



PUBLIC HEARING

The Council of the City of Burnaby hereby gives notice that it will hold a public hearing

TUESDAY, 2019 MAY 28 AT 6:00 PM

in the Council Chamber, City Hall to receive representations in connection with the following proposed amendments to "Burnaby Zoning Bylaw 1965".

A G E N D A

CALL TO ORDER

PAGE

ZONING BYLAW AMENDMENTS

- 1) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 12, 2019 - Bylaw No. 14018

1

Rez. #16-24

4716, 4736 and 4780 Hastings Street

From: C4a Service Commercial District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District, C2 Community Commercial District and Hastings Street Area Plan guidelines, and in accordance with the development plan entitled "Valeo" prepared by Rositch Hemphill Architects)

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

- 2) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 13, 2019 - Bylaw No. 14019

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Rez. #18-11

7149, 7151 and 7163 17th 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 “7149 17th Avenue” prepared by Cornerstone Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey (27 unit) stacked townhouse development with underground parking.

All persons who believe that their interest in property is affected by a proposed bylaw shall be afforded a reasonable opportunity to be heard:

- **in person** at the Public Hearing
- **in writing** should you be unable to attend the Public Hearing;
 - **Email:** clerks@burnaby.ca
 - **Letter:** Office of the City Clerk, 4949 Canada Way, Burnaby V5G 1M2
 - **Fax:** (604) 294-7537

Please note all submissions must be received by 3:45 p.m. on 2019 May 28 and contain the writer's name and address which will become a part of the public record.

The Director Planning and Building's reports and related information respecting the zoning bylaw amendments are available for public examination at the offices of the Planning Department, 3rd floor, in Burnaby City Hall.

Copies of the proposed bylaws may be inspected at the Office of the City Clerk at 4949 Canada Way, Burnaby, B.C., V5G 1M2 from 8:00 a.m. to 4:45 p.m. weekdays until 2019 May 28.

**NO PRESENTATIONS WILL BE RECEIVED BY COUNCIL
AFTER THE CONCLUSION OF THE PUBLIC HEARING**

K. O'Connell
CITY CLERK



Item.....
Meeting 2019 April 29

COUNCIL REPORT

TO: CITY MANAGER 2019 April 24

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-24**
Four-Storey Mixed-Use Development
Hastings Street Area Plan

ADDRESS: 4716, 4736 and 4780 Hastings Street (see *attached* Sketches #1 and #2)

LEGAL: Schedule A (*attached*)

FROM: C4a Service Commercial District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District, C2 Community Commercial District and Hastings Street Area Plan guidelines, and in accordance with the development plan entitled "Valeo" prepared by Rositch Hemphill Architects)

APPLICANT: Streetside Developments
310 – 5620 152nd Street
Surrey, BC V3S 3K2
Attn: Johnathan Meads

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2019 May 28.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 May 13 and to a Public Hearing on 2019 May 28 at 6:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-24
 Four-Storey Mixed-Use Development

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- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The submission of an undertaking to remove all existing improvements on the site.
- e) The consolidation of the net project site into one legal parcel.
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- g) The granting of any necessary Section 219 Covenants including, but not limited to:
 - to restrict the enclosure of balconies;
 - to ensure all disabled parking spaces remain as common property;
 - to ensure installation and maintenance of a Storm Water Management System; and,
 - to ensure compliance with the accepted acoustical study.
- h) 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.
- i) The review of a detailed Sediment Control System by the Director Engineering.
- j) The submission of a Site Profile and resolution of any arising requirements.
- k) 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.
- l) Compliance with the guidelines for surface and underground parking for residential visitors and commercial patrons.
- m) Compliance with Council-adopted sound criteria.
- n) The submission of a detailed Comprehensive Sign Plan.

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- o) The provision of a public pedestrian walkway statutory right-of-way from Hastings Street to the rear lane, and its construction to the approval of the Director Engineering.
- p) The provision of facilities for cyclists in accordance with Section 5.8 of the rezoning report.
- q) The deposit of the applicable Parkland Acquisition Charge.
- r) The deposit of the applicable GVS & DD Sewerage Charge.
- s) The deposit of the applicable School Site Acquisition Charge.
- t) 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 four-storey mixed-use development, with commercial/retail at grade, and residential uses above.

2.0 POLICY FRAMEWORK

The proposed development is in line with the medium-density mixed-use designation of the Council-adopted Hastings Street Area Plan. The advancement of the proposed zoning bylaw amendment also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Safe Community

- Transportation safety – Make City streets, pathways, trails and sidewalks safer.

A Connected Community

- Social connection – Enhance social connections throughout Burnaby.
- Geographic connection – Ensure that people can move easily through all areas of Burnaby, using any form of transportation.

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An Inclusive Community

- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging.

A Dynamic Community

- Economic opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries.

3.0 BACKGROUND

- 3.1 The subject site is located within the Hastings Street Plan area, and is designated for redevelopment under the CD Comprehensive Development District (using the RM3 Multiple Family District, C2 Community Commercial District, and Hastings Street Area Plan as guidelines), with a maximum Residential Density of 1.1 F.A.R. and maximum commercial density of 1.3 F.A.R., for a total cumulative development density of 2.4 F.A.R.
- 3.2 On 2017 October 02, 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.

4.0 GENERAL COMMENTS

- 4.1 The development proposal is for two four-storey buildings on the subject site that are separated by a public pedestrian walkway. The west building includes commercial uses at grade and three storeys of office uses above. The east building includes commercial uses at grade with three storeys of residential above consisting of 62 units. Vehicular access is from the lane. All parking is proposed to be located underground. The maximum permitted density of the project is 2.4 F.A.R.
- 4.2 As approved by Council on 2013 October 29, all developments that are subject to the Comprehensive Development rezoning process are required to supply 20% of the single-level units as adaptable in new market and non-market, multiple-family developments. The Burnaby Zoning Bylaw permits a 1.86 m² (20 sq.ft.) exemption for every adaptable housing unit provided, and 0.93 m² (10 sq.ft.) for each additional adaptable bedroom provided within the unit, beyond the first adaptable bedroom in both market and non-market housing developments. In line with this policy, the subject development has provided thirteen adaptable units, with a corresponding floor area exemption of 24.15 m² (260 sq.ft.).

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 Four-Storey Mixed-Use Development

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- 4.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to the following:
- standard requirements for water mains, sanitary sewers, and storm sewers;
 - provision of a new separated sidewalk, including boulevard treatment, street lighting and street trees on the Hastings Street frontage; and,
 - provision of a new separated sidewalk, including boulevard treatment and street trees on the Gamma Avenue frontage.
- 4.4 An approximate 5.0m (15ft.) tapering to 2.0m (6.6ft.) statutory right-of-way along the Hastings Street frontage is required for sidewalk and boulevard improvements.
- 4.5 Section 219 Covenants, including, but not limited to:
- to restrict the enclosure of balconies;
 - to ensure all disabled parking spaces remain as common property;
 - to ensure installation and maintenance of a Storm Water Management System; and,
 - to ensure compliance with the accepted acoustical study.
- 4.6 A suitable on-site Storm Water Management System will be required.
- 4.7 Detailed plans for an engineered Sediment Control System for review by the Director Engineering will be required.
- 4.8 A Site Profile and resolution of any arising requirements will be required.
- 4.9 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.
- 4.10 The submission of a comprehensive sign plan detailing sign numbers, locations, sizes, and attachment details will be required.
- 4.11 Development Cost Charges including Parkland Acquisition Charge; School Site Acquisition Charge and GVS & DD Sewerage Development Cost Charge will apply.

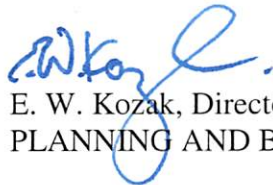
5.0 DEVELOPMENT PROPOSAL

5.1	Site Area:	-	4,926.83 m ² (53,032 sq.ft.) (Subject to survey)
5.2	Density:		
	Residential Uses	-	1.1 F.A.R. 5,420 m ² (58,340 sq.ft.)
	<u>Commercial / Office Uses</u>	-	<u>1.3 F.A.R.</u> <u>6,405 m²</u> (68,943 sq.ft.)
	Total	-	2.4 F.A.R. 11,825 m ² (127,283 sq.ft.)

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5.3	Site Coverage:	-	72 %
5.4	Height:	-	4 storeys
5.5	Residential Unit Mix:		
	3 Studio	-	46.3 m ² (498 sq. ft.)
	15 One Bedroom (4 adaptable)	-	57.9 - 68.3 m ² (623 - 735 sq.ft.)
	34 Two Bedrooms + Den (9 adaptable)	-	79.4 - 83.6 m ² (855 - 900 sq.ft.)
	<u>10 Three Bedrooms + Den</u>	-	105.9 - 107.3 m ² (1,140 - 1,155 sq.ft.)
	62 Total Units		
5.6	Gross Floor Area:		
	Residential	-	5,420 m ² (58,340 sq. ft.)
	<u>Commercial / Office</u>	-	<u>6,405 m² (68,943 sq. ft.)</u>
	Total Gross Floor Area	-	11,825 m ² (127,283 sq. ft.)
5.7	Vehicle Parking:		
	Residential Required @ 1.6/unit	-	100 spaces
	Commercial / Office Required @ 1/46 m ²	-	140 spaces
	Residential Provided	-	101 spaces (plus one car wash)
	Commercial / Office Provided	-	218 spaces
5.8	Bicycle Parking:		
	Residential Required and Provided	-	69 spaces
	Commercial Required and Provided	-	21 spaces
5.9	Loading:		
	Required	-	3 spaces
	Provided	-	4 spaces



E. W. Kozak, Director
 PLANNING AND BUILDING

SMN:rh

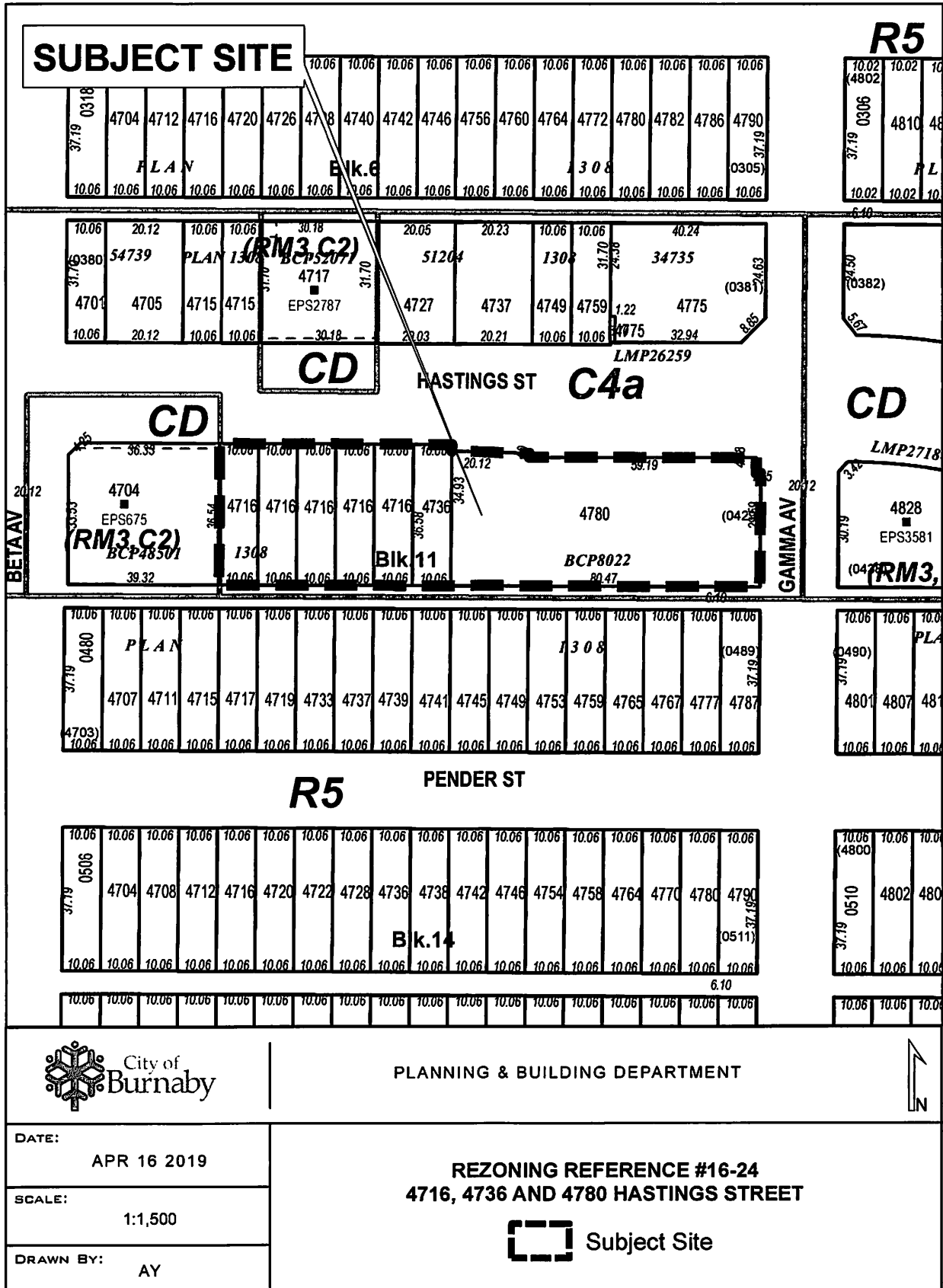
Attachments

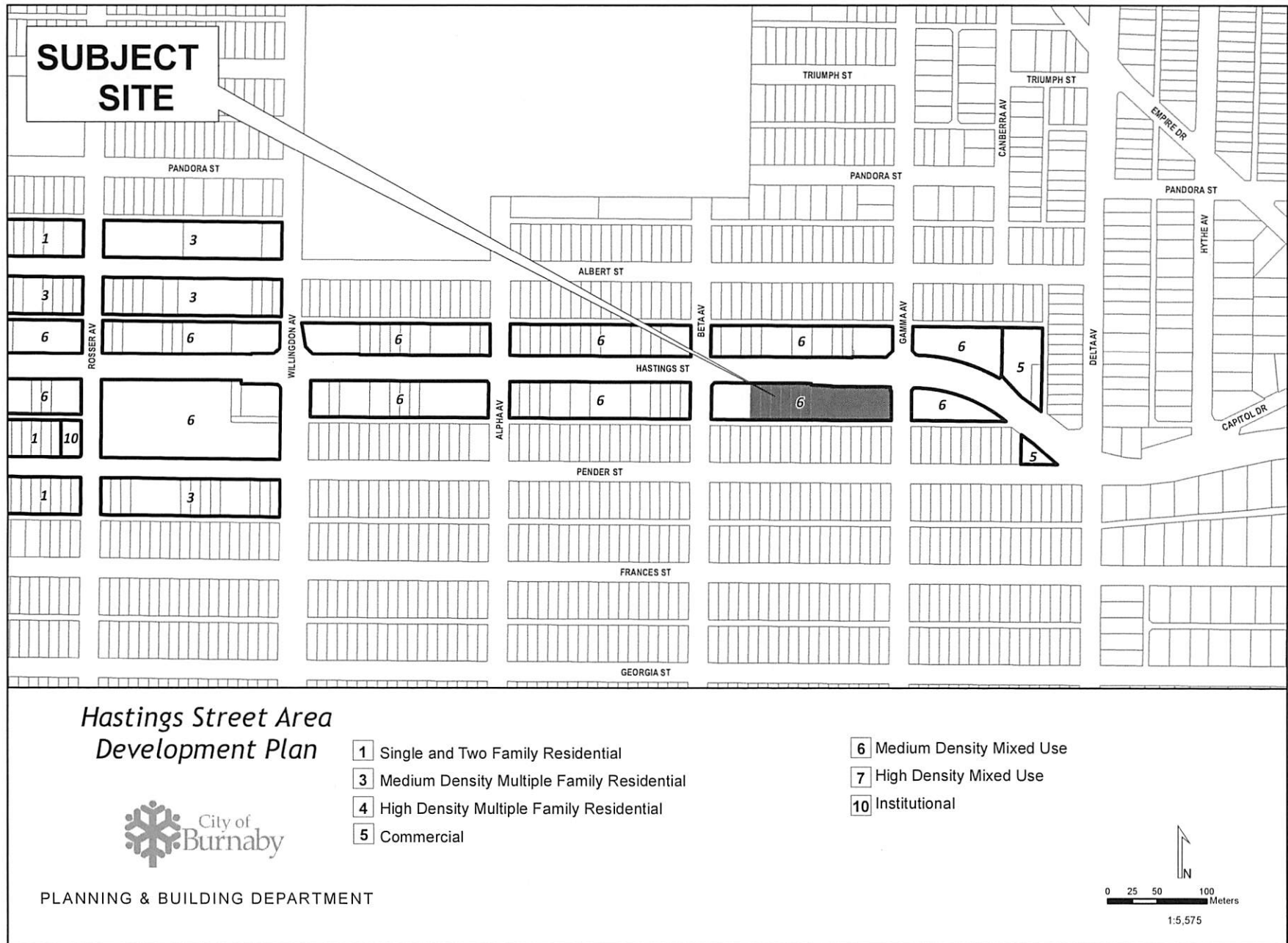
cc: City Solicitor
 City Clerk

SCHEDULE A
REZONING 16-24

ADDRESS	LEGAL DESCRIPTION	PID
4716 Hastings Street	Lot 5 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-070
4716 Hastings Street	Lot 6 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-118
4716 Hastings Street	Lot 7 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-177
4716 Hastings Street	Lot 8 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-223
4716 Hastings Street	Lot 9 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-282
4736 Hastings Street	Lot 10 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	012-110-060
4780 Hastings Street	Lot 1, DL 122, Group 1, NWD Plan BCP8022	025-782-029

P:\REZONING\Applications\2016\16-24 4716, 4736, 4780 Hastings Street\Schedule A 16-24.docx







Item
Meeting 2019 April 29

COUNCIL REPORT

TO: CITY MANAGER 2019 April 24

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #18-11**
Townhouse Development with Underground Parking
Edmonds Town Centre, Sub-Area 2

ADDRESS: 7149, 7151 and 7163 17th Avenue (*attached* Sketches #1 and #2)

LEGAL: Lot 56 District Lot 95 Group 1 New Westminster District Plan 1152, Lot 57 Except: North Westerly 10 Feet, District Lot 95 Group 1 New Westminster District Plan 1152, and Lot 2 District Lot 95 Group 1 New Westminster District Plan LMP5577

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 “7149 17th Avenue” prepared by Cornerstone Architecture)

APPLICANT: Cornerstone Architecture
307 – 611 Alexander Street
Vancouver, BC V6A 1E1
Attn: Scott M. Kennedy

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2019 May 28.

RECOMMENDATIONS:

1. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 4.2 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 May 13 and to a Public Hearing on 2019 May 28 at 6:00 p.m.
3. **THAT** Burnaby Zoning Bylaw No. 14008 be abandoned.
4. **THAT** the following be established as prerequisites to the completion of the rezoning:

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- a) The submission of a suitable plan of development.
- b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.2 of this report.
- e) The completion of the sale of City property.
- f) The consolidation of the net site into one legal parcel
- g) The review of a detailed Sediment Control System by the Director Engineering.
- h) The pursuance of Stormwater Management Best Practices in line with established guidelines.
- i) The granting of any necessary statutory rights-of-way, easements and/or covenants including but not limited to:
 - a Section 219 Covenant restricting the enclosure of balconies;
 - a Section 219 Covenant ensuring that all disabled parking remain as common property; and,
 - a 6.0 metre statutory right of way for vehicular access.
- j) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- k) The deposit of the applicable Parkland Acquisition Charge.
- l) The deposit of the applicable GVS & DD Sewerage Charge.
- m) The deposit of the applicable School Site Acquisition Charge.

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- n) The provision of facilities for cyclists in accordance with Section 5.5 of the rezoning report.
- o) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan 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 (27 unit) stacked townhouse development with underground parking.

2.0 POLICY FRAMEWORK

The proposed approach aligns with the following goals and sub-goals of the Corporate Strategic Plan:

- **A Connected Community**
 - Social Connection – Enhance social connections throughout Burnaby
- **A Dynamic Community**
 - Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries
 - Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging
- **An Inclusive Community**
 - Serve a diverse community – Ensure City services fully meet the needs of our dynamic community
 - Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

3.0 BACKGROUND

- 3.1 At its regular meeting of 2019 March 25 Council approved a report for the subject rezoning, and adopted the recommendation that a Rezoning Bylaw be prepared and advanced to First Reading on 2019 April 08 and to a Public Hearing on 2019 April 30 at 6:00 p.m. However, due to changes in the development statistics which have been

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proposed by the architect, as well as omissions in the bylaw concerning the name of the development plan and architect of record, the rezoning bylaw could not be advanced and a Public Hearing for the subject application could not be held. The necessary corrections have now been resolved, and a new bylaw amendment will appear on Council's agenda which will allow the subject application to advance to the next available Public Hearing. The previous bylaw No. 14008 will be abandoned.

- 3.2 The subject site, located on the north side of 17th Avenue, is comprised of two privately-owned properties, and one City-owned property. The privately owned properties at 7149 and 7151-17th Avenue are currently improved with single family dwellings. The titled City-owned property at 7163-17th Avenue is vacant and currently provides vehicular access to single family dwellings north of the subject site. To the north, across an undedicated lane, and to the south, across 17th Avenue, are single and two family dwellings. To the east is a townhouse development and to the west is a townhouse development currently under construction which was approved by Council under Rezoning Reference #15-37.

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*).

- 3.3 The subject rezoning application is consistent with municipal plans and policies. Council, on 2018 April 09, 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.

4.0 GENERAL COMMENTS

- 4.1 The development proposal is for a 27 unit, three-storey stacked townhouse development with full underground parking. The maximum density permitted under the RM2 District guideline is 1.0 FAR with full underground parking and inclusive of the available 0.10 F.A.R. amenity density bonus.
- 4.2 Given the subject site's 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 222.4 m² (2,394 sq.ft.) of floor area (subject to confirmation by site survey).

As noted above, the City-owned property at 7163-17th Avenue is proposed for inclusion in the development site. A statutory right-of-way is proposed over the property to

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provide continued vehicular access to the existing single family dwellings at 7146, 7150, 7152 and 7156-18th Avenue. Upon redevelopment of those single family dwellings, the rear lane would be closed and consolidated into the resultant development site.

A separate report detailing the value of the City-owned property and 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 Realty and Lands Department has concluded negotiations with the applicant. Council approval of the property value and density bonus value is a prerequisite condition of the rezoning.

- 4.3 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 17th Avenue to its final Town Centre Standards including separated sidewalks, cycle facilities, and street trees set within rainwater management amenity areas.
- 4.4 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
 - Section 219 Covenant restricting the enclosure of balconies;
 - Section 219 Covenant restricting ensuring that all disabled parking remain as common property; and,
 - a 6.0 metre Statutory right-of-way providing vehicular access to the existing rear lane.
- 4.5 The subject development has provided four of the thirteen single level units in the development as adaptable, with a corresponding FAR exemption of 3.7 m² (80 sq.ft.).
- 4.6 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 4.7 Engineering Environmental Services Division will need to review the submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 4.8 Given the size of the site as less than one acre in size, storm water management best practices are acceptable in lieu of a formal storm water management plan.
- 4.9 In accordance with Council Policy, 100% of the provided parking will be prewired for electrical vehicle charging infrastructure.
- 4.10 Development Cost Charges will apply including:
 - Parkland Acquisition Charge;
 - School Site Acquisition Charge; and,
 - GVS & DD Sewerage Development Cost Charge.

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5.0 DEVELOPMENT PROPOSAL

- 5.1 Site Area - 2,224.1 m² (23,940.3 sq.ft.)
- 5.2 Density:
- FAR Permitted and Provided - 1.0 FAR
 - Gross Floor Area (GFA) - 2,224.1 m² (23,940.3 sq.ft.)
 (inclusive of 222.4 m² (2,394 sq.ft.) amenity bonus)
 - Accessible Unit Exemption - 7.4 m² (80 sq.ft.)
 - Net Floor Area - 2,187.3 m² (23,543.5 sq.ft.)
 - Site Coverage: - 39.7 %
- 5.3 Height: - 3 Storeys
- 5.4 Unit Mix:
- 9 – 1 Bedroom units - 56.0 – 58.5 m² (603 -630 sq.ft.)
 - 4 – Adaptable 1 bedroom units - 56.0 m² (603 sq.ft.)
 - 8 – 2 bedroom units - 80.2 – 97.6 m² (863 – 1,051 sq.ft.)
 - 6 – 3 bedroom units - 104.7 – 119.6 m² (1,127 – 1,288 sq.ft.)

27 Total units

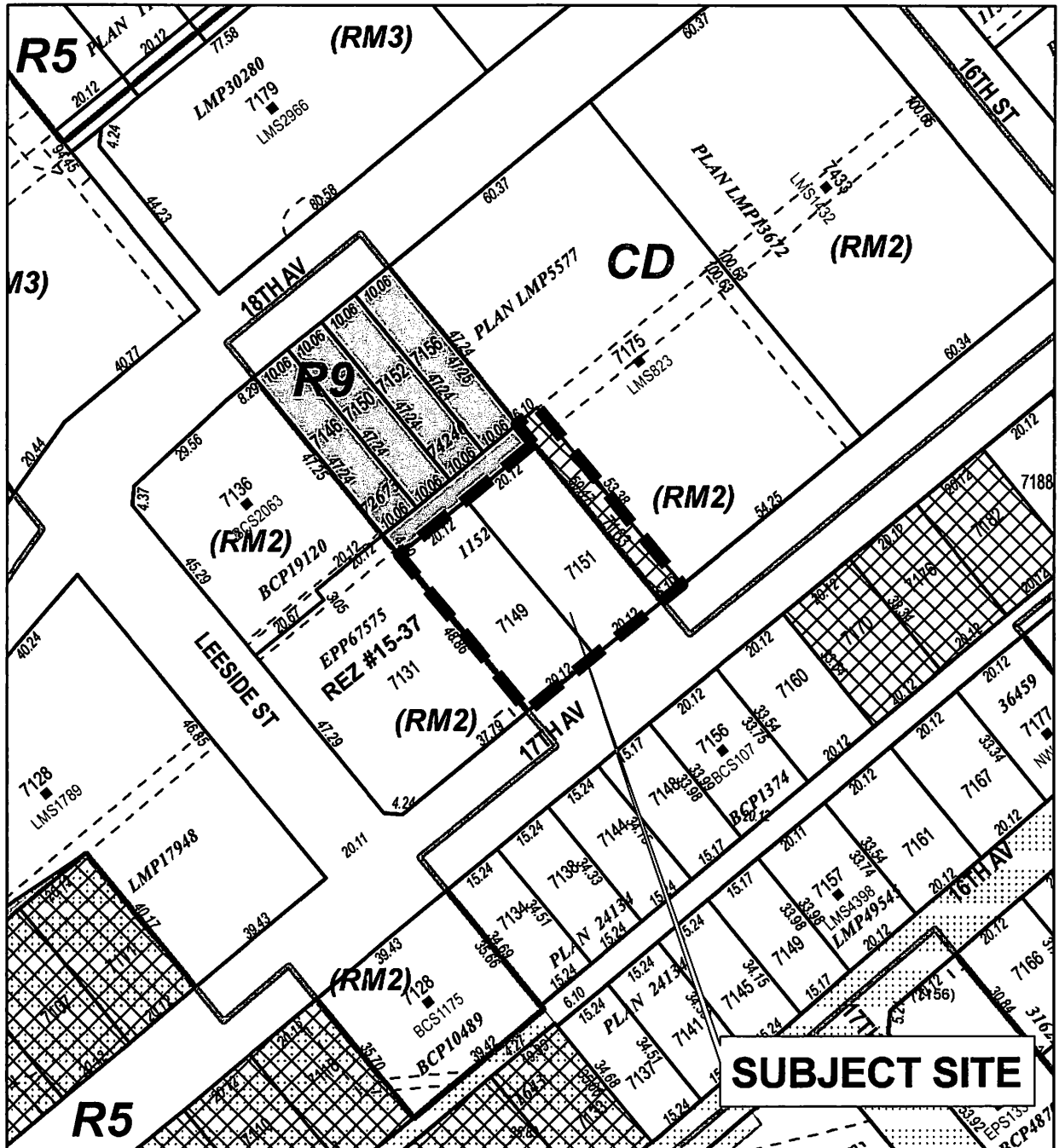
- 5.5 Parking Required and Provided:
- 27 units @ 1.75 spaces per unit - 48 (including 7 visitor parking spaces and 1 car wash stall)
 - Bicycle Parking @ 1 per unit and 0.2 spaces for visitors - 34 spaces (including 7 visitor spaces in racks)


 E. W. Kozak, Director
 PLANNING AND BUILDING

DR:rh

Attachments

cc: City Solicitor
 City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

MAR 14 2019

SCALE:

1:1,500

DRAWN BY:

AY

REZONING REFERENCE #18-11
7149, 7151 AND 7163 17TH AVENUE



Subject Site

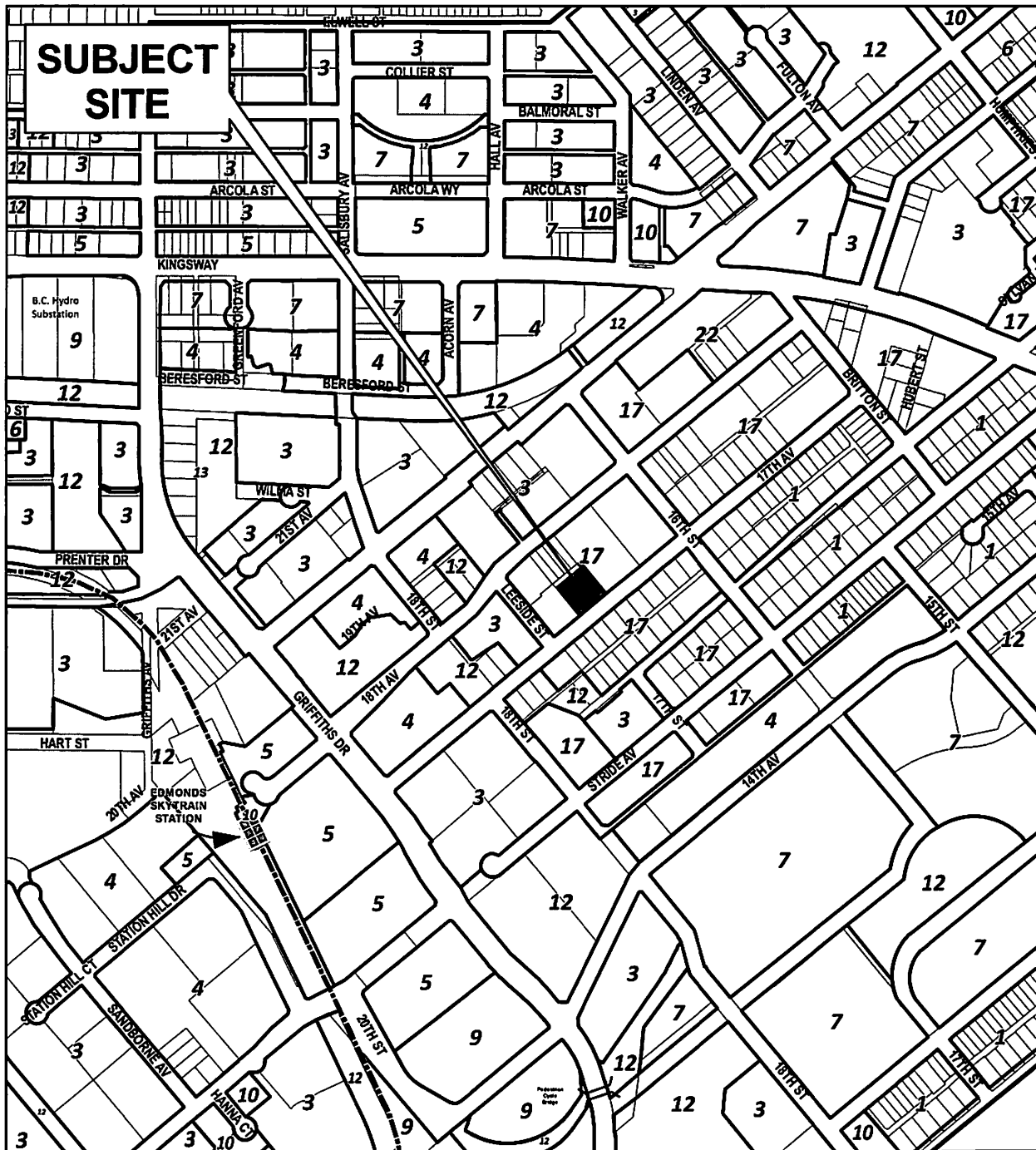


Future Development
Application



City-Owned Property

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

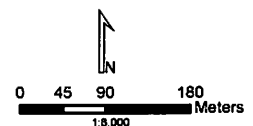
Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composit

-17-



Printed on March 5, 2019

Sketch #2