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**TO:** CITY MANAGER 2014 June 18

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #13-41**  
**Townhouse Development with Underground Parking**  
**Edmonds Town Centre, Sub-Area 2**

**ADDRESS:** 7262, 7268, 7274 Eighteenth Avenue (*attached* Sketches #1 and #2)

**LEGAL:** Lots 24 – 26, DL 95, Group 1, NWD Plan 1915

**FROM:** R5 Residential District

**TO:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled “18<sup>th</sup> Avenue Townhomes” prepared by Robert Ciccozzi Architecture Inc.)

**APPLICANT:** Otivo Developments (18<sup>th</sup> Ave.) Ltd.  
207 – 3989 Henning Drive  
Burnaby, BC V5C 6P8  
(Attention: Donato V. DeCotiis)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2014 July 22.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2014 July 07 and to a Public Hearing on 2014 July 22 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.

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The removal of all existing improvements from the site prior to Final Adoption but not prior to Third Reading of the Bylaw. Demolition will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse or vandalism.
- e) The review of a detailed Sediment Control System by the Director Engineering.
- f) The pursuance of Stormwater Management Best Practices in line with established guidelines.
- g) 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
- h) 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.
- i) The deposit of the applicable Parkland Acquisition Charge.
- j) The deposit of the applicable GVS & DD Sewerage Charge.
- k) The deposit of the applicable School Site Acquisition Charge.
- l) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- m) 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 3-storey (27 unit) stacked townhouse development with underground parking.

### **2.0 BACKGROUND**

Council, on 2014 January 27, 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 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 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 sites' 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 2,595.5 sq.ft. of floor area (subject to confirmation by site survey) with an estimated value of \$358,179.00 based on \$138 per sq.ft. buildable (provided by the Legal and Lands Department). On 2006 March 06, Council adopted the recommendation of the Community Development Committee which established a policy for receipt of cash contributions in lieu of on-site amenities for bonus contributions valued at less than \$800,000.00, which would not require the review of the Community Development Committee. Therefore, the subject contribution of \$358,179.00 will be deposited to the Community Benefit account for the Edmonds Town Centre as a prerequisite of this rezoning application. Further, in line with adopted Council policy, 20% or \$71,635.80 will be allocated to the affordable/special needs housing sub-account, leaving a remainder of \$286,543.20 for the provision of other community amenities or housing within the Town Centre area.
- 3.3 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 18<sup>th</sup> Avenue to its final standard with a separated sidewalk, boulevard grassing and street trees fronting the development site.
- 3.4 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; and
  - Section 219 Covenant restricting ensuring that all disabled parking remain as common property.
- 3.5 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.
- In line with this policy, the subject development has provided two adaptable units, reflective of the eight single level units in the development, with a corresponding F.A.R exemption of 3.7 square metres (40 square feet).
- 3.6 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.7 Engineering Environmental Services Division will need to review the submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control system will then be the basis after Final Adoption for the necessary Preliminary Plan Approval and Building Permit.
- 3.8 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.
- 3.9 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 Site Area: - 2,411.3 m<sup>2</sup> (25,955 sq.ft.)  
(Subject to detailed survey)

To: City Manager  
 From: Director Planning and Building  
 Re: Rez # 13-41, 7262/68/74 18<sup>th</sup> Avenue  
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4.2 Density:

F.A.R. Permitted and Provided	-	1.0 F.A.R.
Gross Floor Area (G.F.A.)	-	2,415.0 m <sup>2</sup> (25,995 sq.ft.) (inclusive of 2,595.5 sq.ft. amenity bonus)
Accessible Unit Exemption	-	3.7 m <sup>2</sup> (40 sq.ft.)
Net Floor Area	-	2,411.3 m <sup>2</sup> (25,955 sq.ft.)
<u>Site Coverage:</u>	-	37 %

4.3 Height:

- 3 Storeys

4.4 Unit Mix:

6 - Studio units	-	50.5 m <sup>2</sup> to 51.0 m <sup>2</sup> (543.2 sq.ft. – 549.4 sq.ft.)
1 - 1 Bedroom adaptable unit	-	75.2 m <sup>2</sup> (809 sq.ft.)
1 - 2 Bedroom adaptable unit	-	75.7 m <sup>2</sup> (815.5 sq.ft.)
1 – 2 Bedroom unit	-	104.3 m <sup>2</sup> (1,122.4 sq.ft.)
18 – 3 Bedroom Townhouse units	-	99.8 m <sup>2</sup> to 106.2 m <sup>2</sup> (1,074.6 sq.ft. to 1,142.6 sq.ft.)

**27 Total units**

4.5 Parking:

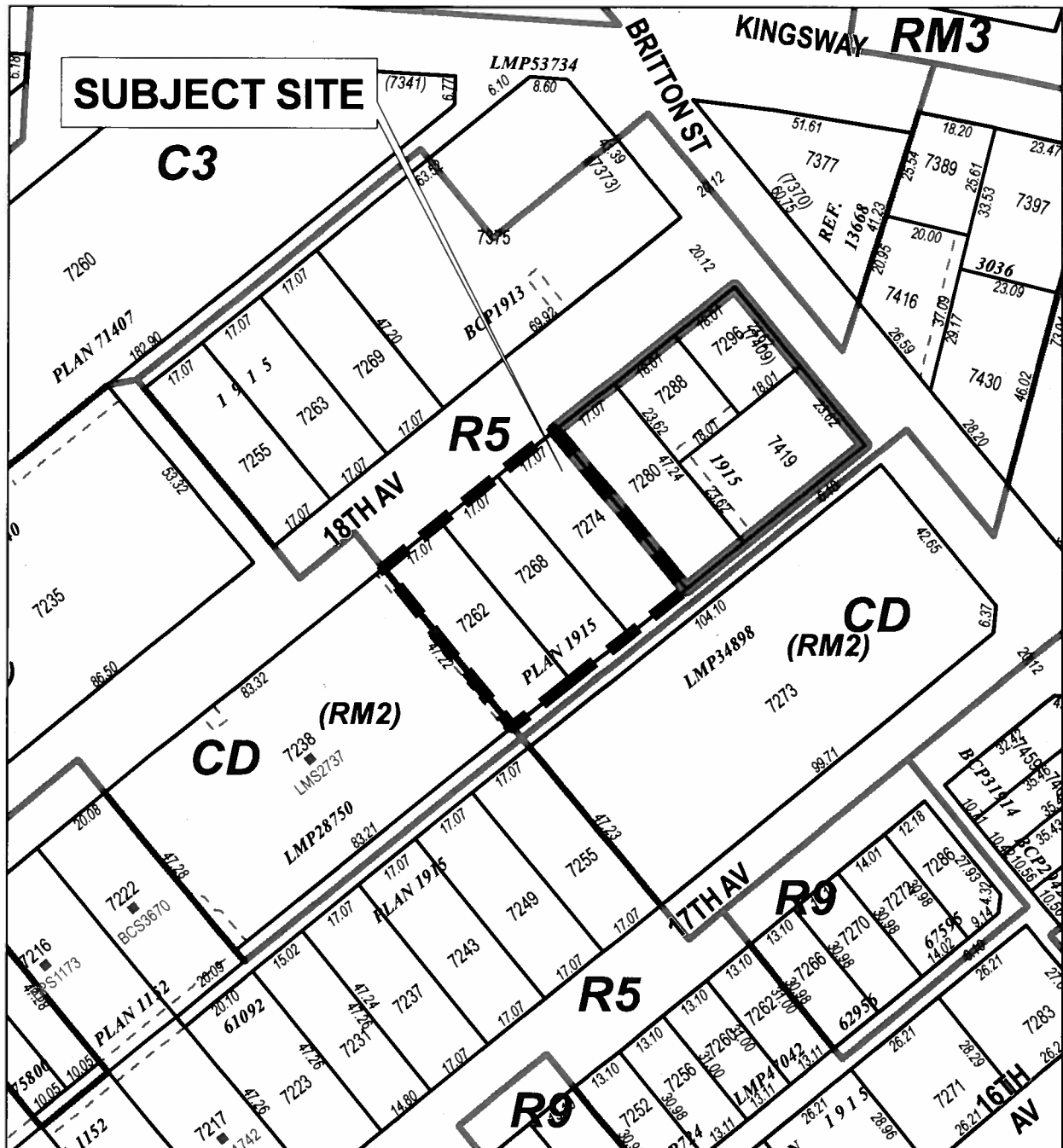
Required @ 1.75 spaces per unit	-	47 (including 7 visitor parking spaces)
Provided	-	53 spaces (including 7 visitor spaces and 1 car wash stall)
Bicycle Parking Required and Provided	-	27 secured bicycle spaces and 6 outdoor visitor bicycle spaces

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

DR:tn

**Attachments**

cc: Director Engineering  
 City Solicitor  
 City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

JUNE 16 2014

SCALE:

1:1,500

DRAWN BY:

AY

REZONING REFERENCE #13-41

7262, 7268 AND 7274 18TH AVENUE

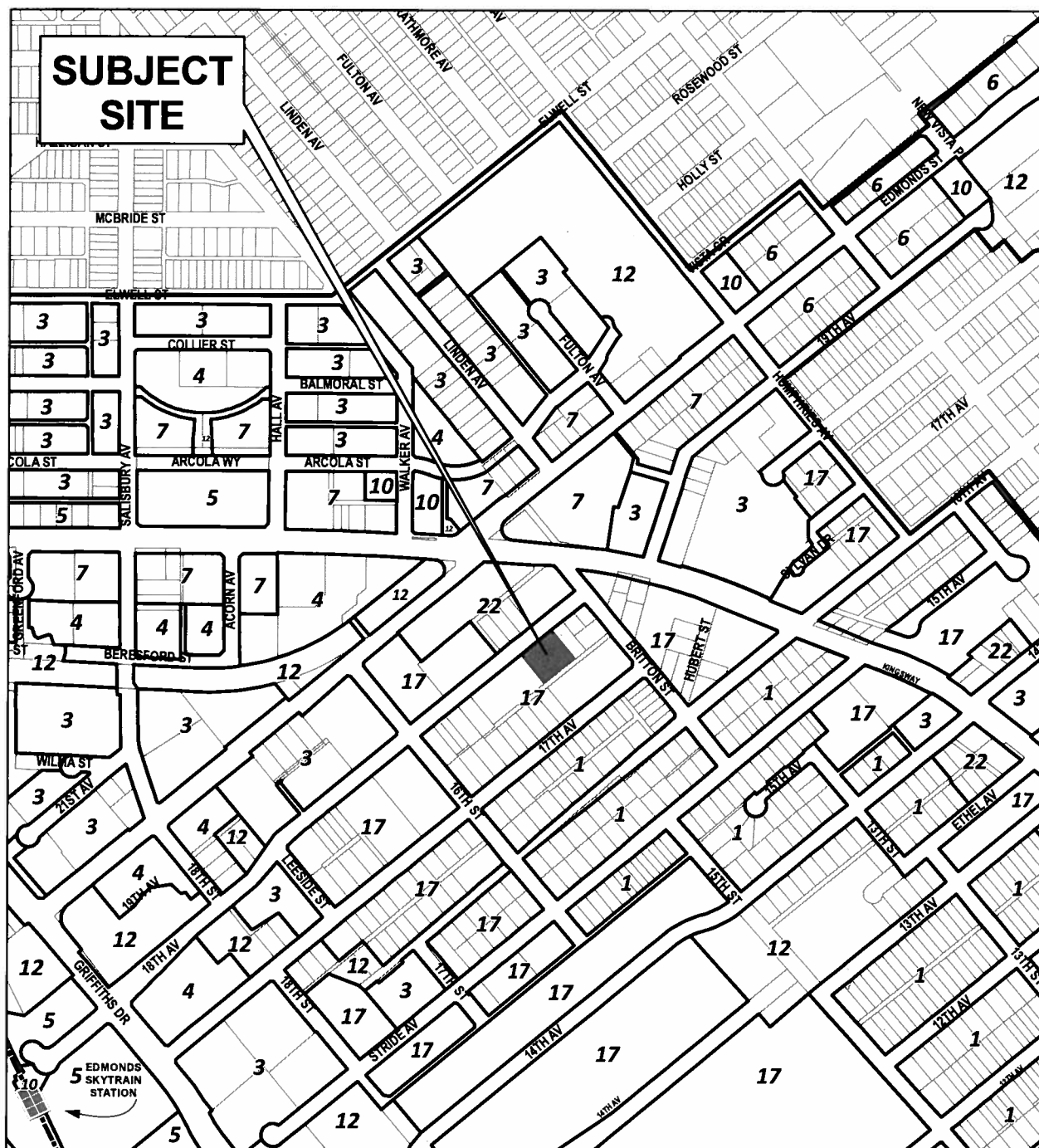


Subject Site



Future Development 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

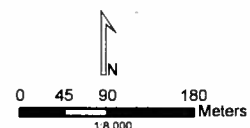
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use/Public School
- 17** Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22** Low/Medium Density Mixed Use

## Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



Printed on June 16, 2014

**Sketch #2**