PAGE</u> |
|---|--------------------|
| 1. <u>CALL TO ORDER</u> | |
| 2. <u>MINUTES</u> | |
| <u>Minutes of the Advisory Planning Commission meeting held on 2016 March 17</u> | 1 |
| 3. <u>ZONING BYLAW AMENDMENTS</u> | |
| 1) <u>BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 8, 2016 – BYLAW NO. 13584</u> | 6 |
| Rez. #14-27 | |
| Portion of 7201 11th Avenue | |
| From: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Master Plan and Edmonds Town Centre Plan guidelines) | |
| To: Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines and in accordance with the development plans entitled "BC Family Housing Site" prepared by Integra Architecture Inc., and PWL Partnership Landscape Architects Inc.) | |

The purpose of the proposed zoning bylaw amendment is to permit the construction of a five-storey low-rise apartment building within the multi-phased development of the Southgate site. The proposed non-market housing development is to be owned and operated by BC Housing.

2) **BURNABY ZONING BYLAW 1965,** 18
AMENDMENT BYLAW NO. 2, 2016 – BYLAW NO. 13569

Rez. #14-26

Portion of 7679 Eighteenth Street and 7701 Eighteenth Street

From: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines)

To: Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines and in accordance with the development plans entitled “Precedence” prepared by Buttjes Architects Inc., Integra Architecture Inc., and PWL Partnership Landscape Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 32-storey residential tower and a four-storey low-rise apartment building, which form part of the multi-phased development of the Southgate Master Plan.

3) **BURNABY ZONING BYLAW 1965,** 35
AMENDMENT BYLAW NO. 9, 2016 – BYLAW NO. 13585

Rez. #14-28

Portion of 7201 11th Avenue

From: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines)

To: Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines and in

accordance with the development plans entitled “Southgate Community Island 1 & 2” prepared by IBI Group, Integra Architecture Inc., and PWL Partnership Landscape Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 30 -storey residential tower and a four-storey low-rise apartment building, which form part of the multi-phased development of the Southgate Master Plan.

4) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 10, 2016 – BYLAW NO. 13586

51

Rez. #15-37

7141 and 7145 Seventeenth Avenue

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 “17th and Leaside” prepared by Robert Ciccozzi Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey (23 unit) stacked townhouse development with underground parking.

5) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 11, 2016 – BYLAW NO. 13587

60

Rez. #14-39

7390/7398/7404 16th Avenue, 7510/7516/7526/7536 Kingsway and 7411/7417 15th Avenue

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 “The Greystones” prepared by Ekistics Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit

the construction of a three-storey (42 unit) townhouse development with underground parking.

6) **BURNABY ZONING BYLAW 1965,** 71
AMENDMENT BYLAW NO. 12, 2016 – BYLAW NO. 13588

Rez. #15-08

4453/63/75 Hastings Street

From: C8a Urban Village Commercial District (Hastings)

To: CD Comprehensive Development District (based on C8 Urban Village Commercial District, Hastings Street Area Plan guidelines and in accordance with the development plan entitled, “Proposed Mixed Use Development” prepared by Burrowes Huggins Architects)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a five (5) storey mixed-use development, with commercial/retail at grade, and residential uses above.

7) **BURNABY ZONING BYLAW 1965,** 80
AMENDMENT BYLAW NO. 13, 2016 – BYLAW NO. 13589

Rez. #15-16

2900 Bainbridge Avenue

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District)

To: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and in accordance with the development plan entitled “BC2923, Lougheed and Bainbridge, 2900 Bainbridge Avenue,” prepared by GS Sayers Engineering Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the installation of a rooftop antenna facility with surrounding parapet and an at-grade equipment compound.

4. **NEW BUSINESS**

5. **INQUIRIES**

6. **ADJOURNMENT**



ADVISORY PLANNING COMMISSION

MINUTES

An Open meeting of the Advisory Planning Commission was held in the Clerk's Committee Room, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Thursday, 2016 March 17 at 6:00 PM.

1. CALL TO ORDER

PRESENT: Mr. Craig Henschel, Chair
 Mr. Valentin Ivancic, Vice-Chair
 Mr. Larry Myers, Citizen Representative
 Mr. Arsenio Chua, Citizen Representative
 Ms. Sarah Campbell, Citizen Representative
 Ms. Jasmine Sodhi, Citizen Representative

ABSENT: Mr. Harman Dhatt, Citizen Representative
 Ms. Stella Tsiknis, Citizen Representative

STAFF: Mr. Ed Kozak Assistant Dir. Current Planning
 Ms. Eva Prior, Administrative Officer

The Chair called the meeting to order at 6:00 p.m.

2. MINUTES

1) Minutes of the Advisory Planning Commission Meeting held on 2016 February 11

MOVED BY COMMISSIONER CAMPBELL
SECONDED BY COMMISSIONER CHUA

THAT the minutes of the Advisory Planning Commission meeting held on 2015 February 11 be adopted.

CARRIED UNANIMOUSLY

3. ZONING BYLAW AMENDMENTS

MOVED BY COMMISSIONER CAMPBELL
SECONDED BY COMMISSIONER SODHI

THAT the Zoning Bylaw Amendments be received.

CARRIED UNANIMOUSLY

a) BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 4, 2016 – BYLAW NO. 13576

Rez. #12-43

4630 Kingsway and 6080 McKay Avenue

From: CD Comprehensive Development District (based on RM5s Multiple Family Residential District and C3 General Commercial District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Metrotown Development Plan guidelines and in accordance with the development plans entitled “Station Square Site 5” prepared by Chris Dikeakos Architects Inc. and “Station Square Burnaby BC” prepared by KPF Kohn Pedersen Fox)

The purpose of the proposed zoning bylaw amendment is to permit the construction of two high-rise apartment towers above a low-rise mixed-use podium with office, retail and residential uses, as part of the multi-phased (Phases III and IV) development of the Station Square Master Plan.

MOVED BY COMMISSIONER IVANCIC
SECONDED BY COMMISSIONER CHUA

THAT the Advisory Planning Commission SUPPORT Rez. #12-43, Bylaw No. 13576.

CARRIED UNANIMOUSLY

b) BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 5, 2016 – BYLAW NO. 13577

Rez. #15-31

2425 Beta Avenue

From: M2 General Industrial District

To: CD Comprehensive Development District (based on the RM4s Multiple Family Residential District, Brentwood Town Centre Plan as guidelines, and in accordance with the development plan entitled "The Residences at Brentwood Park South" prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit three residential apartment buildings ranging in height from 28-storeys to 39-storeys with ground oriented townhouses and underground and above grade structured parking.

MOVED BY COMMISSIONER MYERS
SECONDED BY COMMISSIONER CHUA

THAT the Advisory Planning Commission SUPPORT Rez. #15-31, Bylaw No. 13577.

CARRIED UNANIMOUSLY

c) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 6, 2016 – BYLAW NO. 13578

Rez. #15-35

3700 and 3880 Henning Drive

From: CD Comprehensive Development District (based on the M1 Manufacturing District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District and the development plan entitled "Rezoning Application for Bridge Studios" prepared by CTA Design Group)

The purpose of the proposed zoning bylaw amendment is to permit a four-phased studio and office expansion of the existing Bridge Studios complex in line with the long-term projected needs for the film production studio facility and the development of the film production industry in Burnaby.

MOVED BY COMMISSIONER SODHI
SECONDED BY COMMISSIONER CAMPBELL

THAT the Advisory Planning Commission SUPPORT Rez. #15-35, Bylaw No. 13578.

CARRIED UNANIMOUSLY

d) **BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 7, 2016 – BYLAW NO. 13579**

Rez. #14-31

Portion of 8255/8360 Wiggins Street and 5279 Riverbend Drive

From: CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District, C2 Community Commercial District and Big Bend Development Plan guidelines, and in accordance with the development plan entitled “Riverbend Business Park” prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of the first phase of the Riverbend Business Park Conceptual Development Plan

MOVED BY COMMISSIONER MYERS
SECONDED BY COMMISSIONER IVANCIC

THAT the Advisory Planning Commission SUPPORT Rez. #14-31, Bylaw No. 13579.

CARRIED UNANIMOUSLY

4. **NEW BUSINESS**

There were no items of new business brought before the Commission at this time.

5. **INQUIRIES**

The Commission queried the rate of development in Burnaby.

Staff advised that development in Burnaby has been increasing at a steady pace of approximately 2.5% per year since the 1960's. Burnaby City Councils over the last decades have implemented stable policies around development and subsequent Councils have supported those policies. Staff advised that in relation to building permit revenues the City of Burnaby is third in the lower mainland, preceded by Vancouver and then Surrey.

6. ADJOURNMENT

MOVED BY COMMISSIONER IVANCIC
SECONDED BY COMMISSIONER CAMPBELL

THAT this Open Committee meeting do now adjourn.

CARRIED UNANIMOUSLY

Eva Prior
ADMINISTRATIVE OFFICER

Commissioner Craig Henschel
CHAIR



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 14-00027
ADDRESS: Portion of 7201 11th Avenue

Meeting Date: 2016 April 14

DEVELOPMENT PROPOSAL:

Permit the construction of a five-storey low-rise apartment building within the multi-phased development of the Southgate site. The development is to be owned and operated by BC Housing.

1.	Site Area:	4,871.22 m2 (52,434 sq.ft.)	
2.	Existing Use:	Industrial	
	Adjacent Use:	Park, multi-family residential, dairy plant, single and two family dwellings	
	Proposed Use:	Multi-family residential and commercial	
3.	Gross Floor Area:	Permitted/Required Ernie Winch Neighbourhood 48,028.0 m2 (516,969 sq.ft.)	Proposed/Provided Subject Rezoning 9,260.8 m2 (99,683 sq.ft.)
4.	Site Coverage:	46%	46%
5.	Building Height:	5 Storeys	5 Storeys
6.	Vehicular Access from:	15th Avenue	15th Avenue
7.	Parking Spaces:	88 spaces	88 spaces
8.	Loading Spaces:	N/A	N/A
9.	Communal Facilities:	Amenity room, community gardens, children's play area & outdoor BBQ area	Amenity room, community gardens, children's play area & outdoor BBQ area
10.	Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Note: N/A where not applicable



Item
Meeting 2016 March 21

COUNCIL REPORT

TO: CITY MANAGER 2016 March 16

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #14-27**
Non-Market Low Rise Development (Southgate Neighbourhood)
Edmonds Town Centre

ADDRESS: Portion of 7201 11th Avenue (see *attached* Sketches #1 and #2)

LEGAL: Portion of Lot A, DL 53, Group 1, NWD Plan EPP53090

FROM: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Master Plan and Edmonds Town Centre Plan guidelines)

TO: Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines and in accordance with the development plans entitled "BC Family Housing Site" prepared by Integra Architecture Inc., and PWL Partnership Landscape Architects Inc.)

APPLICANT: Southgate Village Homes Ltd.
 3rd Floor, 1285 West Pender Street
 Vancouver, BC V6E 4B1
 (Attention: Cameron Thorn)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016 April 26.

RECOMMENDATIONS

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 April 04 and to a Public Hearing on 2016 April 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.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-27
 Portion of 11th Avenue

2016 March 16 Page 2

- 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 completion of the necessary subdivision creating the development site.
- f. The granting of a Section 219 Covenant:
 - Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant ensuring that the development be held in common ownership for non-market housing.
- g. The review of a detailed Sediment Control System by the Director Engineering.
- h. 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 in accordance with the adopted Southgate Master Storm Water Management Plan.
- i. The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- j. The submission of a Site Profile and resolution of any arising requirements.
- k. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the lease of the unit to a disabled person and with allocated disabled parking spaces.
- l. The provision of one 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.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-27
 Portion of 11th Avenue

2016 March 16 Page 3

- m. The deposit of the applicable Parkland Acquisition Charge.
- n. The deposit of the applicable GVS & DD Sewerage Charge.
- o. The deposit of the applicable School Site Acquisition Charge.
- p. The submission of a written undertaking to comply with all the prerequisites of the previous rezoning of the site (Rezoning Reference #14-25).

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a five-storey low-rise apartment building within the multi-phased development of the Southgate site. The proposed non-market housing development is to be owned and operated by BC Housing.

2.0 BACKGROUND

- 2.1 The subject development site is a component of the larger Southgate site which is currently occupied by an industrial warehouse building and related surface parking/loading facilities.

To the north of the subject site, across Fourteenth Avenue, is a low-rise multiple family residential complex ("Cedar Place", which is owned and operated by BC Housing). To the east, across Fifteenth Street, is Ernie Winch Park, with established single- and two-family neighbourhoods beyond. To the south and west are lands that form the broader Southgate site. On the Southgate site, to the west of the proposed lot, is the existing dairy plant, which is the subject of Rezoning Reference #14-43.

- 2.2 On 2015 July 20, Council granted Final Adoption to Rezoning Reference #14-25, which established the Master Plan for the newly formed Southgate Neighbourhood. It is noted that, upon Second Reading of the Master Plan rezoning being granted, the Edmonds Town Centre Development Plan was amended to reflect the RM5, RM1, and C2 designations as guidelines. The Master Plan is intended to guide further site specific rezoning applications within the multi-phased, mixed-use, multiple-family residential neighbourhood (see *attached* Sketch #3).

The Master Plan, which consists of a Concept Book and compendium Design Guidelines, provides the policy framework and general development guidelines for future site specific rezoning applications within the Southgate neighbourhood. In this regard, the Master Plan establishes general networks and connections, land use and density, built form, public realm character and landscape expression, park and open space, site servicing, and phasing pattern for the neighbourhood.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-27
 Portion of 11th Avenue

2016 March 16 Page 4

With respect to land use and density, the adopted Southgate Master Plan permits an overall residential density of 2.86 Floor Area Ratio (of which 0.4 FAR is bonused and 0.26 FAR is designated for alternative housing).

- 2.3 On 2016 January 20, Council received the report of the Planning and Building Department regarding the rezoning of the subject development site and authorized the Department to continue 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.
- 2.4 The subject application is intended to be the first non-market (alternative housing) development within the Southgate neighbourhood, and will replace the existing 90 units at the adjacent Cedar Place development located at 7121 Fourteenth Avenue. The current Cedar Place site was developed in 1969 and the existing units are in need of replacement. Upon completion of the subject development, current residents of 7121 Fourteenth Avenue (Cedar Place) will be provided the option to relocate to the new development, with the new housing being owned and operated by BC Housing.

Upon completion of the proposed subject development, the existing Cedar Place site is proposed to be redeveloped with 90 additional non-market units oriented towards seniors, as well as a market residential component under Rezoning Reference #15-25. It is noted the existing units on the Cedar Place site will remain in place until the new housing at the subject site has received occupancy, and all the existing residents of Cedar Place have been given the opportunity to be suitably accommodated on the subject site.

- 2.5 Under the Master Plan for the Southgate neighbourhood (Rezoning Reference #14-25), the development site forms part of the Ernie Winch area, generally located in the northeast portion of Southgate neighbourhood. The Plan for the neighbourhood is characterized primarily by lower forms of development with generously landscaped gardens, with one or two potential high-rise buildings located along the future Thirteenth Avenue connection and at the corner of Sixteenth Street and Fourteenth Avenue. A significant public realm addition to the neighbourhood includes a corner parkette at Fourteenth Avenue and Fifteenth Street, with a future pedestrian pathway and signature water feature connecting to the Thirteenth Avenue extension. The site is also directly across from Ernie Winch park, thus a strong street-oriented relationship to the park is required. Each site specific development within the Southgate neighbourhood is also to be consistent with the vision and concepts of the Master Plan, as well as the compendium set of Design Guidelines, and is expected to contribute its share of servicing to the overall neighbourhood area.

In line with the Southgate Master Plan and its compendium design guidelines, the development and surrounding public realm are expected to embody exceptional urban design and high quality architecture, design and materiality.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-27
 Portion of 11th Avenue

2016 March 16 Page 5

- 2.6 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 a single low-rise development which is four storeys on its street fronting elevation on Fifteenth Street, with an additional fifth storey which is internally oriented toward the future phases of the Southgate site. As indicated above, the Southgate Master Plan allows for a total of 0.26 FAR on the master planned site for alternative housing, which translates to 54,661.1 m² (588,367 sq. ft.). This rezoning application proposes to utilize 9,260.8 m² (99,683 sq. ft.), of this available density. All parking for the development is to be provided in an underground parking garage with vehicular access provided via Fifteenth Avenue.

Overall, the subject proposal is considered to embody a modest but high quality architectural expression in terms of the building's siting, massing, pedestrian orientation and materiality. It meets the standards and objectives of the Southgate Master Plan and Design Guidelines.

As noted in this report, a key component of the Ernie Winch neighbourhood is the development of a publically accessible parkette at the corner of Fourteenth Avenue and Fifteenth Street. Given the non-market nature of the subject development and the desire to not burden such developments with servicing that could otherwise be captured through development of market units, the proposed parkette, pedestrian pathway, and signature water feature would be constructed in concert with future phases of development.

- 3.2 All required parking is proposed to be located underground, with access taken from Fifteenth Street. Given the nature of the site as a non-profit development held by BC Housing, the developer has requested a modest variance from the typical parking standards 1.1 spaces per unit to 0.98 spaces per unit. It is noted that this 0.98 spaces per unit ratio is the same ratio that was applied to the existing Cedar Place and is considered supportable for the following reasons. First, the developer has committed to providing double the bicycle parking typically required. In addition, the developer has committed to providing two car-share vehicles at the adjacent Cedar Place site upon its redevelopment under Rezoning Reference #15-25; and these vehicles will be made available to the residents of the subject site. Furthermore, the developer has provided a letter from a traffic and transportation consultant indicating that the proposed parking ratio is sufficient parking to meet the demand created on site.
- 3.3 The developer has voluntarily agreed to pursue green building practices by committing to achieve a Silver rating (mid-rise) under the Leadership in Energy and Environmental Design (LEED) program or equivalent.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-27
 Portion of 11th Avenue

2016 March 16 Page 6

- 3.4 As approved by Council on 2013 October 29, all developments that are subject to the Comprehensive Development (CD) rezoning process are required to supply 20% of the single-level units as adaptable in new market and non-market, multi-family developments which employ interior corridors or exterior passageways to access the dwelling units. A 1.85 m² (20 sq.ft.) floor area exemption is available, under the Burnaby Zoning Bylaw, for every adaptable housing unit provided in both market and non-market housing developments.

In line with this policy, the subject development has provided eighteen (18) adaptable units, reflective of the ninety (90) single level units in the development, with a corresponding floor area exemption of 33.3 m² (360 sq.ft.).

- 3.5 The Director Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:
- construction of Fifteenth Street (both sides) to a local road standard with front boulevard and RMAs, street lighting, street trees, cycle facilities, sidewalk, and pedestrian lighting.
- 3.6 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 enclosure of balconies;
 - Section 219 Covenant ensuring that the development be held in common ownership for non-market housing.
- 3.7 As the site will be fully excavated for development, an arborist's report and tree survey will be required prior to Final Adoption identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.
- 3.8 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, in accordance with the Southgate Stormwater Management Master Plan. The deposit of sufficient monies to guarantee the provision of stormwater drainage and landscape features will be required.
- 3.9 The 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.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-27
 Portion of 11th Avenue

2016 March 16 Page 7

- 3.10 Given the nature of the site as a non-market housing development, some variation to the minimum unit sizes required by the Zoning Bylaw have been applied. The smaller units are based on a typical unit typology used by BC Housing, and would meet the minimum unit size requirement of the P11e District (SFU) of the zoning bylaw.
- 3.11 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 3.12 A site profile application is required for the subject development site, given its past industrial use.
- 3.13 The following Development Cost Charges apply:
- a) Parkland Acquisition Charge of \$3.84 per sq.ft of gross floor area.
 - b) School Site Acquisition Charge of \$700.00 per unit.
 - c) GVS&DD Sewerage Charge of \$1,082 per apartment unit.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area (subject to detailed survey)
 Proposed Site Area - 4,871.22 m² (52,434 sq.ft.)

4.2 Site Coverage - 46 %

4.3 Density and Gross Floor Area (as per Density Allocation Covenant)

Residential Density Permitted

Total Southgate Neighbourhood - 2.86 FAR (of which 0.26 FAR is for
Alternative Housing)

Density Provided (Site Specific Rezoning)

Ptn. of 7201 11th Avenue - 1.9 FAR

Gross Floor Area Permitted

Ernie Winch Neighbourhood Area - 48,028.0 m² (516,969 sq.ft.)

Gross Floor Area Provided

(Site Specific Rezoning) - 9,260.8 m² (99,683 sq.ft.) (excluding
permitted 1,831 sq.ft. exemptions)

Derived from Alternative Housing FAR

4.4 Residential Unit Mix

10 – Two bedroom units - 67.7 m² – 75.1 m² (729 – 808 sq. ft.)

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-27
 Portion of 11th Avenue

2016 March 16 Page 8

64 – Three bedroom units - 84.9 m² – 100.1 m² (914 – 1,077 sq. ft.)
 - 101.3 m² – 111.0 m² (1,090 – 1,195 sq. ft.)

16 – Four bedroom units

Total number of units: 90 units (*of which 18 units are adaptable*)

4.5 Building Height

Low Rise Apartment - 5 storeys

4.6 Vehicle Parking

Total Required and Provided

90 units @ 0.98 spaces per unit - 88 spaces (including 6 visitor parking space;
 4 handicapped parking spaces)

Car Wash Stall - 1 space

4.7 Bicycle Parking

Total Required and Provided

90 units @ 2.0 spaces per unit - 180 secure spaces

90 units @ 0.2 visitors' spaces per unit - 18 in racks

4.8 Communal Facilities

(Excluded from FAR Calculations)

Primary communal facilities for residential tenants includes an amenity room to be defined in the future. The amenity area amounts to 1,831 sq.ft., which is within the permitted 5% exemption from Gross Floor Area permitted within the Zoning Bylaw. The applicant has also provided an outdoor BBQ area, community gardens, and a children's play area.


 Lou Pelletier, Director
 PLANNING AND BUILDING

DR:spf

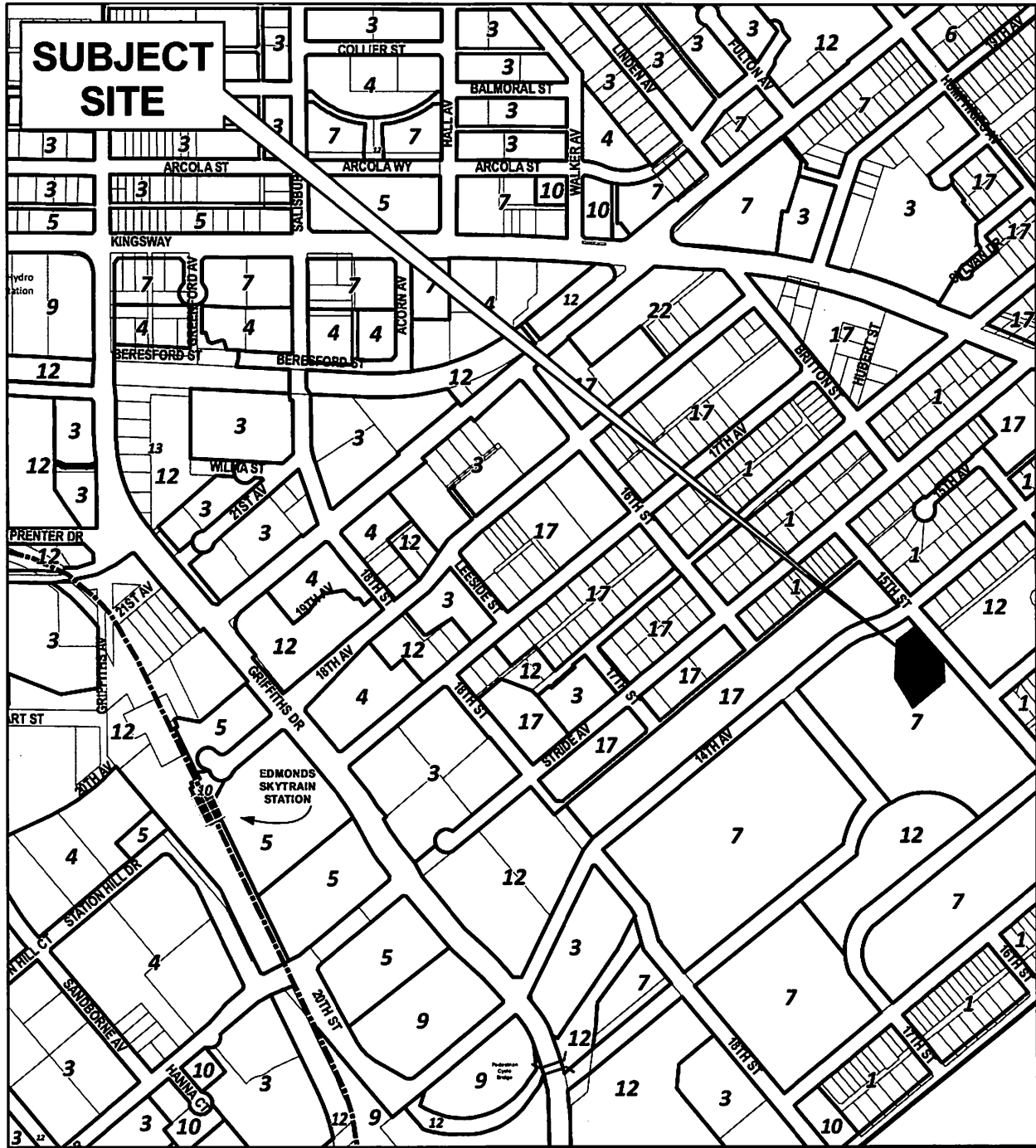
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk



Subject Site

-15-



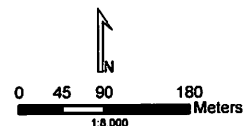
- | | |
|--|--|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential (Ground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

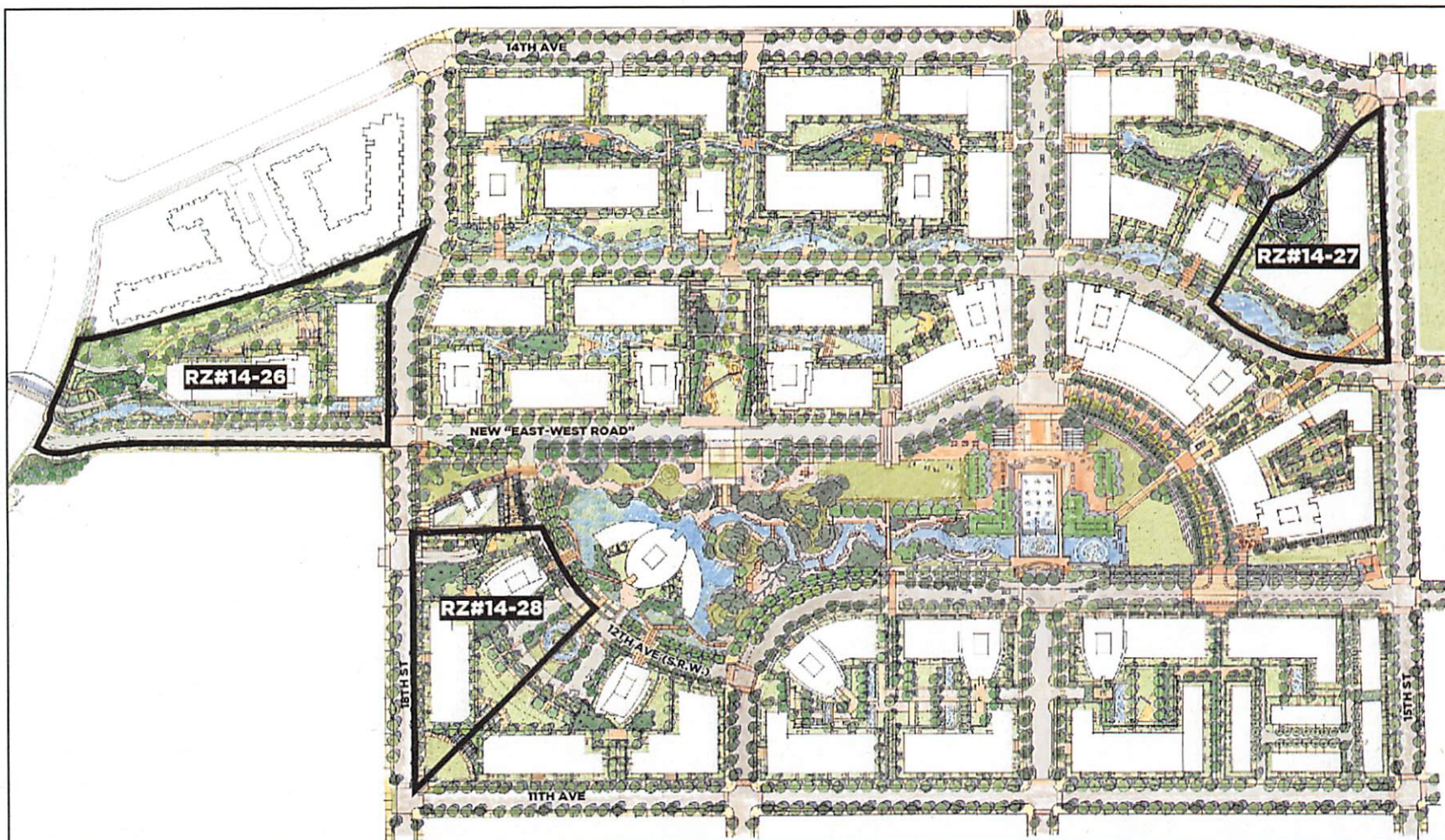
Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change





SKETCH 3
Southgate Neighbourhood
Rezoning #14-26, #14-27, #14-28



PLANNING AND BUILDING DEPT.
2016 03 14



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 14-00026

Meeting Date: 2016 April 14

ADDRESS: Portion of 7679 Eighteenth Street and Portion of 7701 Eighteenth Street

DEVELOPMENT PROPOSAL:

Permit the construction of a 32-storey residential tower and a four-storey low-rise apartment building, which form part of the multi-phased development of the Southgate Master Plan.

1.	Site Area:	Net 2.64 acres (115,065 sq.ft.) + Dedications 1.08 acres (46,819 sq.ft.) = Gross 3.72 acres (161,844 sq.ft.)	
2.	Existing Use:	Vacant	
	Adjacent Use:	Office/ warehouse/ storage yard (BC Hydro), multi-family residential (under construction), school park, school	
	Proposed Use:	Multi-family residential	
3.	Gross Floor Area:	Permitted/Required 32,087.4 m2 (345,397 sq. ft.)	Proposed/Provided 32,087.4 m2 (345,397 sq. ft.)
4.	Site Coverage:	27.5%	27.5%
5.	Building Height:	Apt. Tower 32 storeys Low Rise Apt. 4 storeys	Apt. Tower 32 storeys Low Rise Apt. 4 storeys
6.	Vehicular Access from:	Eighteenth Street	Eighteenth Street
7.	Parking Spaces:	401 spaces (including 35 visitor parking space; 5 handicapped parking spaces)	401 spaces (including 35 visitor parking space; 5 handicapped parking spaces)
8.	Loading Spaces:	1 space	1 space
9.	Communal Facilities:	fitness room, guest suite, amenity lobby, meeting room & lounge/party room	fitness room, guest suite, amenity lobby, meeting room & lounge/party room
10.	Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

Note: N/A where not applicable

el -



Item
Meeting 2016 March 21

COUNCIL REPORT

TO: CITY MANAGER 2016 March 16

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #14-26
Apartment Tower and Low-rise Development (Southgate Neighbourhood)
Edmonds Town Centre

ADDRESS: Portion of 7679 Eighteenth Street and 7701 Eighteenth Street
 (see *attached* Sketches #1, #2 and #3)

LEGAL: Portion of Lot 42, D.L. 53, Group 1, NWD Plan 28569 Except Plans 49756, BCP7569 and BCP34566; Lot 2 Except: Part Dedicated Road On Plan BCP7569, D.L. 53, Group 1, NWD Plan LMP44380

FROM: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines)

TO: Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines and in accordance with the development plans entitled "Precedence" prepared by Buttjes Architects Inc., Integra Architecture Inc., and PWL Partnership Landscape Architects Inc.)

APPLICANT: Southgate Village Homes Ltd.
 3rd Floor, 1285 West Pender Street
 Vancouver, BC V6E 4B1
 (Attention: Cameron Thorn)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016 April 26.

RECOMMENDATIONS

1. **THAT** the sale be approved in principle of City-owned property in accordance with Section 3.5 of this report, and subject to the applicant pursuing the rezoning proposal to completion.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-26
 Apartment Tower and Low-rise Development
 (Southgate Neighbourhood)

2016 March 16.....Page 2

2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 April 04 and to a Public Hearing on 2016 April 26 at 7:00 p.m.
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 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 utilization of an amenity bonus in accordance with Section 3.6 of this report.
 - e) The dedication of any rights-of-way deemed requisite.
 - f) The completion of the sale of City property.
 - g) The consolidation of the net project site into one legal parcel.
 - h) The granting of any necessary statutory rights-of-way, easements and/or covenants including but not limited to the following:
 - Statutory right-of-way for the provision, ongoing maintenance and public access and use of an enhanced bicycle landing, pedestrian walkway, and dog park.
 - i) The granting of a Section 219 Covenant:
 - Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant ensuring compliance with the approved acoustical study;
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-26
 Apartment Tower and Low-rise Development
 (Southgate Neighbourhood)

2016 March 16.....Page 3

- Section 219 Covenant ensuring the achievement of a green building design with a Leadership in Energy and Environmental Design (LEED) Silver rating (mid-rise) or equivalent;
 - Section 219 Covenant restricting the use of guest suites;
 - Section 219 Covenant ensuring the provision and ongoing maintenance of 13 (Level 2 – 40 amp) Electric Vehicle charging stations (including all necessary wiring, electrical transformer and mechanical ventilation modifications);
 - Section 219 Covenant ensuring that handicap accessible parking stalls in the underground parking areas be held in common property to be administered by the Strata Corporation; and,
 - Section 219 Covenant ensuring the provision and ongoing maintenance of the Southgate Boulevard water feature.
- j) The review of a detailed Sediment Control System by the Director Engineering.
- k) 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 in accordance with the adopted Southgate Master Storm Water Management Plan.
- l) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- m) The submission of a Site Profile and resolution of any arising requirements.
- n) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- o) The provision of four covered car wash stalls 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.
- p) The review of on-site residential loading facilities by the Director Engineering.
- q) Compliance with the Council-adopted sound criteria.
- r) The deposit of the applicable per unit Edmonds Town Centre South Grade-Separated Crossings Charge.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-26
 Apartment Tower and Low-Rise Development
 (Southgate Neighbourhood)

2016 March 16Page 4

- s) The deposit of the applicable Parkland Acquisition Charge.
- t) The deposit of the applicable GVS & DD Sewerage Charge.
- u) The deposit of the applicable School Site Acquisition Charge.
- v) The submission of a written undertaking to comply with all the prerequisites of the previous rezoning of the site (Rezoning Reference #14-25).
- w) 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 32-storey residential tower and a four-storey low-rise apartment building, which form part of the multi-phased development of the Southgate Master Plan.

2.0 BACKGROUND

- 2.1 The subject development site is comprised of two City-owned lots: Portion of 7679 Eighteenth Street and 7701 Eighteenth Street (see *attached* Sketch #1), which are zoned CD Comprehensive Development District. The subject site is currently vacant with trees and shrubs. Vehicular access to the site is taken from Eighteenth Street.
- 2.2 On 2015 May 25, Council received the report of the Planning and Building Department regarding the rezoning of the subject development site and authorized the Department to work with the applicant in the preparation of a suitable plan of development, and on the sale of the City lands into the development, with the understanding that a further and more detailed report would be submitted at a later date.
- 2.3 On 2015 July 20, Council granted Final Adoption to Rezoning Reference #14-25, which established the Master Plan for the newly formed Southgate Neighbourhood. It is noted that, upon Second Reading of the Master Plan rezoning being granted, the Edmonds Town Centre Development Plan was amended to reflect the RM5, RM1, C2 and P3 designations as guidelines. The Master Plan is intended to guide further site specific rezoning applications within the multi-phased, mixed-use, multiple-family residential neighbourhood.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-26
 Apartment Tower and Low-Rise Development
 (Southgate Neighbourhood)

2016 March 16Page 5

The Master Plan, which consists of a Concept Book and compendium Design Guidelines, provides the policy framework and general development guidelines for future site specific rezoning applications within the Southgate neighbourhood. In this regard, the Master Plan establishes general networks and connections, land use and density, built form, public realm character and landscape expression, park and open space, site servicing, and phasing pattern for the neighbourhood.

With respect to land use and density, the adopted Southgate Master Plan permits an overall residential density of 2.86 Floor Area Ratio (of which 0.4 FAR is bonused and an additional 0.26 FAR is designated for alternative housing). The maximum allowable market residential gross floor area for the Southgate neighbourhood is 546,593.7 m² (5,883,678 sq. ft.) across the five neighbourhood areas. A Density Allocation Covenant details this arrangement, as well as establishes provisions for the transfer of gross floor area (15%) from one neighbourhood area to another.

- 2.4 The subject development site forms part of the Gateway neighbourhood area and is identified as the western gateway into the Southgate neighbourhood. This gateway includes an east-west connection from Griffiths Drive to the Southgate site via a new road; an improved alignment of the South Spur Urban Trail and enhanced pedestrian/cycle connection across the Griffiths Overpass; and, a new north-south pedestrian cycle corridor that connects the surrounding neighbourhood to the Southgate site via the Seventeenth Street linear park. The Gateway neighbourhood area also features a number of neighbourhood-oriented parkettes (Seventeenth Street linear park and a dog park at Eighteenth Street), and a variety of pedestrian connections that connect the Southgate neighbourhood areas to each other and integrate the surrounding Edmonds community.



Figure 1 - Map showing Southgate's neighbourhood areas

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-26
 Apartment Tower and Low-Rise Development
 (Southgate Neighbourhood)

2016 March 16Page 6

The predominant land use of the Gateway neighbourhood area is multiple-family residential. Building form and architectural expression within this area are mid- to low-rise forms which respect the surrounding street edge conditions, as well as frame the above noted public realm spaces and linear park corridors, and the strategic siting of slender residential towers, which punctuate entry into the Southgate neighbourhood.

- 2.5 With regard to the subject development site, it is located at the corner of Griffiths Drive and the new east-west public road, and is identified as the principal “gateway” site into the new Southgate neighbourhood. The development concept, as articulated in the Southgate Master Plan, consists of a single residential tower oriented towards the new east-west road with a low-rise component that terraces down towards Griffiths Drive, and a separate low-rise apartment oriented towards Eighteenth Street.



Figure 2 – Development Concept under Rezoning Reference #14-26 and the broader Gateway neighbourhood area.

As part of the subject site’s development, the applicant will be responsible for providing the following public realm improvements, as identified in the Southgate Master Plan:

- a new east-west public road connecting Griffiths Drive to the Southgate site;
- an improved alignment of the South Spur urban trail and enhancement of the pedestrian/cycle connection across the Griffiths Overpass, including a new landing/plaza area;
- a publically accessible dog park at Eighteenth Street; and,
- a publically accessible pedestrian corridor along the north property line, which connects Griffiths Drive to Eighteenth Street, the dog park at Eighteenth Street and to the adjacent “Red Brick” development.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-26
 Apartment Tower and Low-Rise Development
 (Southgate Neighbourhood)

2016 March 16Page 7

In line with the Southgate Master Plan and its compendium design guidelines, the development and surrounding public realm are expected to embody exceptional urban design and a high quality architecture, design and materiality.

- 2.6 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 a single 32-storey apartment tower with a low-rise component fronting Southgate Boulevard (new public road) that terraces down towards Griffiths Drive, and a four-storey low-rise apartment fronting Eighteenth Street. This rezoning application proposes to utilize 32,087.4 m² (345,397 sq. ft.), of which 4,935 m² (53,122 sq. ft.) is bonused, of the allowable gross floor area (233,182.4 m²/2,510,037 sq. ft.) within the Gateway neighbourhood area, yielding a total of 351 units, of which 288 are within the apartment tower and 63 are within the low-rise apartment building. All parking for the development is to be provided in an underground parking garage with vehicular access provided via Eighteenth Street.

Overall, the subject proposal is considered to embody exceptional urban design and architectural expression in terms of the building's siting, massing, pedestrian orientation and materiality. It meets the standards and objectives of the Southgate Master Plan and Design Guidelines. To complement the built form, a progressive landscape treatment is proposed which includes boulevards and street trees on all street frontages. Substantial on-site planting is also proposed to further enhance the development, including special landscaping, and a water feature that wraps the corner of Griffiths Drive and the new east-west public road.

- 3.2 All required parking is proposed to be located underground, and access taken from Eighteenth Street. The development proposal exceeds the minimum required Burnaby Zoning Bylaw parking ratio of 1.1 spaces per unit, by providing 1.14 spaces (of which 0.1 spaces is for visitors). The developer has also provided other transportation alternatives. First, given the subject site's proximity to the Edmonds SkyTrain Station, as well as other transit routes operating in the vicinity of the development, the development is providing a 70% transit pass subsidy (two zones) for one year to each strata unit, which is to be made available to residents seeking an alternative to car use and ownership. Second, the development is providing 13 (Level 2 AC) Electric Vehicle charging stations, of which eight are to be provided within the visitors' parking area for the benefit of the residents and their visitors, and five are to be provided in the residents parking area as part of the required parking. A Section 219 Covenant will be required to guarantee the provision of the 13 Electric Vehicle (EV) charging stations, of which eight are to be held as common property for the benefit of all residents and their visitors (including all necessary wiring, electrical transformer and mechanical ventilation modifications). Third, the development is providing twice the required secured bicycle parking and a bicycle

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-26
 Apartment Tower and Low-Rise Development
 (Southgate Neighbourhood)

2016 March 16Page 8

repair area. Fourth, the development is providing a commuter bicycle for each strata unit to encourage residents to cycle to and from destinations.

- 3.3 The developer has agreed to pursue green building practices by committing to achieve a Silver rating (mid-rise) under the Leadership in Energy and Environmental Design (LEED) program.
- 3.4 In accordance with the City's policy for adaptable units, 20% of the total number of residential units – a total of 71 units, has been provided meeting adaptable standards. As permitted under the adopted policy, 20 sq. ft. for each adaptable unit is exempt from gross floor area (GFA), resulting in a total adaptable unit GFA exemption of 1,420 sq. ft. The development is providing six handicapped parking stalls (one in the visitors' parking area; five in the residents' parking area), which will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.
- 3.5 The proposed development encompasses the sale of the City-owned lands, including a portion of 7679 Eighteenth Street and 7701 Eighteenth Street. As the market value sale of these lands constitutes a major disposition, a separate report detailing the land sale 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 Legal and Lands Department has concluded negotiations with the applicant. Council approval of the land sale is a prerequisite condition of the rezoning.

It is noted that, based on the gross site area of the subject City-owned lands and a maximum allowable density of 2.86 FAR, inclusive of the 0.4 FAR density bonus and 0.26 FAR alternative housing, the City-owned lands contribute a total gross floor area of 43,001.0 m² (462,874 sq. ft.) to the overall Southgate neighbourhood.

- 3.6 The proposed development is utilizing 32,087.4 m² (345,397 sq. ft.) of the market residential density available to the Southgate neighbourhood, of which 4,935 m² (53,122 sq. ft.) is a density bonus component. The residual gross floor area potential of the subject development site - 10,913.6 m² (117,477 sq. ft.), is being sold as part of the land sale, and will be available for transfer to the balance of the Southgate site.

As noted in Section 3.5 above, the market value of the City land disposition is proposed to be reported to Council separately. The value of the density bonus will also be brought forward for Council's consideration together with the City's land disposition. Council approval of both the land sale and the value of the density bonus will be required prior to Third Reading of the subject amendment Bylaw, and will be the subject of a separate report to Council.

- 3.7 The Director Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-26
 Apartment Tower and Low-Rise Development
 (Southgate Neighbourhood)

2016 March 16Page 9

- construction of the new east-west road (west of the proposed mid-block crossing) to a local road standard with rain water amenities, street trees, street lighting, and separated sidewalk on the north side, and with rainwater amenities, street trees, street lighting, urban trail and rear boulevard on the south side;
- construction of the new east-west road (east of the mid-block crossing to Eighteenth Street) to a local road standard with rainwater amenities, cycle facilities, separated sidewalk, street trees, street lighting and pedestrian lighting on the north side, and with rainwater amenity, urban trail, street lighting and rear boulevard on the south side;
- construction of Eighteenth Street (west side) to a local road standard with front boulevard and RMAs, street lighting, street trees, cycle facilities, sidewalk, and pedestrian lighting;
- construction of Griffiths Drive (east and west side) to a secondary arterial standard with boulevards, separated sidewalk, street lighting and pedestrian lighting;
- installation of a fully signalized intersection at Griffiths Drive and Southgate Boulevard, including modification of the driveway access at 7705 Griffiths Drive;
- construction of an enhanced bicycle landing on the east side of the Griffiths Overpass, and improved connections to the surrounding neighbourhood; and,
- storm, water, sanitary, sewer improvements as identified in the Master Servicing Plan established for the development.

To support the foregoing servicing requirements, a 21.2 m road dedication is required for the new public road (Southgate Boulevard) through the subject site. Minor dedications may also be required for the streets bounding the development site. It is noted that density is based on site's gross area (prior to road dedications).

3.8 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:

- Section 219 Covenant restricting enclosure of balconies;
- Section 219 Covenant ensuring compliance with the approved acoustical study;
- Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
- Section 219 Covenant ensuring the achievement of a green building design with a Leadership in Energy and Environmental Design (LEED) Silver rating (mid-rise) or equivalent;
- Section 219 Covenant restricting the use of guest suites;

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-26
 Apartment Tower and Low-Rise Development
 (Southgate Neighbourhood)

2016 March 16 Page 10

- Section 219 Covenant ensuring the provision and ongoing maintenance of 13 (Level 2 – 40 amp) Electric Vehicle charging stations (including all necessary wiring, electrical transformer and mechanical ventilation modifications);
 - Section 219 Covenant ensuring that handicap accessible parking stalls in the underground parking areas be held in common property to be administered by the Strata Corporation;
 - Section 219 Covenant ensuring the provision and ongoing maintenance of the Southgate Boulevard water feature; and,
 - Statutory right-of-way for the provision, ongoing maintenance and public access and use of an enhanced bicycle landing, pedestrian walkway, and dog park.
- 3.9 Due to the proximity of the subject site to Griffiths Drive, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 3.10 Provision of four separate car wash stalls is required.
- 3.11 As the site will be fully excavated for development, an arborist's report and tree survey will be required prior to Final Adoption identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.
- 3.12 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, in accordance with the Southgate Stormwater Management Master Plan. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 3.13 The 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.
- 3.14 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 3.15 A site profile application is required for the subject development site, given its past industrial use.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-26
 Apartment Tower and Low-Rise Development
 (Southgate Neighbourhood)

2016 March 16Page 11

- 3.16 a) Parkland Acquisition Charge of \$3.55 per sq. ft. for high-rise apartments and \$3.84 per sq. ft. for low-rise apartments.
 b) School Site Acquisition Charge of \$700.00 per unit.
 c) Edmonds Town Centre South Grade-Separated Crossing Charge of \$392 per unit.
 d) GVS&DD Sewerage Charge of \$1,082 per apartment unit.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area (subject to detailed survey)

Gross	- 3.72 acres (161,844 sq. ft.)
Dedications	- 1.08 acres (46,819 sq. ft.)
Net	- 2.64 acres (115,065 sq. ft.)

4.2 Site Coverage - 27.5 %

4.3 Density and Gross Floor Area (as per Density Allocation Covenant)

Market Residential Density Permitted and Provided

Gateway Neighbourhood (max. permitted)	- 233,190.1 m ² (2,510,037 sq. ft.)
---	--

Gross Floor Area Generated by Gross Site Area	- 43,002.4 m ² (462,874 sq. ft.)
---	--

Gross Floor Area Provided (Site Specific Rezoning)

Derived from base density (84.62%)	- 27,152.3 m ² (292,275 sq. ft.)
Derived from bonus density (15.38%)	- 4,935.0 m ² (53,122 sq. ft.)
Transferred to larger Southgate Site	- 10,913.6 m ² (117,477 sq. ft.)

TOTAL GROSS FLOOR AREA (SUBJECT DEVELOPMENT)	- 32,087.4 m² (345,397 sq. ft.) (excluding permitted 6,093 sq. ft. exemptions)
---	--

4.4 Residential Unit Mix

Apartment Tower

5 – One bedroom	- 56 m ² – 56.5 m ² (603 sq. ft. - 608 sq. ft.)
57 - One bedroom + Den	- 68.8 m ² – 69.2 m ² (741 sq. ft. - 745 sq. ft.)
178 – Two bedrooms	- 74.8 m ² – 88.6 m ² (805 sq. ft. - 954 sq. ft.)
36 – Two bedrooms + Den	- 88.2 m ² – 94.0 m ² (949 sq. ft. – 1,010 sq. ft.)
12 – Three bedrooms	- 94.4 m ² – 117.0 m ² (1,016 sq. ft. – 1,259 sq. ft.)

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-26
 Apartment Tower and Low-Rise Development
 (Southgate Neighbourhood)

2016 March 16Page 12

Total number of apartment tower units: 288 units (*of which 58 units are adaptable*)

Low-rise Apartment

32 - One bedroom + Den	- 58.2 m ² – 64.5 m ² (627 sq. ft. – 694 sq. ft.)
27 – Two bedrooms	- 73.6 m ² – 79.6 m ² (792 sq. ft. - 857 sq. ft.)
4 – Three bedrooms	- 84.7 m ² (912 sq. ft.)

Total number of low-rise apartment units: 63 units (*of which 13 units are adaptable*)

TOTAL NUMBER OF UNITS WITHIN DEVELOPMENT: 351 units

4.5 Building Height

Apartment Tower	- 32 storeys (100.7 m/330.5 ft.)
Low Rise Apartment	- 4 storeys (13.7 m/45.3 ft.)

4.6 Vehicle Parking

Total Required and Provided

351 units @ 1.14 spaces per unit	- 401 spaces (including 35 visitor parking space; 5 handicapped parking spaces)
----------------------------------	---

13 Electric Vehicle (EV) charging stations provided (8 within the visitors' parking area, in addition to visitors parking; 5 within the residential parking area)

4.7 Bicycle Parking

Total Required and Provided

351 units @ 2.0 resident lockers	- 702 secure spaces
351 units @ 0.2 visitors' spaces	- 70 in racks

Bicycle Repair room provided in underground parking garage area

4.8 Residential Loading - 1 space


**4.9 Communal Facilities
 (Excluded from FAR Calculations)**

Primary communal facilities for residential tenants include the amenity lobby, lounge/party room, fitness room, and guest suite at the ground level of the apartment tower; guest suite at the second level of the apartment tower; and, amenity lobby and meeting room at the ground level of the low-rise apartment. The amenity area amounts to 4,693 sq. ft., which is within the permitted 5% exemption from Gross Floor Area

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #14-26
Apartment Tower and Low-Rise Development
(Southgate Neighbourhood)

2016 March 16 Page 13

permitted within the Zoning Bylaw. The applicant has also provided an outdoor BBQ area, community garden, water feature and landscape elements located throughout the site, as well as a signature public art installation to be located on the Southgate Boulevard frontage.

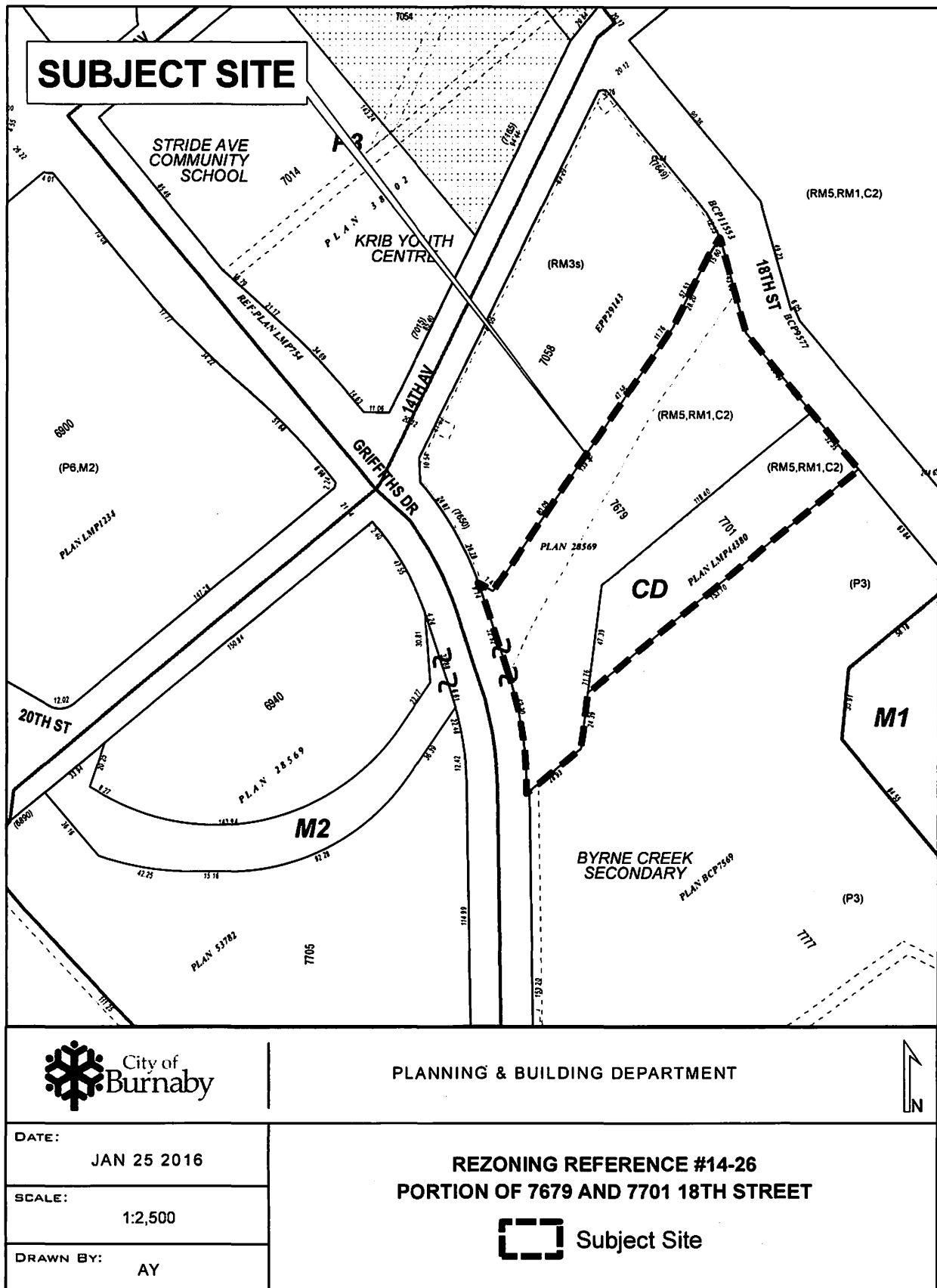

Lou Pelletier, Director
PLANNING AND BUILDING

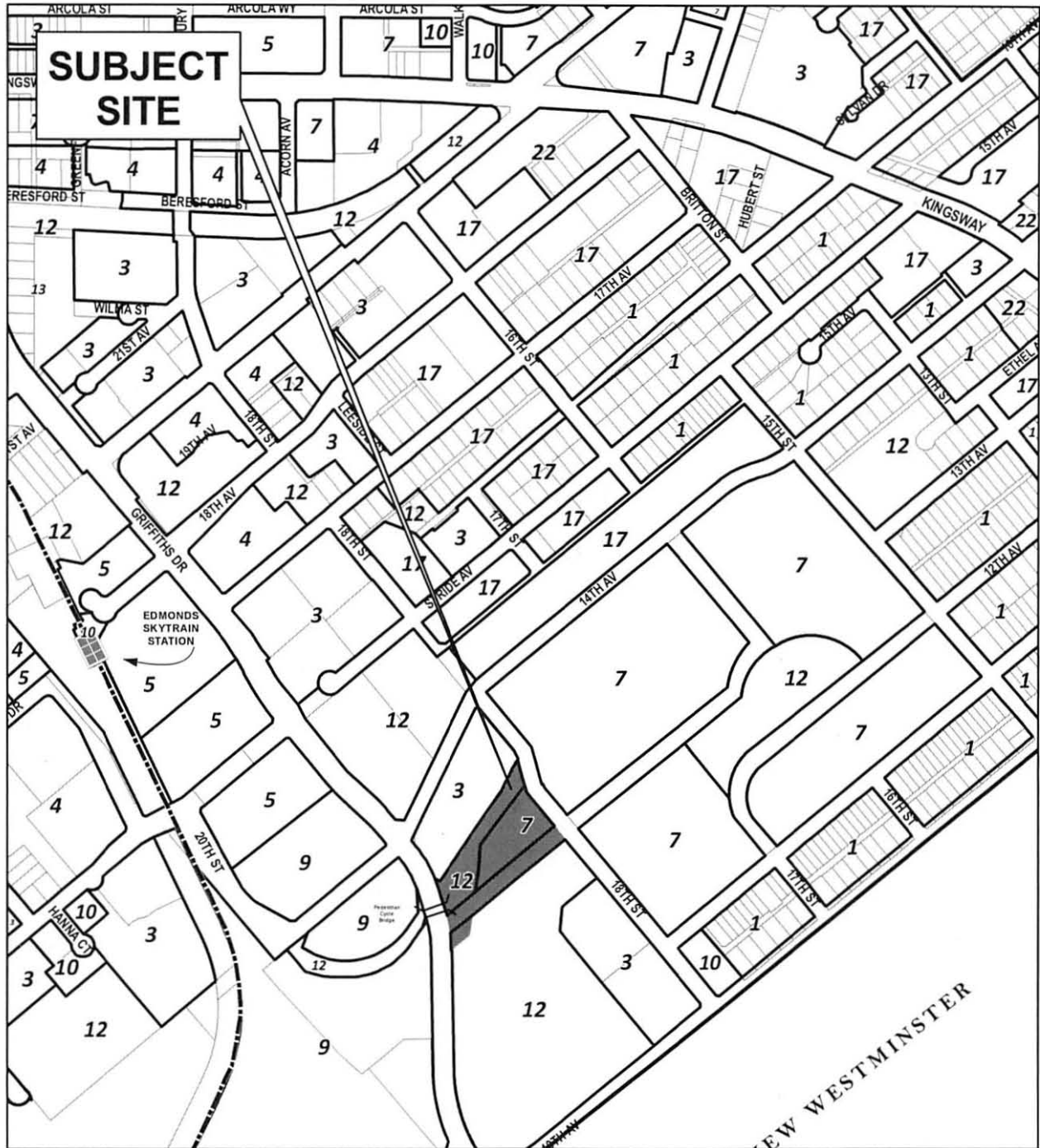
EK:tn

Attachments

cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\Applications\2014\14-26 7679.7701 18th Street\Rezoning Reference 14-26 PH Report 20160321.Docx





- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use

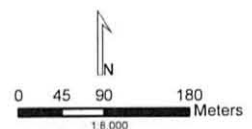
- 9 Industrial
- 10 Institutional
- 12 Park and Public Use/Public School
- 17 Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22 Low/Medium Density Mixed Use

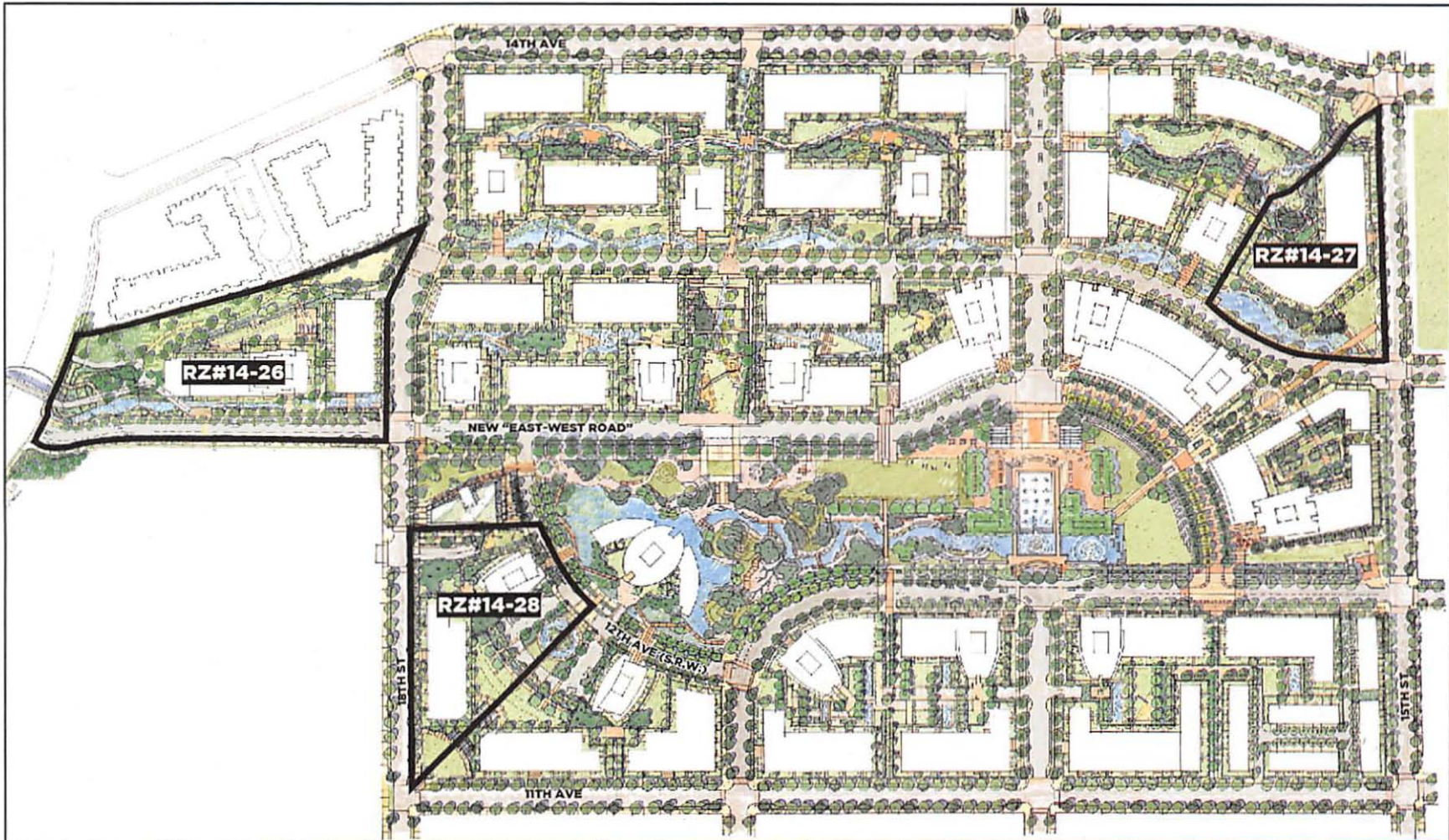
Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Compos -33- bject to Change





SKETCH 3
Southgate Neighbourhood
Rezoning #14-26, #14-27, #14-28



PLANNING AND BUILDING DEPT.
2016 03 14



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 14-00028
ADDRESS: Portion of 7201 11th Avenue

Meeting Date: 2016 April 14

DEVELOPMENT PROPOSAL:

Permit the construction of a 30-storey residential tower and a four-storey low-rise apartment building, which form part of the multi-phased development of the Southgate Master Plan.

1.	Site Area:	10,561.59 m2 (113,684 sq. ft.)	
2.	Existing Use:	Industrial	
	Adjacent Use:	Park, multi-family residential, dairy plant, single and two family dwellings	
	Proposed Use:	Multi-family residential and commercial	
3.	Gross Floor Area:	Permitted/Required 25,395.0 m2 (273,349 sq. ft.)	Proposed/Provided 25,395.0 m2 (273,349 sq. ft.)
4.	Site Coverage:	23%	23%
5.	Building Height:	Apartment Tower 30 storeys Low-Rise Apartment 4 storeys	Apartment Tower 30 storeys Low-Rise Apartment 4 storeys
6.	Vehicular Access from:	Via 18th Street & from a driveway off 12th Avenue	Via 18th Street & from a driveway off 12th Avenue
7.	Parking Spaces:	310 spaces	310 spaces
8.	Loading Spaces:	1 space	1 space
9.	Communal Facilities:	Fitness room, guest suite, lounge/party room & outdoor BBQ area	Fitness room, guest suite, lounge/party room & outdoor BBQ area
10.	Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

Note: N/A where not applicable



Item
Meeting 2016 March 21

COUNCIL REPORT

TO: CITY MANAGER 2016 March 16

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #14-28**
Apartment Tower and Low-Rise Development (Southgate Neighbourhood)
Edmonds Town Centre

ADDRESS: Portion of 7201 11th Avenue

LEGAL: Portion of Lot A, DL 53, Group 1, NWD Plan EPP53090

FROM: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines)

TO: Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines and in accordance with the development plans entitled "Southgate Community Island 1 & 2" prepared by IBI Group, Integra Architecture Inc., and PWL Partnership Landscape Architects Inc.)

APPLICANT: Southgate Village Homes Ltd.
 3rd Floor, 1285 West Pender Street
 Vancouver, BC V6E 4B1
 (Attention: Robert Estey)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016 April 26.

RECOMMENDATIONS

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 April 04 and to a Public Hearing on 2016 April 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.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-28
 Apartment Tower and Low-rise Development
 (Southgate Neighbourhood)

2016 March 16.....Page 2

- 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 utilization of an amenity bonus in accordance with Section 3.5 of this report.
- e) The dedication of any rights-of-way deemed requisite.
- f) The completion of the necessary subdivision.
- g) The approval of a detailed park master plan for the future City-owned park.
- h) The granting of any necessary statutory rights-of-way, easements and/or covenants including but not limited to the following:
 - Statutory right-of-way for the provision, ongoing maintenance and public access and use of identified pedestrian walkways, park/open space features and private roads.
- i) The granting of a Section 219 Covenant:
 - Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant ensuring compliance with the approved acoustical study;
 - Section 219 Covenant ensuring the achievement of a green building design with a Leadership in Energy and Environmental Design (LEED) Silver rating (mid-rise) or equivalent;
 - Section 219 Covenant restricting the use of guest suites;
 - Section 219 Covenant ensuring the provision and ongoing maintenance of 12 (Level 2 – 40 amp) Electric Vehicle charging stations (including all necessary wiring, electrical transformer and mechanical ventilation modifications);
 - Section 219 Covenant ensuring that handicap accessible parking stalls in the underground parking areas be held in common property to be administered by the Strata Corporation; and,

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-28
 Apartment Tower and Low-rise Development
 (Southgate Neighbourhood)

2016 March 16.....Page 3

- Section 219 Covenant ensuring the provision and ongoing maintenance of the identified parkette feature.
- j) The review of a detailed Sediment Control System by the Director Engineering.
- k) 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 in accordance with the adopted Southgate Master Storm Water Management Plan.
- l) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- m) The submission of a Site Profile and resolution of any arising requirements.
- n) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- o) The provision of three covered car wash stalls 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.
- p) The review of on-site residential loading facilities by the Director Engineering.
- q) Compliance with the Council-adopted sound criteria.
- r) The deposit of the applicable per unit Edmonds Town Centre South Grade-Separated Crossings Charge.
- s) The deposit of the applicable Parkland Acquisition Charge.
- t) The deposit of the applicable GVS & DD Sewerage Charge.
- u) The deposit of the applicable School Site Acquisition Charge.
- v) The submission of a written undertaking to comply with all the prerequisites of the previous rezoning of the site (Rezoning Reference #14-25).
- w) 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

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-28
 Apartment Tower and Low-Rise Development
 (Southgate Neighbourhood)

2016 March 16 Page 4

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 30 - storey residential tower and a four-storey low-rise apartment building, which form part of the multi-phased development of the Southgate Master Plan.

2.0 BACKGROUND

- 2.1 The subject development site encompasses a portion of 7201 11th Avenue (formerly portions of 7105 and 7205 11th Avenue) (see *attached* Sketches #1, #2 and #3), which is zoned CD Comprehensive Development District (Southgate Master Plan). The subject site is currently occupied by an industrial warehouse building and related surface parking/loading facilities. Vehicular access to the site is available from Eighteenth Street
- 2.2 On 2014 November 24, Council received the report of the Planning and Building Department regarding the rezoning of the subject development site and authorized the Department to continue 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.
- 2.3 On 2015 July 20, Council granted Final Adoption to Rezoning Reference #14-25, which established the Master Plan for the newly formed Southgate community. It is noted that, upon Second Reading of the Master Plan rezoning being granted, the Edmonds Town Centre Development Plan was amended to reflect the RM5, RM1, C2 and P3 designations as guidelines. The Master Plan is intended to guide further site specific rezoning applications within the multi-phased, mixed-use, multiple-family residential neighbourhood.

The Master Plan, which consists of a Concept Book and compendium Design Guidelines, provides the policy framework and general development guidelines for future site specific rezoning applications within the Southgate community. In this regard, the Master Plan establishes general networks and connections, land use and density, built form, public realm character and landscape expression, park and open space, site servicing, and phasing pattern for the neighbourhood.

With respect to land use and density, the adopted Southgate Master Plan permits an overall residential density of 2.86 Floor Area Ratio (of which 0.4 FAR is bonused and an additional 0.26 FAR is designated for alternative housing). The maximum allowable market residential gross floor area for the Southgate community is 546,611.6 m²

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-28
 Apartment Tower and Low-Rise Development
 (Southgate Neighbourhood)

2016 March 16Page 5

(5,883,678 sq. ft.) across five neighbourhood areas. A Density Allocation Covenant details this arrangement, as well as establishes provisions for the transfer of gross floor area (15%) from one neighbourhood area to another.

- 2.4 The subject development site forms part of the Island neighbourhood area within the Southgate community. Located at Southgate's southwest corner, the Master Plan notes that the Island neighbourhood area is intended to be a tranquil residential enclave as a transition and connection to a more naturalized environment and public realm, as well as a diagonal connection to the future City park from the corner of 18th Street/11th Avenue.



Figure 1 - Map showing the neighbourhoods that make up the Southgate Community

Primary land uses include multiple family residential, and a small locally-oriented commercial component (5,000 sq. ft.). A community building is proposed at the corner of Southgate Boulevard and 18th Street functioning as a gateway to the City park. Residential townhomes and stacked flats up to four storeys frame 11th Avenue and 18th Street and provide a height transition between existing single family homes and proposed towers within Southgate. These low rise buildings also frame a 'parkette' at the corner of 11th Avenue and 18th Street. Three towers are proposed towards the centre of the neighbourhood at the edge of the City park.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-28
 Apartment Tower and Low-Rise Development
 (Southgate Neighbourhood)

2016 March 16Page 6



Figure 2 - Overall concept for the Island Neighbourhood
 (subject rezoning boundary shown)

The tallest tower forms a central radial point. This feature tower is also a focal point for the corner parkette, as it will form the visual terminus when looking into the site.

The public realm is a network of spaces that connect from existing City streets to the proposed City park. The parkette is a tranquil and intimate space for relaxing, but also functions as a gateway to the Island neighbourhood area and the City park beyond. A diagonal path connects the parkette and the City park. A 'Fen' water body surrounds the tallest tower, forming a naturalized edge to the City park.

A public pedestrian and cycle path, part of the site-wide system along 12th Avenue (statutory right-of-way), connects the north and south portions of the City park and link the two publically dedicated roads within the overall Southgate site.

- 2.5 The Island neighbourhood is intended to be constructed over several phases. The subject rezoning application is for the first of those phases, and encompasses a single high-rise apartment tower (30-storeys) and a low-rise building (four-storeys) fronting 18th Street.

As part of the subject site's development, the applicant will be responsible for providing the following public realm improvements, as identified in the Southgate Master Plan:

- a new east-west public road connecting 18th Street to 12th Avenue (statutory right-of-way), along the neighbourhood's northern border;



Figure 3 - Phase 1 development within the Island neighbourhood

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-28
 Apartment Tower and Low-Rise Development
 (Southgate Neighbourhood)

2016 March 16 Page 7

- a publically accessible road (12th Avenue) connecting this phase of development to the new east-west public road; and,
- a publically accessible parkette at the corner of 18th Street and 11th Avenue.

2.6 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 a single 30-storey apartment tower with a four-storey low-rise building fronting 18th Street. This rezoning application proposes to utilize 25,395.0 m² (273,349 sq. ft.), of which 1,955.4 m² (21,048 sq. ft.) is bonused, of the allowable gross floor area (86,179.5 m² (927,628 sq. ft.) within the Island neighbourhood area, yielding a total of 282 units, of which 229 are within the apartment tower and 53 are within the low-rise apartment. All parking for the development is to be provided within an underground parking garage with vehicular access provided via Eighteenth Street, and from a driveway off 12th Avenue.

Overall, the subject proposal is considered to embody exceptional urban design and architectural expression in terms of the building's siting, massing, pedestrian orientation and materiality. It meets the standards and objectives of the Southgate Master Plan and Design Guidelines. To complement the built form, a progressive landscape treatment is proposed which includes boulevards and street trees on all street frontages. Substantial on-site planting are also proposed to further enhance the development, including special landscaping, and water features on both 12th Avenue and 18th Street. The noted parkette feature at the corner of 18th Street and 11th Avenue is required to be constructed to its final standard in accordance with the Southgate Master Plan, and protected by statutory right of way, in connection with the subject rezoning application. The diagonal pedestrian connection to the City park from the corner of 18th Street and 11th Avenue will be secured in the next phase of development within the Island neighbourhood.

3.2 All required parking is proposed to be located underground, and access taken from Eighteenth Street and from a driveway off 12th Avenue. The development proposal meets the minimum required Burnaby Zoning Bylaw parking ratio of 1.1 spaces per unit, by providing 310 spaces (of which 0.1 spaces/unit is for visitors). The developer has also provided other transportation alternatives. First, given the subject site's proximity to the Edmonds SkyTrain Station, as well as other transit routes operating in the vicinity of the development, the development is providing a 70% transit pass subsidy (two zones) for one year to each strata unit, which is to be made available to residents seeking an alternative to car use and ownership. Second, the development is providing twelve (Level 2 AC) Electric Vehicle charging stations, of which eight are to be provided within

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-28
 Apartment Tower and Low-Rise Development
 (Southgate Neighbourhood)

2016 March 16Page 8

the visitors' parking area for the benefit of the residents and their visitors, and four are to be provided in the residents parking area as part of the required parking. A Section 219 Covenant will be required to guarantee the provision of the twelve Electric Vehicle (EV) charging stations, of which eight are to be held as common property for the benefit of all residents and their visitors (including all necessary wiring, electrical transformer and mechanical ventilation modifications). Third, the development is providing twice the required secured bicycle parking and a bicycle repair area. Fourth, the development is providing a commuter bicycle for each strata unit to encourage residents to cycle to and from destinations.

- 3.3 The developer has agreed to pursue green building practices by committing to achieve a Silver rating (mid-rise) under the Leadership in Energy and Environmental Design (LEED) program.
- 3.4 In accordance with the City's policy for adaptable units, 20% of the total number of residential units – a total of 66 units – has been provided meeting adaptable standards. As permitted under the adopted policy, 1.86 m² (20 sq. ft.) for each adaptable unit is exempt from Gross Floor Area (GFA), resulting in a total adaptable unit GFA exemption of 122.6 m² (1,320 sq. ft.). The development is providing seven handicapped parking stalls (two in visitors' parking area; five in residents' parking area), which will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.
- 3.5 The proposed development is utilizing 25,395.0 m² (273,349 sq. ft.) of the market residential density available to the Southgate neighbourhood, of which 1,955.4 m² (21,048 sq. ft.) is a density bonus component. A separate report detailing the market 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 Legal and Lands Department has concluded negotiations with the applicant. Council approval of the density bonus value is a prerequisite condition of the rezoning.
- 3.6 The Director Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:
 - construction of the new east-west road in accordance with the Southgate Master Plan, between 18th Street and 12th Avenue;
 - construction of 18th Street to a local road standard with front boulevard and rainwater management amenities (RMAs), street lighting, street trees, cycle facilities, sidewalk, and pedestrian lighting;

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-28
 Apartment Tower and Low-Rise Development
 (Southgate Neighbourhood)

2016 March 16Page 9

- construction of the 18th Street/11th Avenue intersection to a local road standard with boulevards, separated sidewalk, street lighting and pedestrian lighting;
- construction of the parkette feature at the corner of 18th Street and 11th Avenue; and,
- storm sewer, water, and sanitary sewer improvements as identified in the Master Servicing Plan established for the development.

To support the foregoing servicing requirements, a 21.2 m road dedication is required for the new public road through the subject site. Minor dedications may also be required for the streets bounding the development site. It is noted that density is calculated on a gross site area basis (prior to road dedications).

3.7 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:

- Section 219 Covenant restricting enclosure of balconies;
- Section 219 Covenant ensuring compliance with the approved acoustical study;
- Section 219 Covenant ensuring the achievement of a green building design with a Leadership in Energy and Environmental Design (LEED) Silver rating (mid-rise) or equivalent;
- Section 219 Covenant restricting the use of guest suites;
- Section 219 Covenant ensuring the provision and ongoing maintenance of 12 (Level 2 – 40 amp) Electric Vehicle charging stations (including all necessary wiring, electrical transformer and mechanical ventilation modifications);
- Section 219 Covenant ensuring that handicap accessible parking stalls in the underground parking areas be held in common property to be administered by the Strata Corporation;
- Section 219 Covenant ensuring the provision and ongoing maintenance of the identified parkette feature; and,
- Statutory right-of-way for the provision, ongoing maintenance and public access and use of a private road (12th Avenue) and a parkette.

3.8 Due to the proximity of the subject site to 10th Avenue, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.

3.9 Provision of three separate car wash stalls is required.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-28
 Apartment Tower and Low-Rise Development
 (Southgate Neighbourhood)

2016 March 16 Page 10

- 3.10 As the site will be fully excavated for development, an arborist's report and tree survey will be required prior to Final Adoption identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.
- 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, in accordance with the Southgate Stormwater Management Master Plan. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 3.12 The 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 approval of a detailed design for the future City park is required in connection with the approval of the subject rezoning application.
- 3.14 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 3.15 A site profile application is required for the subject development site, given its past industrial use.
- 3.16
 - a) Parkland Acquisition Charge of \$3.55 per sq. ft. for high-rise apartments and \$3.84 per sq. ft. for low-rise apartments.
 - b) School Site Acquisition Charge of \$700.00 per unit.
 - c) Edmonds Town Centre South Grade-Separated Crossing Charge of \$392 per unit.
 - d) GVS&DD Sewerage Charge of \$1,082 per apartment unit.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area (subject to detailed survey) - 10,561.59 m² (113,684 sq. ft.)
- 4.2 Site Coverage - 23 %

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-28
 Apartment Tower and Low-Rise Development
 (Southgate Neighbourhood)

2016 March 16Page 11

4.3 Density and Gross Floor Area (as per Density Allocation Covenant)

Market Residential Density Permitted and Provided

Island Neighbourhood (max. permitted)	- 86,179.5 m ² (927,628 sq. ft.)
Density Provided (Subject Application)	- 25,395.0 m ² (273,349 sq. ft.)
Derived from base density	- 23,439.5 m ² (252,301 sq. ft.)
Derived from bonus density	- 1,955.4 m ² (21,048 sq. ft.)
Total Permitted Gross Floor Area (Subject Application)	- 25,395.0 m² (273,349 sq. ft.) (excluding permitted 6123 sq. ft. exemptions)

4.4 Residential Unit Mix

Apartment Tower

55 - One bedroom + Den	- 63.8 m ² – 68.5 m ² (687 sq. ft. - 737 sq. ft.)
109 – Two bedrooms	
59 – Two bedrooms + Den	
6 – Three bedrooms	

Total number of apartment tower units: 229 units (of which 55 units are adaptable)

Low-rise Apartment

14 - One bedroom + Den	- 58.5 m ² – 63.9 m ² (630 sq. ft. – 688 sq. ft.)
39 – Two bedrooms	- 74.7 m ² – 76.7 m ² (804 sq. ft. - 826 sq. ft.)

Total number of low-rise apartment units: 53 units (of which 11 units are adaptable)

TOTAL NUMBER OF UNITS WITHIN DEVELOPMENT: 282 units

4.5 Building Height

Apartment Tower	- 30 storeys
Low Rise Apartment	- 4 storeys

4.6 Vehicle Parking

Total Required and Provided

282 units @ 1.1 spaces per unit	- 310 spaces (including 28 visitor parking spaces and 4 handicapped parking spaces)
---------------------------------	---

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-28
 Apartment Tower and Low-Rise Development
 (Southgate Neighbourhood)
 2016 March 16Page 12

* Excludes 95 additional stalls shown on the plans which are intended for the future adjacent development

12 Electric Vehicle (EV) charging stations provided (eight within the visitors' parking area, in addition to visitors parking; four within the residential parking area)

4.7 Bicycle Parking

Total Required and Provided

282 units @ 2.0 resident lockers/unit	-	564 secure spaces
282 units @ 0.2 visitors' spaces/unit	-	57 spaces in racks

Bicycle Repair room provided in underground parking garage area

4.8 Residential Loading - 1 space

4.9 Communal Facilities *(Excluded from FAR Calculations)*

Primary communal facilities for residents include the amenity lobby, lounge/party room, fitness room, and guest suite. The amenity area amounts to 446.2 m² (4,803 sq. ft.), which is within the permitted 5% exemption from Gross Floor Area permitted within the Zoning Bylaw. The applicant has also provided an outdoor BBQ area, water features and landscape elements located throughout the site, as well as a public art installation to be located within the parkette at 18th Street/11th Avenue.

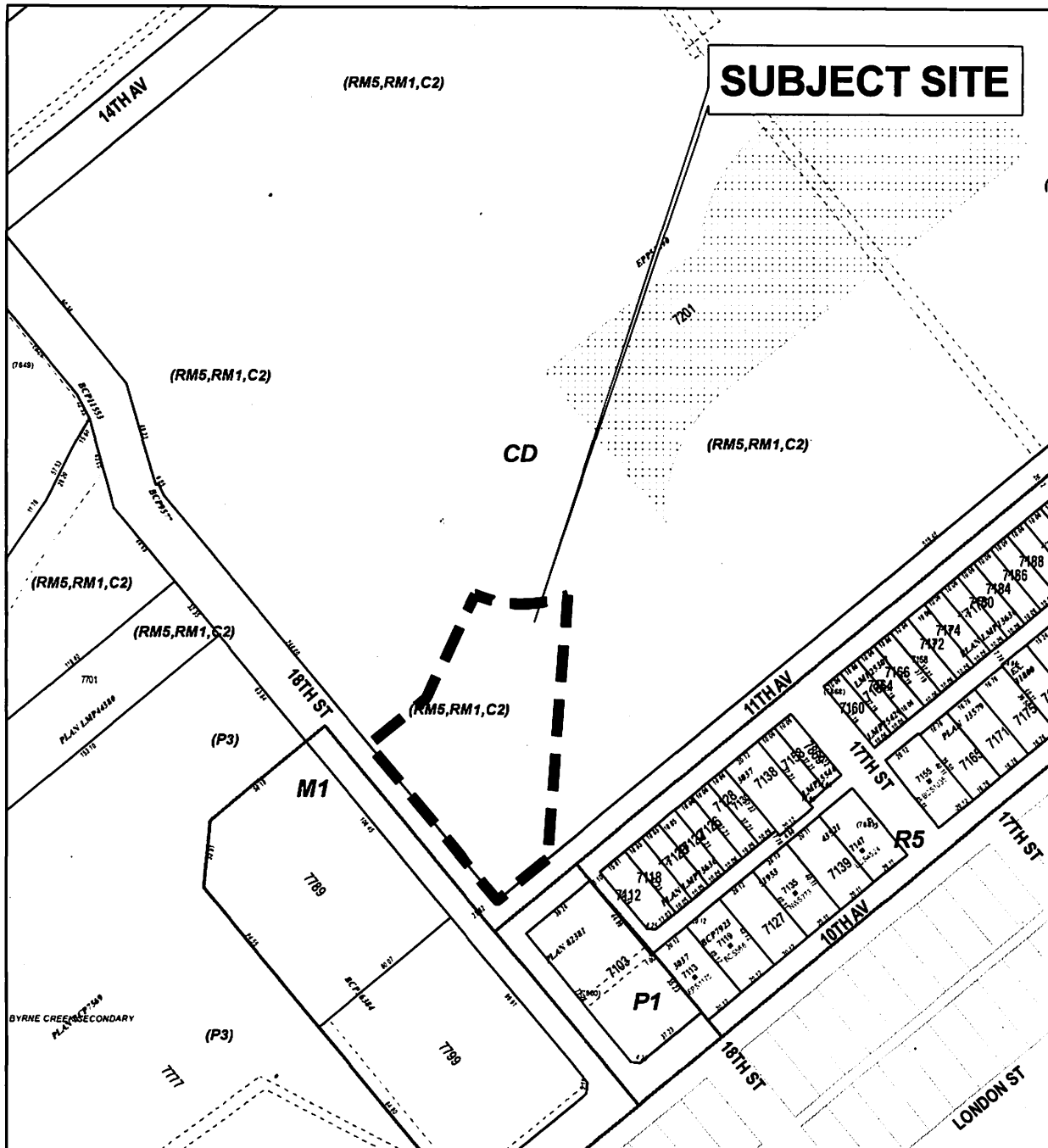

 Lou Pelletier, Director
 PLANNING AND BUILDING

EK:hr/tn

Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

P:\REZONING\Applications\2014\14-28\Rezoning Reference 14-28 PH Report 20160321.Docx



PLANNING & BUILDING DEPARTMENT



DATE:

MAR 15 2016

SCALE:

1:3,000

DRAWN BY:

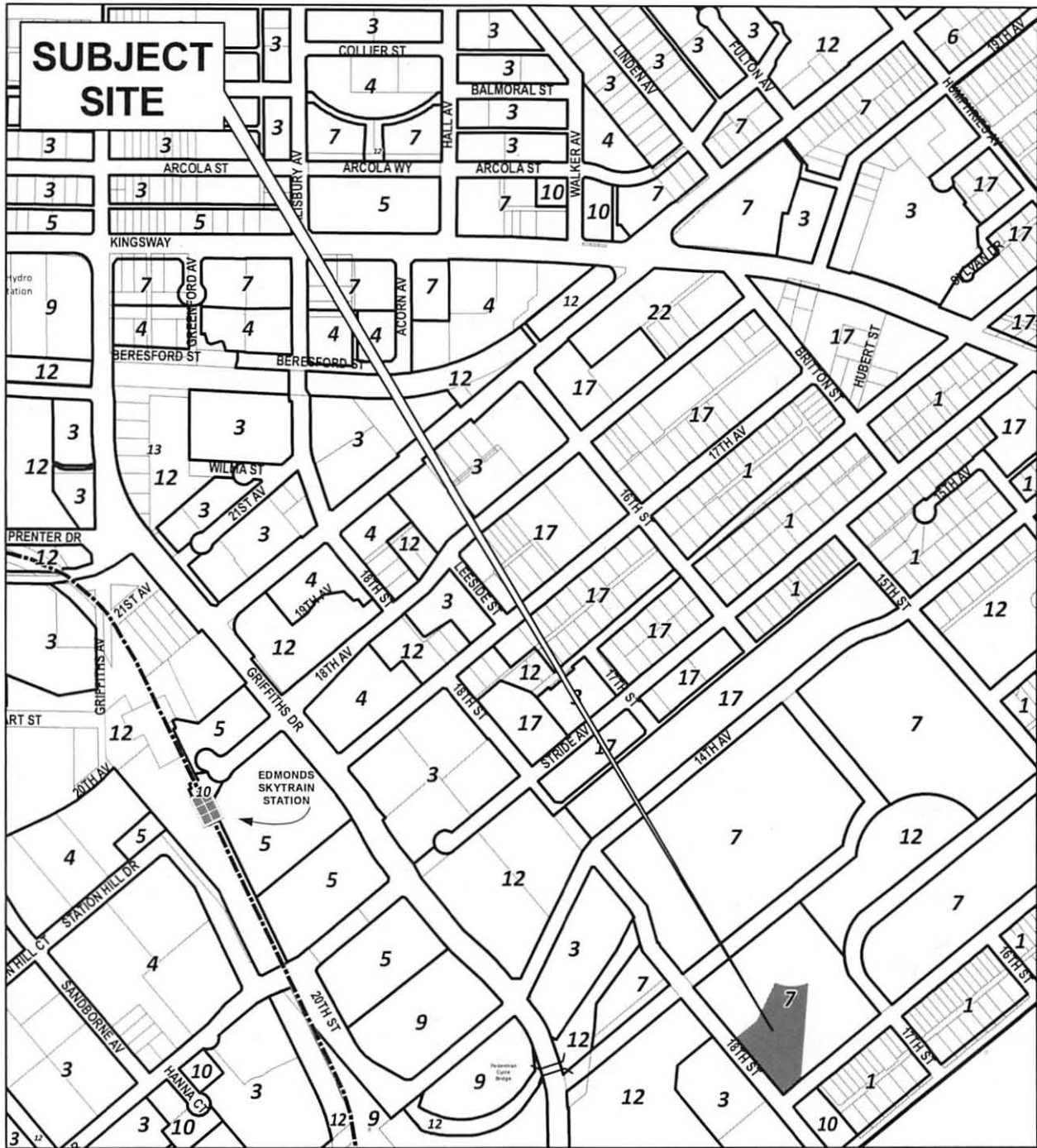
AY

REZONING REFERENCE #14-28
PORTIONS OF 7105 AND 7205 11TH AVENUE



Subject Site

Sketch #1



- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use

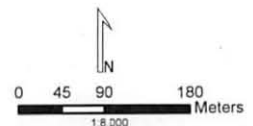
- 9 Industrial
- 10 Institutional
- 12 Park and Public Use/Public School
- 17 Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22 Low/Medium Density Mixed Use

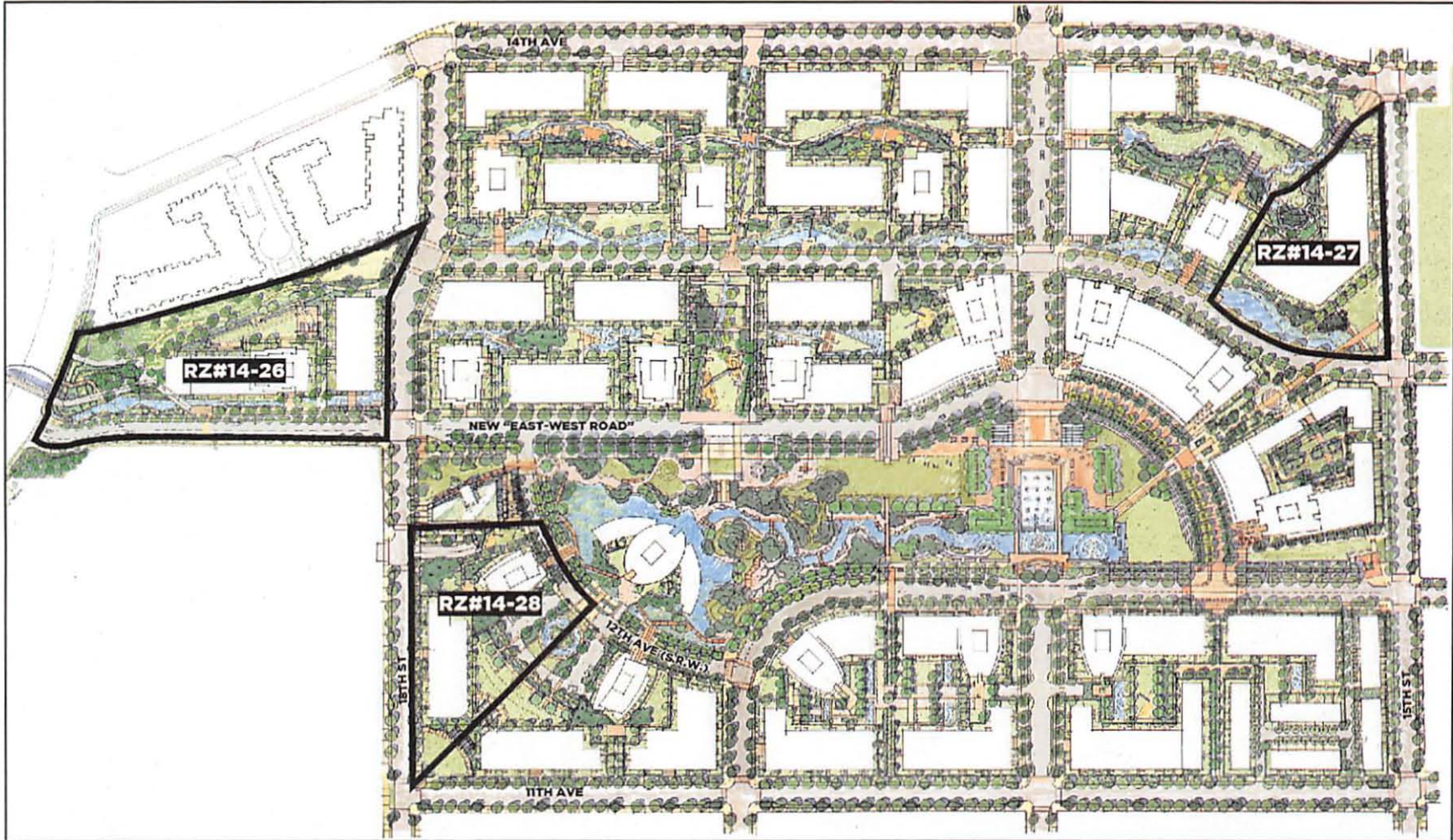
Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Compos -49- Subject to Change





SKETCH 3
Southgate Neighbourhood
Rezoning #14-26, #14-27, #14-28



PLANNING AND BUILDING DEPT.
2016 03 14



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 15-00037
ADDRESS: 7141 and 7145 Seventeenth Avenue

Meeting Date: 2016 April 14

DEVELOPMENT PROPOSAL:

Permit the construction of a three-storey (23 unit) stacked townhouse development with underground parking.

1. Site Area:	2,108.6 m2 (22,712 sq.ft.)	
2. Existing Use:	Single and two family dwellings	
Adjacent Use:	Multi-family residential, single and two family dwellings	
Proposed Use:	Multi-family residential	
3. Gross Floor Area:	Permitted/Required 2,107.8 m2 (22,688 sq.ft.)	Proposed/Provided 2,107.8 m2 (22,688 sq.ft.)
4. Site Coverage:	35.5%	35.5%
5. Building Height:	3 Storeys	3 Storeys
6. Vehicular Access from:	Leeside Street	Leeside Street
7. Parking Spaces:	41 Spaces	42 Spaces
8. Loading Spaces:	N/A	N/A
9. Communal Facilities:	N/A	N/A
10. Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Note: N/A where not applicable



Item
Meeting 2016 March 21

COUNCIL REPORT

TO: CITY MANAGER 2016 March 16

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #15-37
Townhouse Development with Underground Parking
Edmonds Town Centre, Sub-Area 2

ADDRESS: 7141 and 7145 Seventeenth Avenue (*attached* Sketches #1 and #2)

LEGAL: Lot 54, DL 95, Group 1, NWD Plan 1152, Strata Lots 1 and 2, DL 95, Group 1, NWD Strata Plan NW2078 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lots As Shown On Form 1

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 "17th and Leaside" prepared by Robert Ciccozzi Architecture Inc.)

APPLICANT: Cornerstone Architecture
 408 – 611 Alexander Street
 Vancouver, BC V6A 1E1
 (Attention: Helen Ngai)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016 April 26.

RECOMMENDATIONS:

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.3 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **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.
3. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 April 04 and to a Public Hearing on 2016 April 26 at 7:00 p.m.

To: City Manager
 From: Director Planning and Building
 Re: Rez # 15-37, 7141 and 7145 Seventeenth Avenue
 2016 March 16..... Page 2

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 utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.2 of this report.
- f) The completion of the Highway Closure Bylaw.
- g) The completion of the sale of City property.
- h) The consolidation of the net site into one legal parcel
- i) The review of a detailed Sediment Control System by the Director Engineering.
- j) The pursuance of Stormwater Management Best Practices in line with established guidelines.
- k) The granting of any necessary statutory rights-of-way, easements and/or covenants including:
 - a Section 219 Covenant restricting the enclosure of balconies; and,
 - a Section 219 Covenant ensuring that all disabled parking remain as common property

To: City Manager
 From: Director Planning and Building
 Re: Rez # 15-37, 7141 and 7145 Seventeenth Avenue
 2016 March 16 Page 3

- l) 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.
- m) The deposit of the applicable Parkland Acquisition Charge.
- n) The deposit of the applicable GVS & DD Sewerage Charge.
- o) The deposit of the applicable School Site Acquisition Charge.
- p) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- q) 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.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a three-storey (23 unit) stacked townhouse development with underground parking.

2.0 BACKGROUND

- 2.1 The subject site is comprised of two properties and is located on the northeast corner of 17th Avenue and Leaside Street. 7171 17th Avenue is currently improved with a single family dwelling and 7145 17th Avenue is currently improved with a stratified two-family dwelling. To the north and west, across Leaside Street, are townhouse developments. To the east are single family dwellings with townhousing developments beyond. To the south are single family developments. Access to the site is currently provided from both 17th Avenue and the rear lane.

The subject site is located within Sub-Area 2 of the Council-adopted Edmonds Town Centre Plan, and is intended to be rezoned to the CD Comprehensive Development District based on the RM2 Multiple Family Residential District as a guideline (see Sketch #2 *attached*).

To: City Manager
 From: Director Planning and Building
 Re: Rez # 15-37, 7141 and 7145 Seventeenth Avenue
 2016 March 16 Page 4

- 2.2 Council, on 2015 September 28, received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the department to continue 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 23 unit, three-storey stacked townhouse development with full underground parking. The maximum density permitted under the RM2 District guideline is 1.0 F.A.R with full underground parking and inclusive of the available 0.10 F.A.R. amenity density bonus.
- 3.2 Given the subject site's Town Centre location, the applicant is proposing to take advantage of the available 0.10 F.A.R amenity density bonus. The 0.10 F.A.R would provide an additional 2,270 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 Legal and Lands Department has concluded negotiations with the applicant. Council approval of the density bonus value is a prerequisite condition of the rezoning.
- 3.3 The Edmonds Town Centre Plan indicates the closure of the rear lane and its inclusion into the consolidated development site. The total area of the closed road right-of-way is approximately 120.72m² (1,299 sq.ft.). A Highway Closure Bylaw will be required in this regard.

A corner truncation at the corner of 17th Avenue and Leaside of 3 m by 3 m is required. As there will be a surplus area from the lane closure incorporated into the development site of approximately 1,256.4 sq.ft., the applicant will be required to acquire this net increase in area at market value. A separate report detailing the value of the closed right-of-way area 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 Legal and Lands Department has concluded negotiations with the applicant. Council approval of the property value is a prerequisite condition of the rezoning.

- 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 Leaside Street and 17th Avenue to their final Town Centre Standards including separated sidewalks, cycle facilities, and street trees set within rainwater management amenity areas.

To: City Manager
 From: Director Planning and Building
 Re: Rez # 15-37, 7141 and 7145 Seventeenth Avenue
 2016 March 16..... Page 5

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; and,
- Section 219 Covenant restricting ensuring that all disabled parking remain as common property.

3.6 As approved by Council on 2013 October 29, all developments that are subject to the Comprehensive Development (CD) rezoning process are required to supply 20% of the single-level units as adaptable in new market and non-market, multi-family developments which employ interior corridors or exterior passageways to access the dwelling units. A 1.85 square metres (20 square feet) floor area exemption is available, under the Burnaby Zoning Bylaw, for every adaptable housing unit provided in both market and non-market housing developments.

The subject development has elected to provide six of the eight single level units in the development as adaptable, with a corresponding FAR exemption of 11.1 square metres (120 square feet).

3.7 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.

3.8 Engineering Environmental Services Division will need to review the 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.

3.9 Applicable Development Cost Charges are:

- a) Parkland Acquisition Charge of \$3.84 per sq. ft. of gross floor area.
- b) GVS & DD Sewerage Charge of \$1,515 per dwelling unit.
- c) School Site Acquisition Charge of \$800 per unit.

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

4.0 DEVELOPMENT PROPOSAL


4.1	<u>Gross Site Area</u>	-	2,108.6 m ² (22,712 sq.ft.)
	Dedications	-	1.4 m ² (15 sq.ft.)
	Net Site Area	-	2,107.2 m ² (22,697 sq.ft.)

4.2 Density:

FAR Permitted and Provided	-	1.0 FAR
----------------------------	---	---------

To: City Manager
 From: Director Planning and Building
 Re: Rez # 15-37, 7141 and 7145 Seventeenth Avenue
 2016 March 16 Page 6

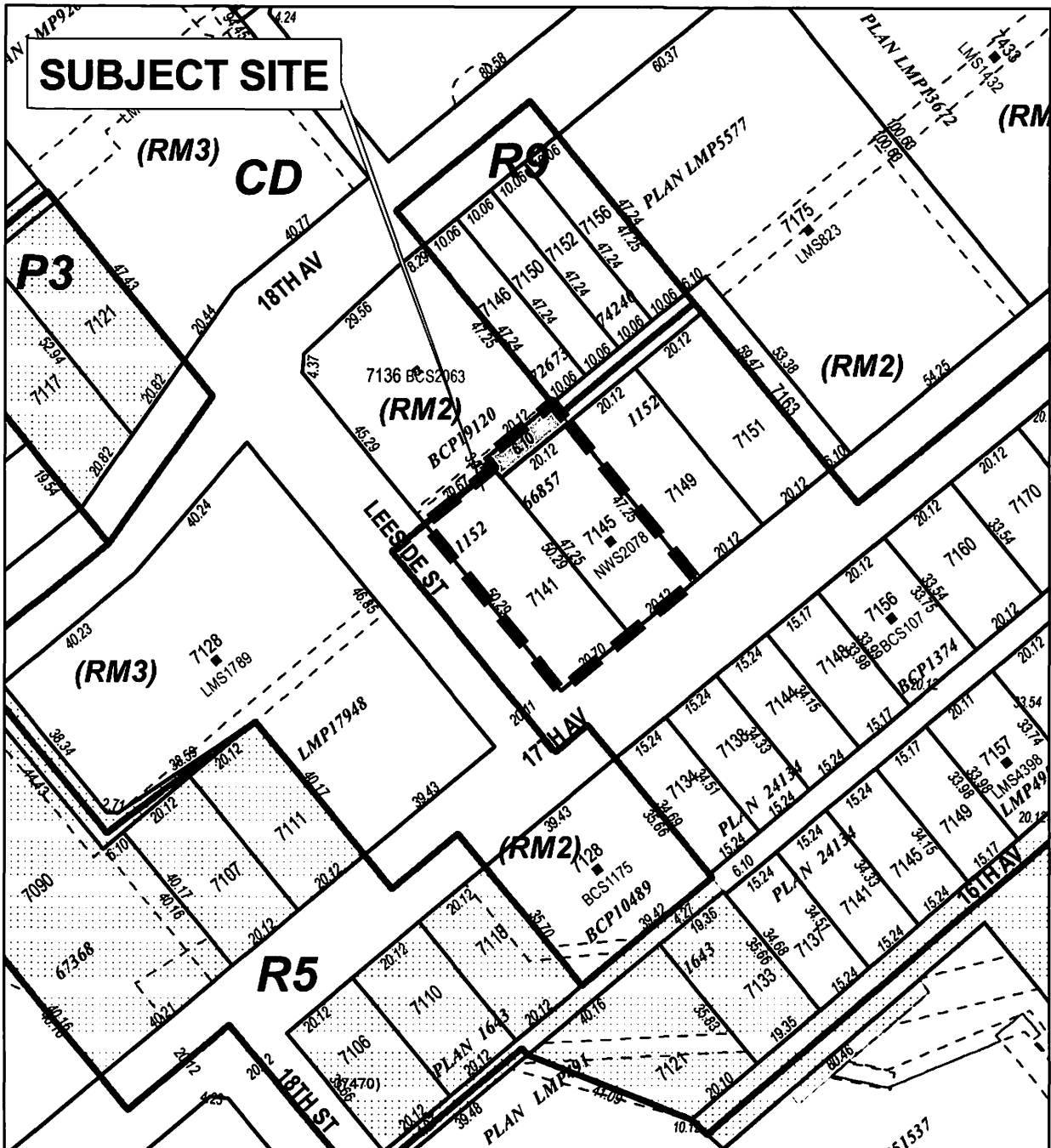
Gross Floor Area (GFA)	-	2,107.8 m ² (22,688 sq.ft.) (inclusive of 210.9 m ² (2,270 sq.ft.) amenity bonus)
Accessible Unit Exemption	-	11.1 m ² (120 sq.ft.)
Net Floor Area	-	2,096.7 m ² (22,568 sq.ft.)
<u>Site Coverage:</u>	-	35.5 %
4.3 <u>Height:</u>	-	3 Storeys
4.4 <u>Unit Mix:</u>		
12 – 2 Bedroom units	-	85.8 – 89.3 m ² (924 – 961 sq.ft.)
5 – 3 Bedroom units	-	91.9 – 105.3 m ² (989 – 1,133 sq.ft.)
6 – Adaptable 3 bedroom units	-	92.2 – 93.1 m ² (992 – 1,002 sq.ft.)
23 Total units		
4.5 <u>Parking:</u>		
Required 23 units @ 1.75 spaces per unit	-	41 (including 6 visitor parking spaces and 1 car wash stall)
Provided	-	42 spaces (including 7 visitor spaces and 1 car wash stall)
Bicycle Parking Required @ 1 per unit and 0.2 spaces for visitors	-	28 spaces (including 5 visitor spaces in racks)
Bicycle Parking Provided	-	59 spaces (including 5 visitor spaces in racks)


 Lou Pelletier, Director
 PLANNING AND BUILDING

DR:tn

Attachments

cc: Director Engineering
 City Solicitor
 City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
MAR 02 2016

SCALE:
1:1,500

DRAWN BY:
AY

REZONING REFERENCE #15-37
7141 AND 7145 (7147) 17TH AVENUE

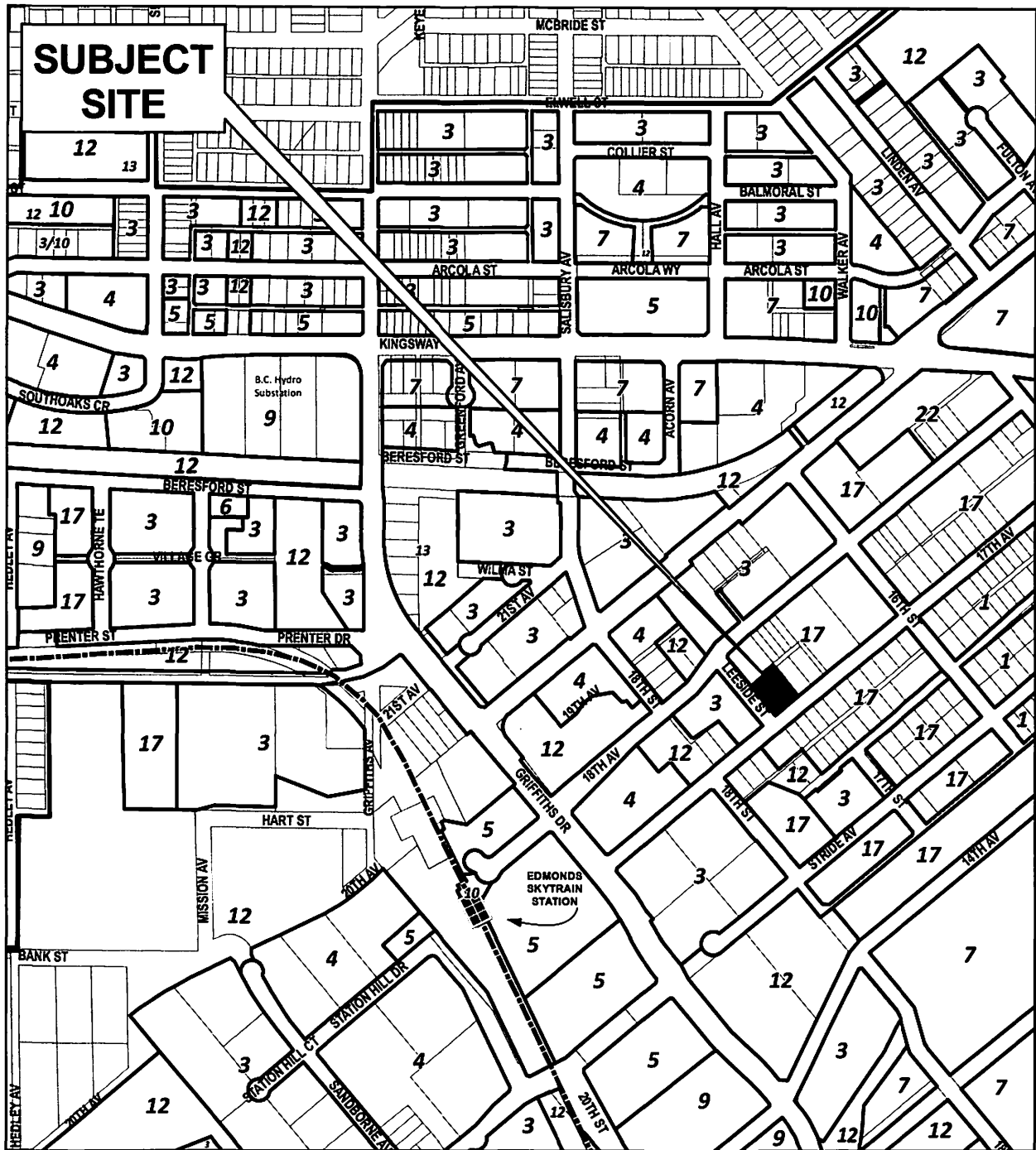


Subject Site



Road Closure

Sketch #1



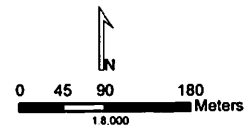
- | | |
|--|--|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential (Ground 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: Components Subject to Change



Printed on March 2, 2016



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 14-00039

Meeting Date: 2016 April 14

ADDRESS: 7390/7398/7404 16th Avenue, 7510/7516/7526/7536 Kingsway and 7411/7417 15th Avenue

DEVELOPMENT PROPOSAL:

Permit the construction of a three-storey (42 unit) townhouse development with underground parking.

1. **Site Area:** Gross Site Area 5,600.5 m² (60,283 sq.ft.)
2. **Existing Use:** Single family dwellings, vacant
- Adjacent Use:** Multi-family residential, single family dwellings
- Proposed Use:** Multi-family residential

	Permitted/Required	Proposed/Provided
3. Gross Floor Area:	4,992.9 m ² (53,743 sq.ft.)	4,992.9 m ² (53,743 sq.ft.)
4. Site Coverage:	40%	40%
5. Building Height:	3 Storeys	3 Storeys
6. Vehicular Access from:	15th Avenue	15th Avenue
7. Parking Spaces:	74 Spaces	79 Spaces
8. Loading Spaces:	N/A	N/A
9. Communal Facilities:	N/A	N/A
10. Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Note: N/A where not applicable



Item
Meeting 2016 March 21

COUNCIL REPORT

TO: CITY MANAGER 2016 March 16

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #14-39
Townhouse Development with Underground Parking
Edmonds Town Centre, Sub-Area 1

ADDRESS: 7390/7398/7404 16th Avenue, 7510/7516/7526/7536 Kingsway and 7411/7417
 15th Avenue (*attached* Sketches #1 and #2)

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 "The Greystones" prepared by Ekistics
 Architecture Inc.)

APPLICANT: Hudsonmorris Projects
 1790-505 Burrard Street
 Bentall One, Box 91
 Vancouver, BC V7X 1M6
 (Attention: Jeremy Waldman)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on
 2016 April 26.

RECOMMENDATIONS

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.2 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **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 3.2 of this report, and subject to the applicant perusing the rezoning proposal to completion.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #14-39
 7390/7398/7404 16th Avenue, 7510/7516/7526/7536
 Kingsway and 7411/7417 15th Avenue
 2016 March 16..... Page 2

3. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 April 04 and to a Public Hearing on 2016 April 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 completion of the Highway Closure Bylaw.
 - f. The completion of the sale of City Property.
 - g. The dedication of any rights-of-way deemed requisite.
 - h. Consolidation of the net site into one legal parcel.
 - i. Compliance with the Council-adopted sound criteria.
 - j. The review of a detailed Sediment Control System by the Director Engineering.
 - k. The undergrounding of existing overhead wiring abutting the site.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #14-39
 7390/7398/7404 16th Avenue, 7510/7516/7526/7536
 Kingsway and 7411/7417 15th Avenue
 2016 March 16 Page 3

- 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 granting of any necessary statutory rights-of-way, easements and/or covenants including:
 - a Section 219 Covenant restricting the enclosure of balconies; and,
 - a Section 219 Covenant ensuring that all disabled parking remain as common property.
- n. 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.
- o. The deposit of the applicable Parkland Acquisition Charge.
- p. The deposit of the applicable GVS & DD Sewerage Charge.
- q. The deposit of the applicable School Site Acquisition Charge.
- r. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- s. 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 (42 unit) townhouse development with underground parking.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #14-39
 7390/7398/7404 16th Avenue, 7510/7516/7526/7536
 Kingsway and 7411/7417 15th Avenue
 2016 March 16..... Page 4

2.0 BACKGROUND

- 2.1 The subject site is located on the north side of Kingsway between 15th and 16th Avenues. Five of the properties in the proposed consolidation are vacant and four are occupied with older single family dwellings. To the east and west are townhouse developments, to the north are single family dwellings designated for future townhouse development in the Edmonds Town Centre Plan and, to the southwest, across Kingsway, are single family dwellings.
- 2.2 Council, on 2014 November 24, received the report of the Planning and Building Department concerning 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.

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

3.0 GENERAL COMMENTS

- 3.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the RM2 Multiple-Family Residential District and the Edmonds Town Centre Plan as guidelines) in order to permit the construction of a three-storey townhouse project with 42 units to a maximum Floor Area Ratio (FAR) of 1.0 with underground parking, inclusive of an available 0.1 FAR density bonus. Vehicular access to the site will be from 15th Avenue.
- 3.2 As noted, the subject site comprises nine properties, eight of which are currently under City ownership. The site also comprises of a portion of redundant lane right of way which is to be closed and included in the consolidated development site. The total area of City-owned land to be included in the development site, minus the necessary dedications on Kingsway, is 4,444.1 m² (47,835 sq.ft.) (subject to survey). A separate report detailing the value of the properties 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 Legal and Lands Department has concluded negotiations with the applicant. Council approval of the property value is a prerequisite condition of the rezoning.
- 3.3 Given the subject sites' Town Centre location, the applicant is proposing to take advantage of the available 0.10 FAR amenity density bonus. The 0.10 FAR would provide an additional 5,374 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

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #14-39
 7390/7398/7404 16th Avenue, 7510/7516/7526/7536
 Kingsway and 7411/7417 15th Avenue
 2016 March 16 Page 5

consideration and approval prior to the subject amendment bylaw receiving Third Reading. The report to Council will be prepared once the Legal and Lands Department has concluded negotiations with the applicant. Council approval of the density bonus value is a prerequisite condition of the rezoning.

- 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 15th Avenue to its final standard with a separated sidewalk, rain water management amenity areas, boulevard grassing and street trees fronting the development site;
 - the construction of a new pedestrian pathway to replace the existing pathway located on a registered statutory right-of way at 7549 Kingsway;
 - the construction of a separated sidewalk, enhanced boulevards, streetlights, and street trees on Kingsway; and,
 - the construction of 16th Avenue to its final standard with a separated sidewalk, boulevard grassing, rain water management amenity areas, and street trees fronting the development site.
- 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; and,
 - Section 219 Covenant ensuring that all disabled parking remain as common property.
- 3.6 The subject development is comprised entirely of multiple-level townhouse units; as such, no adaptable units are required or proposed.
- 3.7 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.8 Engineering Environmental Services Division will need to review the 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.
- 3.9 As the site will be fully excavated for development, an arborist's report and tree survey will be required prior to Final Adoption identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #14-39
 7390/7398/7404 16th Avenue, 7510/7516/7526/7536
 Kingsway and 7411/7417 15th Avenue
 2016 March 16 Page 6

- 3.10 Undergrounding of overhead wiring on Kingsway, 16th Avenue and 15th Avenue, abutting the site will be required. If undergrounding is determined to be unfeasible, preducting and a cash deposit for future undergrounding will be required.
- 3.11 Due to the site's location on Kingsway, an acoustical study will be required for this rezoning to ensure compliance with the Council-adopted noise criteria.
- 3.12 Applicable Development Cost Charges are:
- a) Parkland Acquisition Charge of \$3.84 per sq. ft. of gross floor area.
 - b) GVS & DD Sewerage Charge of \$1,515 per dwelling unit.
 - c) School Site Acquisition Charge of \$800 per unit.
- 3.13 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.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Gross Site Area: - 5,600.5 m² (60,283 sq.ft.)
Required Dedications - 607.6 m² (6,540 sq.ft.)
Net Site Area - 4,992.9 m² (53,743 sq.ft.)
- 4.2 Density:
- FAR.Permitted and Provided - 1.0 FAR
 Gross Floor Area (G.F.A.) - 4,992.9 m² (53,743 sq.ft.)
 (inclusive of 5,374 sq.ft. amenity bonus)
- Site Coverage: - 40 %
- 4.3 Height: - 3 Storeys
- 4.4 Unit Mix:
- 10 – 2 Bedroom units - 99.75 m² (1,073 sq.ft.)
 32 – 3 Bedroom units - 124.9 m² (1,344 sq.ft.)
42 Total units

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #14-39
 7390/7398/7404 16th Avenue, 7510/7516/7526/7536
 Kingsway and 7411/7417 15th Avenue
 2016 March 16 Page 7

4.5 Parking:

Required 42 @ 1.75 spaces per unit	-	74 (including 11 visitor parking spaces)
Provided	-	79 spaces (including 11 visitor spaces and 1 car wash stall)
Bicycle Parking Required and Provided	-	42 secured bicycle spaces and 8 outdoor visitor bicycle spaces


 Lou Pelletier, Director
 PLANNING AND BUILDING

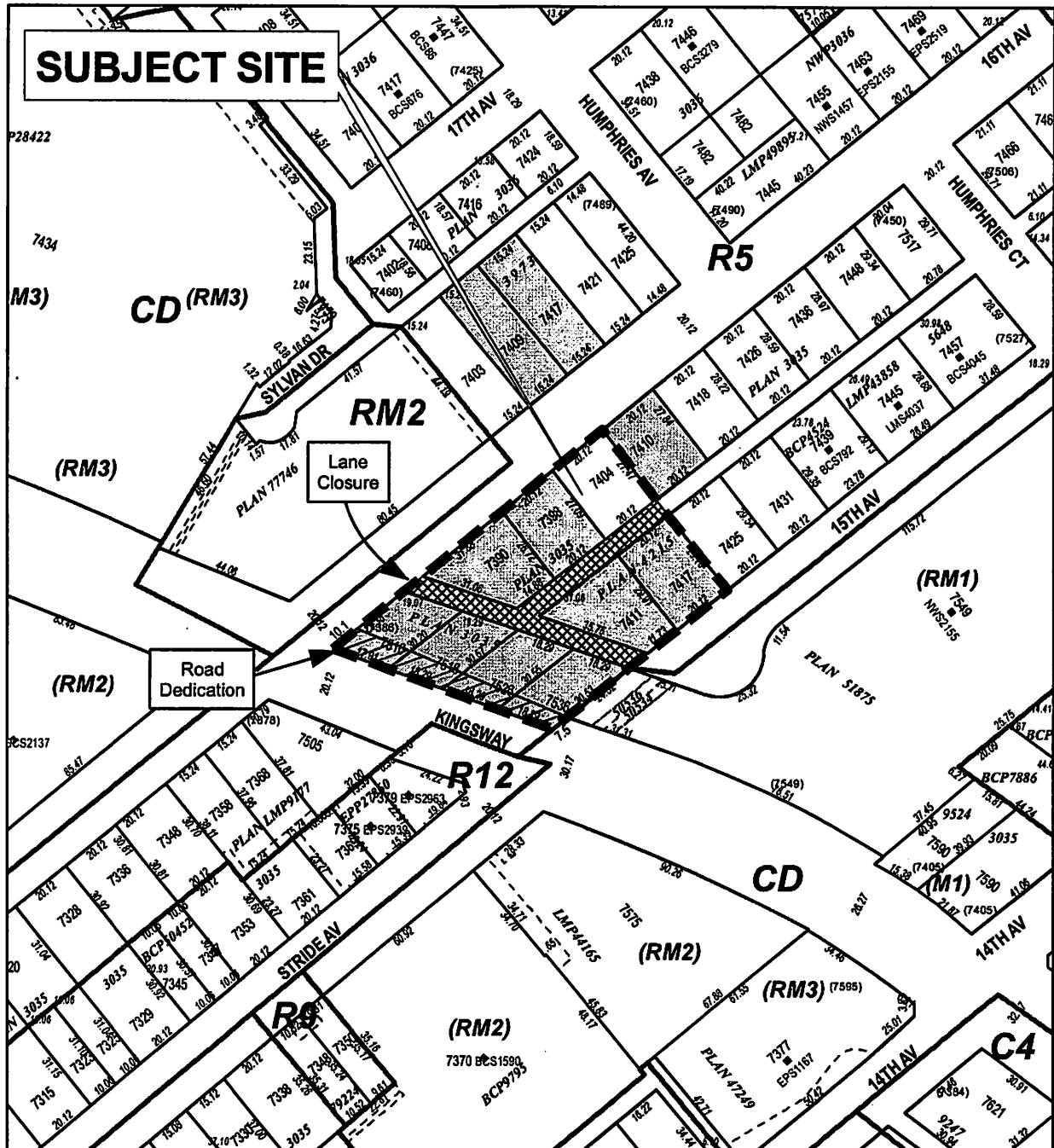
DR:spf
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

P:\REZONING\Applications\2014\14-39 Kingsway and 16th\Rezoning Reference 14-39 PH Report 20160321.doc

SCHEDULE A
REZONING 14-39

Address	Legal Description	PID
7390 16 th Avenue	Lot 21, Block 28, D.L. 29, Group 1, NWD Plan 3035	003-240-606
7398 16 th Avenue	Lot 20, Block 28, D.L. 29, Group 1, NWD Plan 3035	004-320-255
7404 16 th Avenue	Lot 19, Block 28, D.L. 29, Group 1, NWD Plan 3035	002-652-021
7510 Kingsway	Lot 1, Block 28, D.L. 29, Group 1, NWD Plan 3035	003-326-161
7516 Kingsway	Lot 2, Block 28, D.L. 29, Group 1, NWD Plan 3035	003-206-521
7526 Kingsway	Lot 3, Block 28, D.L. 29, Group 1, NWD Plan 3035	003-407-110
7536 Kingsway	Lot 4, Block 28, D.L. 29, Group 1, NWD Plan 3035	002-981-637
7411 15 th Avenue	Lot 5, Block 28, D.L. 29, Group 1, NWD Plan 4215	002-750-660
7417 15 th Avenue	Lot 6, Block 28, D.L. 29, Group 1, NWD Plan 4215	011-035-692



PLANNING & BUILDING DEPARTMENT



DATE:
MAR 15 2016

SCALE:
1:2,000

DRAWN BY:
AY

REZONING REFERENCE #14-39
7390, 7398 AND 7404 16TH AVENUE
7510, 7516, 7526 AND 7536 KINGSWAY
7411 AND 7417 15TH AVENUE

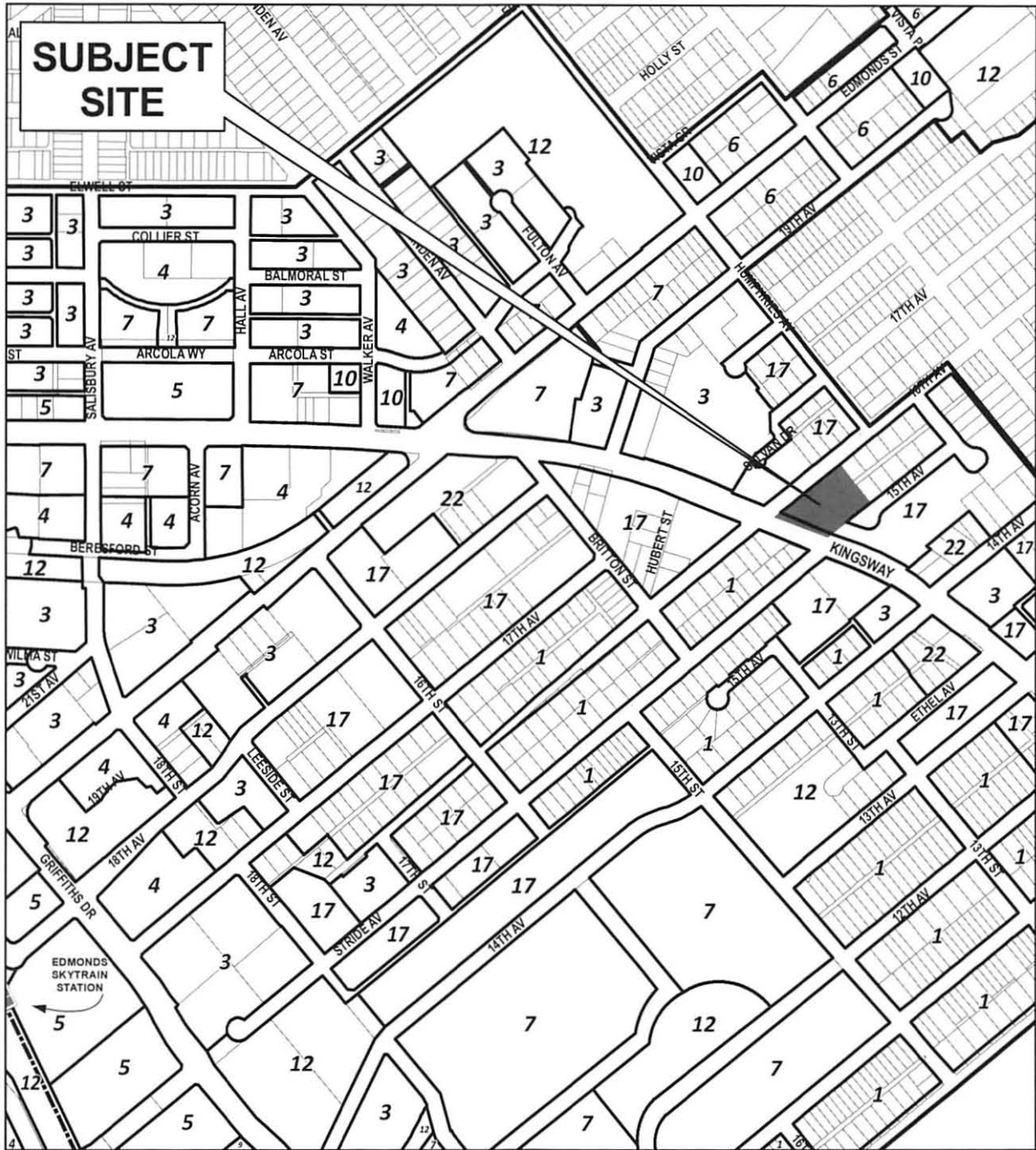


Subject Site



City-owned Property

Sketch #1



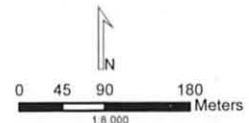
1 Single and Two Family Residential	9 Industrial
3 Medium Density Multiple Family Residential	10 Institutional
4 High Density Multiple Family Residential	12 Park and Public Use/Public School
5 Commercial	17 Low or Medium Density Multiple Family Residential (Ground Oriented)
6 Medium Density Mixed Use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

Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composition Subject to Change



Printed on March 2, 2016



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 15-00008
ADDRESS: 4453/63/75 Hastings Street

Meeting Date: 2016 April 14

DEVELOPMENT PROPOSAL:

Permit the construction of a five (5) storey mixed-use development, with commercial/retail at grade, and residential uses above.

1. Site Area:	1,509.8 m2 (16,251 sq.ft.)	
2. Existing Use:	Commercial, vacant	
Adjacent Use:	Gasoline service station, commercial, retail, multi-family residential, vacant lot, single and two family dwellings	
Proposed Use:	Commercial, retail and multi-family residential	
	Permitted/Required	Proposed/Provided
3. Gross Floor Area:	4,298.5 m2 (46,269 sq.ft.)	4,298.5 m2 (46,269 sq.ft.)
4. Site Coverage:	68%	68%
5. Building Height:	5 Storeys	5 Storeys
6. Vehicular Access from:	Rear Lane	Rear Lane
7. Parking Spaces:	Commercial - 16 Spaces Residential - 34 Spaces	Commercial - 29 Spaces Residential - 39 Spaces
8. Loading Spaces:	1 Space	1 Space
9. Communal Facilities:	N/A	N/A
10. Proposed development consistent with adopted plan? (I.e. Development Plan, Community Plan, or OCP)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

Note: N/A where not applicable



Item
Meeting 2016 March 21

COUNCIL REPORT

TO: CITY MANAGER 2016 March 16

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-08**
Five-Storey Mixed-Use Development
Hastings Street Area Plan

ADDRESS: 4453/63/75 Hastings Street (see *attached* Sketches #1 and #2)

LEGAL: Lot 23, Blk. 5, DL 121, Grp 1, NWD Plan 1054; Lot 22, Blk 5, DL 121, Grp 1, NWD Plan 1054; Lot 1, DL 121, Grp 1, NWD Plan BCP9423

FROM: C8a Urban Village Commercial District (Hastings)

TO: CD Comprehensive Development District (based on C8 Urban Village Commercial District, Hastings Street Area Plan guidelines and in accordance with the development plan entitled, "Proposed Mixed Use Development" prepared by Burrowes Huggins Architects)

APPLICANT: Streetside Developments (BC) Ltd.
310-5620 152 Street
Surrey, BC V3S 3K2
Attention: Sarah Bingham

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016 April 26.

RECOMMENDATIONS

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 April 04 and to a Public Hearing on 2016 April 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.

To: City Manager
 From: Director Planning and Building
 Re: REZ#15-08, 4453/63/75 Hastings Street
 2016 March 16 Page 2

- 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 granting of any necessary statutory rights-of-way, easements and/or covenants including:
 - a Section 219 Covenant restricting enclosure of balconies;
 - a Section 219 Covenant ensuring all disabled parking spaces remain as common property;
 - a Section 219 Covenant ensuring compliance with the approved acoustic study; and,
 - a 1.5 m Statutory Right-of-Way on Hastings Street.
- e. Consolidation of the net site into one legal parcel.
- f. The pursuance of Storm Water Management Best Practices in line with established guidelines, and the granting of a Section 219 Covenant to ensure continued maintenance.
- g. The review of a detailed Sediment Control System by the Director Engineering.
- h. The submission of a Site Profile and resolution of any arising requirements.
- 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. Compliance with the guidelines for surface and underground parking for residential visitors and commercial patrons.
- k. Compliance with Council-adopted sound criteria.
- l. The undergrounding of existing overhead wiring abutting the site.
- m. The submission of a detailed comprehensive sign plan.
- 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.

To: City Manager
 From: Director Planning and Building
 Re: REZ#15-08, 4453/63/75 Hastings Street
 2016 March 16 Page 3

- q. 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 five (5) storey mixed-use development, with commercial/retail at grade, and residential uses above.

2.0 BACKGROUND

- 2.1 The subject site is comprised of three lots at 4453, 4463 and 4475 Hastings Street. The lot at 4475 Hastings Street is currently vacant and was formerly occupied by Firehall Number 5 which was sold by public tender in 2004 for future private development in line with the Hastings Street Area Plan. The other two properties in the proposed consolidation at 4453 and 4463 Hastings Street are occupied with older single storey commercial buildings. To the west is a vacant site that is currently proposed for a four storey mixed-use development under Rezoning Reference #08-14 which has received Second Reading; to the north, across the lane are single and multiple family developments; to the east, across Willingdon Avenue, is a gasoline service station and; to the south, across Hastings Street, is a vacant site and a larger grocery store development (Safeway).
- 2.2 On 2015 March 25, 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. 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 five-storey mixed-use residential/commercial development. The proposed form of development involves one level of retail/commercial, oriented towards Hastings Street, which includes a residential mezzanine facing the rear lane, and three storeys of residential above. Though the building height is five storeys by virtue of the residential mezzanine within the first storey commercial component, the height of the proposed development is within the 16 m (52.5 ft.) dimensional height limit

To: City Manager
 From: Director Planning and Building
 Re: REZ#15-08, 4453/63/75 Hastings Street
 2016 March 16 Page 4

of the C8a District, with the exception of the required access to the proposed rooftop amenity area. Vehicular access is proposed from the rear lane and all required on-site parking is proposed to be located underground, with some non-required excess parking at grade.

- 3.2 The proposed building projects into the upper storey 45 degree incline plane setback requirement of the Zoning Bylaw. Rather than terracing the upper storeys, the applicant proposes standardized setbacks for all three upper residential floors which front Hastings Street. Based on adopted Council policy, this setback may be adjusted subject to CD Comprehensive Development rezoning. The proposed projection is considered supportable through CD zoning as it also contributes to a stronger street wall and a more urban Hastings Street interface. The design provides for modulated building massing with setbacks ranging from 2.0 m to 4.1 m (6.6 ft. to 13.5 ft.), as well as street fronting balconies on all residential floors. Finally, it is noted that the projection will not generate any shadows on the public realm, given its location on the north side of Hastings Street.

- 3.3 As approved by Council on 2013 October 29, all developments that are subject to the Comprehensive Development (CD) rezoning process are required to supply 20% of the single-level units as adaptable in new market and non-market, multi-family developments which employ interior corridors or exterior passageways to access the dwelling units. A 1.85 m² (20 sq.ft.) floor area exemption is available, under the Burnaby Zoning Bylaw, for every adaptable housing unit provided in both market and non-market housing developments.

In line with this policy, the subject development has provided seven (7) adaptable units, reflective of the thirty-four single level units in the development, with a corresponding floor area exemption of 12.95 m² (140 sq.ft.).

- 3.4 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:

- standard requirements for water main, sanitary sewers, and storm sewers;
- provision of a new separated sidewalk on Hastings Street and Willingdon Avenue, abutting the site, including boulevard treatment, street lighting and street trees; and,
- provision of new pedestrian lighting in the lane abutting the site.

- 3.5 An approximate 1.5 m statutory right-of-way along the Hastings Street frontage is required for sidewalk and boulevard improvements.

- 3.6 A statutory right-of-way for the lighted pedestrian walkway linking Hastings Street with the lane to the north is required.

To: City Manager
 From: Director Planning and Building
 Re: REZ#15-08, 4453/63/75 Hastings Street
 2016 March 16 Page 5

- 3.7 Section 219 Covenants are required to restrict the enclosure of balconies, to ensure all disabled parking spaces remain as common property, and to ensure compliance with the accepted acoustical study.
- 3.8 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.
- 3.9 Detailed plans for an engineered Sediment Control System for review by the Director Engineering will be required.
- 3.10 A Site Profile and resolution of any arising requirements will be required.
- 3.11 As the site is influenced by traffic noise from Hastings Street, an acoustical report will need to be undertaken, and a Section 219 Covenant required, to ensure compliance with Council-adopted sound criteria.
- 3.12 Undergrounding of overhead wiring in the lane and on Willingdon Avenue, abutting the site will be required. If undergrounding is determined to be unfeasible, preducting and a cash deposit for future undergrounding will be required.
- 3.13 The submission of a comprehensive sign plan detailing sign numbers, locations, sizes, and attachment details will be required.
- 3.14 The following Development Cost Charges apply:
- Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area for residential units;
 - School Site Acquisition Charge of \$700.00 per residential unit; and
 - GVS & DD Sewerage Development Cost Charge of \$590.00 per apartment unit and, \$0.443 per sq.ft. of commercial gross floor area.

4.0 DEVELOPMENT PROPOSAL

4.1	<u>Site Area</u>	-	1,509.8 m ²	(16,251 sq.ft.)
4.2	<u>Density:</u>			
	Commercial Uses	-	0.50 FAR	748.3 m ² (8,055 sq.ft.)
	Residential Uses	-	2.36 FAR	3,563.2 m ² (38,354 sq.ft.)
	<u>Accessible Unit Exemption</u>	-		12.95 m ² (140.0 sq.ft.)
	Total	-	2.86 FAR	4,298.5 m ² (46,269 sq.ft.)

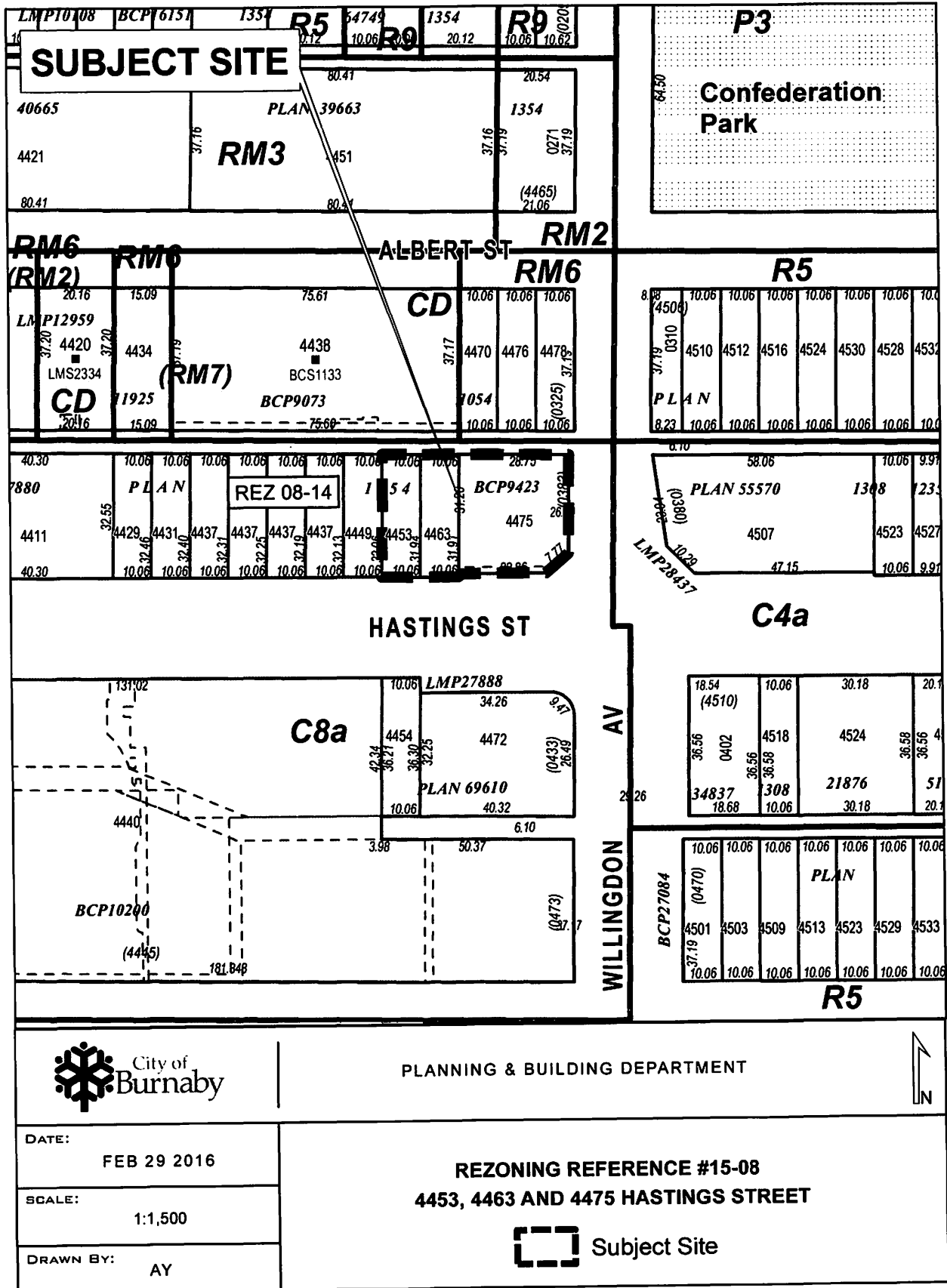
To: City Manager
 From: Director Planning and Building
 Re: REZ#15-08, 4453/63/75 Hastings Street
 2016 March 16..... Page 6

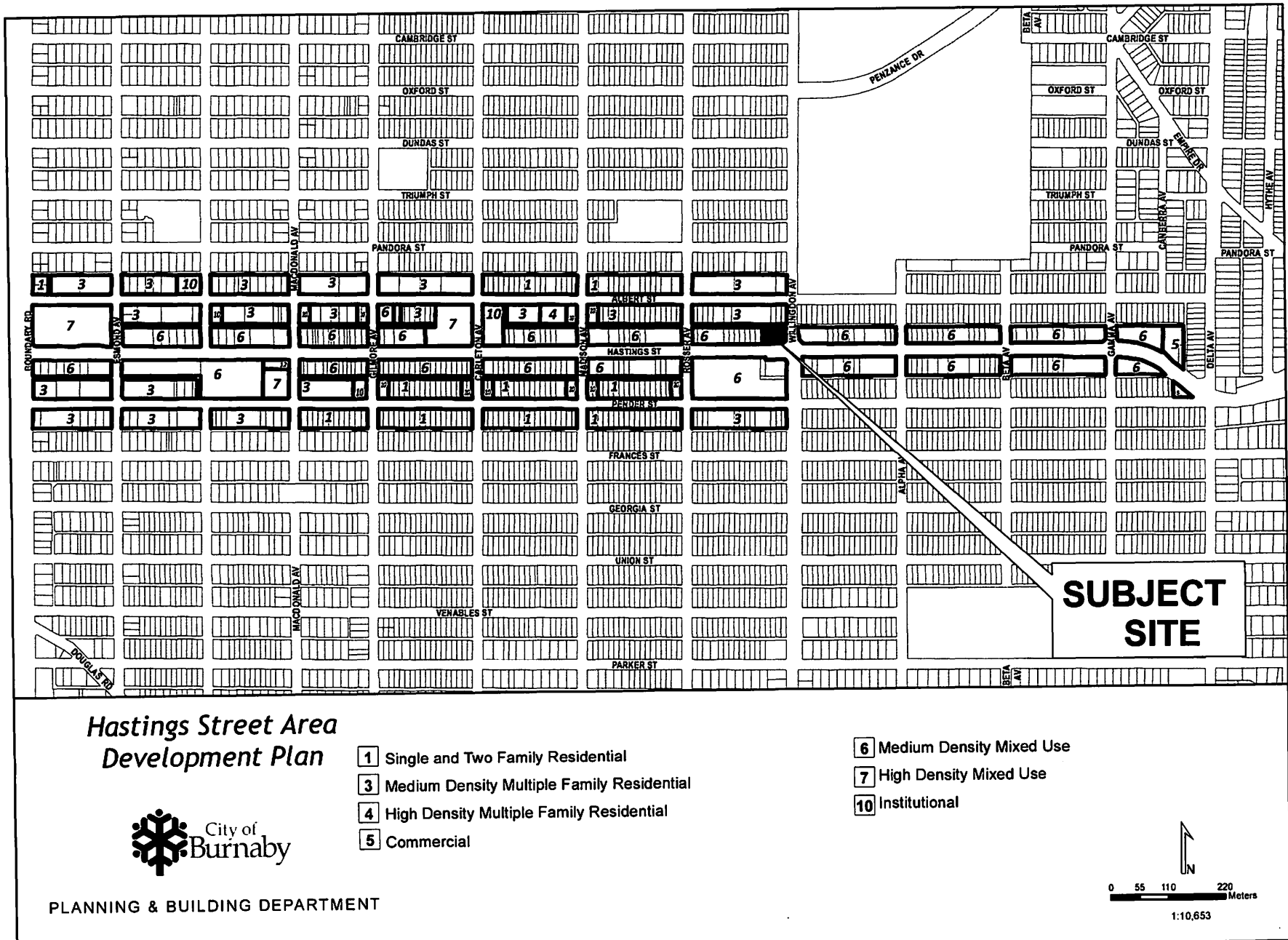
- 4.3 Site Coverage - 68%
- 4.4 Height: - 5 Storeys
- 4.5 Residential Unit Mix:
- | | |
|---------------------------------|--|
| 3 – One bedroom units | - 67.4 m ² (725 sq.ft.) per unit |
| 24 – Two bedroom units | - 85.9 m ² to 108.9 m ² (925 to 1,172 sq.ft.) per unit |
| 7 – Adaptable One Bedroom Units | - 66.1 m ² (711sq.ft.) per unit |
| 34 units total | |
- 4.6 Parking:
- | | |
|-----------------------------------|--------------------------------------|
| Total Required | - 50 spaces |
| - Commercial @1 per 495.16 sq.ft. | - 16 (including 2 accessible stalls) |
| - Residential @ 1 per unit | - 34 spaces |
|
Total Provided | - 68 spaces |
| - Commercial | - 29 (including 2 accessible stalls) |
| - Residential | - 39 spaces |
- 4.7 Bicycle Parking
- | | |
|-----------------------------|-------------|
| Total Required and Provided | - 43 spaces |
| Residential @ 1 per unit | - 34 spaces |
| Commercial | - 3 spaces |
| Visitor | - 6 spaces |
- 4.8 Loading: – Total Required & Provided **1 space**


 Lou Pelletier, Director
 PLANNING AND BUILDING

DR:spf
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk





Printed on February 29, 2016



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 15-00016
ADDRESS: 2900 Bainbridge Avenue

Meeting Date: 2016 April 14

DEVELOPMENT PROPOSAL:

Permit the installation of a rooftop antenna facility with surrounding parapet and an at-grade equipment compound.

- | | |
|-------------------------|--|
| 1. Site Area: | 2,052 m2 (22,087.54 sq.ft.) |
| 2. Existing Use: | Commercial |
| Adjacent Use: | Gasoline service station, single family dwellings, commercial uses and child care facility |
| Proposed Use: | Replace service currently provided by the COW monopole approved under REZ #15-16. The antennas provide wireless service to residential & industrial tenants. |

- | | Permitted/Required | Proposed/Provided |
|---|---|---|
| 3. Gross Floor Area: | 2,052 m2 (22,087.54 ft2) (unchanged) | 2,052 m2 (22,087.54 ft2) (unchanged) |
| 4. Site Coverage: | Site Coverage with Equipment Compound
511.01 m2 (5,500 ft2) or 24.9% | Site Coverage with Equipment Compound
511.01 m2 (5,500 ft2) or 24.9% |
| 5. Building Height: | Bldg. Height with Parapet Addition
10.7 m (35.1 ft.) | Bldg. Height with Parapet Addition
10.7 m (35.1 ft.) |
| 6. Vehicular Access from: | Bainbridge Avenue | Bainbridge Avenue |
| 7. Parking Spaces: | N/A | N/A |
| 8. Loading Spaces: | N/A | N/A |
| 9. Communal Facilities: | N/A | N/A |
| 10. Proposed development consistent with adopted plan?
(i.e. Development Plan, Community Plan, or OCP) | | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

Note: N/A where not applicable



Item
Meeting 2016 March 21

COUNCIL REPORT

TO: CITY MANAGER 2016 March 16

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #15-16
Installation of rooftop antenna facility

ADDRESS: 2900 Bainbridge Avenue (see *attached* Sketch #1)

LEGAL: Lot A, DL 59, Group 1, NWD Plan BCP44468

FROM: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District)

TO: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and in accordance with the development plan entitled "BC2923, Lougheed and Bainbridge, 2900 Bainbridge Avenue," prepared by GS Sayers Engineering Ltd.)

APPLICANT: TM Mobile Inc. (Telus)
c/o Cypress Land Services Inc.
120 – 736 Granville Street
Vancouver, BC V6Z 1G3
(Attention: Tawny Verigin)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016 April 26.

RECOMMENDATIONS

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 April 04 and to a Public Hearing on 2016 April 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.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #15-16
 Installation of rooftop antenna facility
 2016 March 16 Page 2

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the installation of a rooftop antenna facility with surrounding parapet and an at-grade equipment compound.

2.0 BACKGROUND

- 2.1 The subject site is a small commercial development located on the southeast corner of Lougheed Highway and Bainbridge Avenue. The site contains a one storey commercial building with five commercial retail units (CRUs). Tenants include three restaurants, a convenience store, and a hair salon. Development on the north side of Lougheed Highway, opposite the site, includes a low-scale commercial development, childcare facility, and gasoline service station, with townhouses and single-family dwellings beyond. A small commercial development, including a private liquor store and other commercial uses, is located across Bainbridge Avenue on the southwest corner of Lougheed Highway and Bainbridge Avenue. The former Telus industrial complex was also located on the southwest corner of that intersection and was the subject of a rezoning application for a temporary Cell on Wheels (COW) monopole (Rezoning Reference #15-17) which received Final Adoption on 2015 July 20. An R1 Residential District neighbourhood extends to the south and east of the subject site. The Millennium SkyTrain guideway traverses the northerly portion of the subject site by means of a statutory right-of-way.
- 2.2 On 2010 April 26, Council granted Final Adoption to Rezoning Reference #08-13, which rezoned the subject site from C6 Gasoline Service Station District and P8 Parking District to CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and in accordance with the development plan entitled "Commercial Development for London Pacific Property, Lougheed Highway, Burnaby, BC" prepared by Urban Design Group Architects Ltd.). The purpose of the rezoning was to permit the redevelopment of the site, which had been vacant since 2002, with the subject one-storey commercial retail development.
- 2.3 The subject property and the adjacent single family residential neighbourhood are located outside of any Community Plan Area. The Commercial Policy Framework of the Burnaby Official Community Plan (OCP) indicates that the intersection of Lougheed Highway and Bainbridge Avenue is intended for future Urban Village Centre development, which includes local commercial uses to accommodate convenient commercial facilities and services that meet the day to day shopping needs of the surrounding residential neighbourhood.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #15-16
 Installation of rooftop antenna facility
 2016 March 16 Page 3

- 2.4 On 2015 May 25, Council received a report from 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.

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

3.0 GENERAL COMMENTS

- 3.1 The applicant is seeking to amend the CD Comprehensive Development District plan for the site to permit the installation of a rooftop antenna facility with surrounding parapet and an at-grade equipment compound. The proposed antenna installation includes the construction of a 3.5 m (11.48 ft.) high extension to the existing architectural tower element, via the construction of an architecturally integrated parapet, on the northwest corner of the one-storey commercial building. The resulting architectural tower height would increase from 7.6 m (25 ft.) to 10.7 m (35 ft.). Four 1.83 m (6 ft.) high by 0.38 m (1.25 ft.) wide panel antennas and two 2.02 m (6.63 ft.) high by 0.36 m (1.18 ft.) wide panel antennas are proposed behind the parapet.

The proposed development also includes a 2.15 m (7.05 ft.) wide by 6.5 m (21.3 ft.) long equipment compound to the rear of the subject building in the northeast corner of the property. The proposed compound contains three equipment cabinets on a 1.4 m (4.6 ft.) wide by 3.5 m (11.5 ft.) long concrete pad; an auxiliary cabinet; cable trays; and a 1.8 m (6 ft.) high chain link perimeter fence with swing gate. The compound, which will be lit by a 2.1 m high motion-activated security light, is located between an existing concrete walkway, which provides egress from the rear doors of the building, and an approximately 5.5 m (18 ft.) high by 2.5 m (8.2 ft.) deep hedge along the east property line, which borders a neighbouring residence. This hedge, including its root zone, is protected by a Section 219 Covenant that was a condition of the previous rezoning approval (REZ #08-13).

- 3.2 The purpose of the subject rezoning application is to replace service that is currently provided by the COW monopole that was approved under REZ #15-16 on the west side of Bainbridge Street. As a requirement of REZ #15-16, the COW monopole is required to be removed no later than 2016 June 30. The antennas provide wireless service to residential and industrial tenants in the surrounding area.
- 3.3 Antenna developments and related infrastructure are recognized as a necessary utility that serves the mobile communications and information technology needs of Burnaby's businesses and residents. As such, this Department works with the telecommunications sector and its proponents to facilitate the development of antenna infrastructure as appropriate. In this case, the proposed antenna development meets the requirements of

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #15-16
 Installation of rooftop antenna facility

2016 March 16 Page 4

Section 6.21 of the Zoning Bylaw, as it is attached to a building and meets the maximum permitted height and dimensional standards. The proposal requires an amendment to the CD plan for the site, to include the proposed antennas, parapet, and the equipment enclosure.

- 3.4 This Department evaluates the potential impacts of antenna proposals on the subject site and surrounding land uses and reviews the topographical, environmental, and heritage prominence of each site. In addition, this Department seeks to maximize the distance of these installations from residential areas; ensure that the design of antenna installations and accessory components are as unobtrusive as possible; and encourage the co-location of antenna installations wherever possible. The following subsections review the proposed development, in view of the above considerations.

3.4.1 Potential impacts on subject site and surrounding uses

The proposed development includes the addition of a 3.5 m (11.48 ft.) high parapet to an existing tower feature on the northwest corner of the building. The parapet will fully screen the proposed antennas as viewed from surrounding development, and the parapet has been designed so it is in proportion to the existing development and has architectural elements that are consistent with those of the existing tower. In addition, a clock feature has been added to the lower, existing part of the tower in order to create visual interest. Given its design, the installation of the antennas is expected to have minimal impact on the subject site and on nearby industrial and commercial uses to the west. It will also have minimal impact on commercial and residential properties to the north, which are separated from the subject site by the SkyTrain guideway. Impacts to nearby residential areas are discussed in Section 3.4.3 below.

3.4.2 Topographical, environmental, or heritage significance

The installation is located in the low-lying Central Valley area of Burnaby. As such, its location is not topographically prominent. There are no heritage sites or sites with environmental significance in the immediate vicinity.

3.4.3 Maximizing distance from residential areas

The proposed antennas are located on the northwest corner of the existing building, which is the furthest from neighbouring residential development to the south and east. The proposed antennas are located approximately 31 m (102 ft.) from the neighbouring single family residential property to the south, and 23.4 m (77 ft.) from the neighbouring single family residential property to the east. While the proposed parapet will be visible from these and other surrounding properties, the antennas, as indicated above, are located behind the parapet and will be fully screened.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #15-16
 Installation of rooftop antenna facility
 2016 March 16 Page 5

The proposed equipment compound will be screened from the adjacent residence by the intervening hedge, which, as noted above, is approximately 5.5 m (18 ft.) high and 2.5 m (8.2 ft.) deep. Regarding potential safety concerns, the proposed antenna installation must comply with the Safety Code 6 Guidelines administered by Health Canada.

3.4.4 Design of antenna installations and related equipment

The rooftop antenna installation is located behind a parapet which has been architecturally designed and integrated with the existing building. Similarly, the proposed equipment compound will be screened from the adjacent residence to the east by the hedge that is protected by a Section 219 Covenant. It is noted that the equipment compound is not located in the 2.5 m (8.2 ft.) wide covenant area; therefore the hedge will not be adversely affected.

3.4.5 Co-location of antennas

Co-location of antennas is not proposed by the applicant.

4.0 DEVELOPMENT PROPOSAL

- | | | |
|-----|--|---|
| 4.1 | <u>Site Area</u> | - 2,052 m ² (22,087.54 ft ²) (unchanged) |
| 4.2 | <u>Existing Site Coverage</u>
<u>Site Coverage with Equipment Compound</u> | - 497.03 m ² (5,350 ft ²) or 24.26%
- 511.01 m ² (5,500 ft ²) or 24.9% |
| 4.3 | <u>Building Height with Existing Tower</u>
<u>Building Height with Parapet Addition</u> | - 7.6 m (24.9 ft.)
- 10.7 m (35.1 ft.) |


 Lou Pelletier, Director
 PLANNING AND BUILDING

LS:spf
Attachment

cc: Director Engineering
 City Solicitor
 City Clerk

