
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

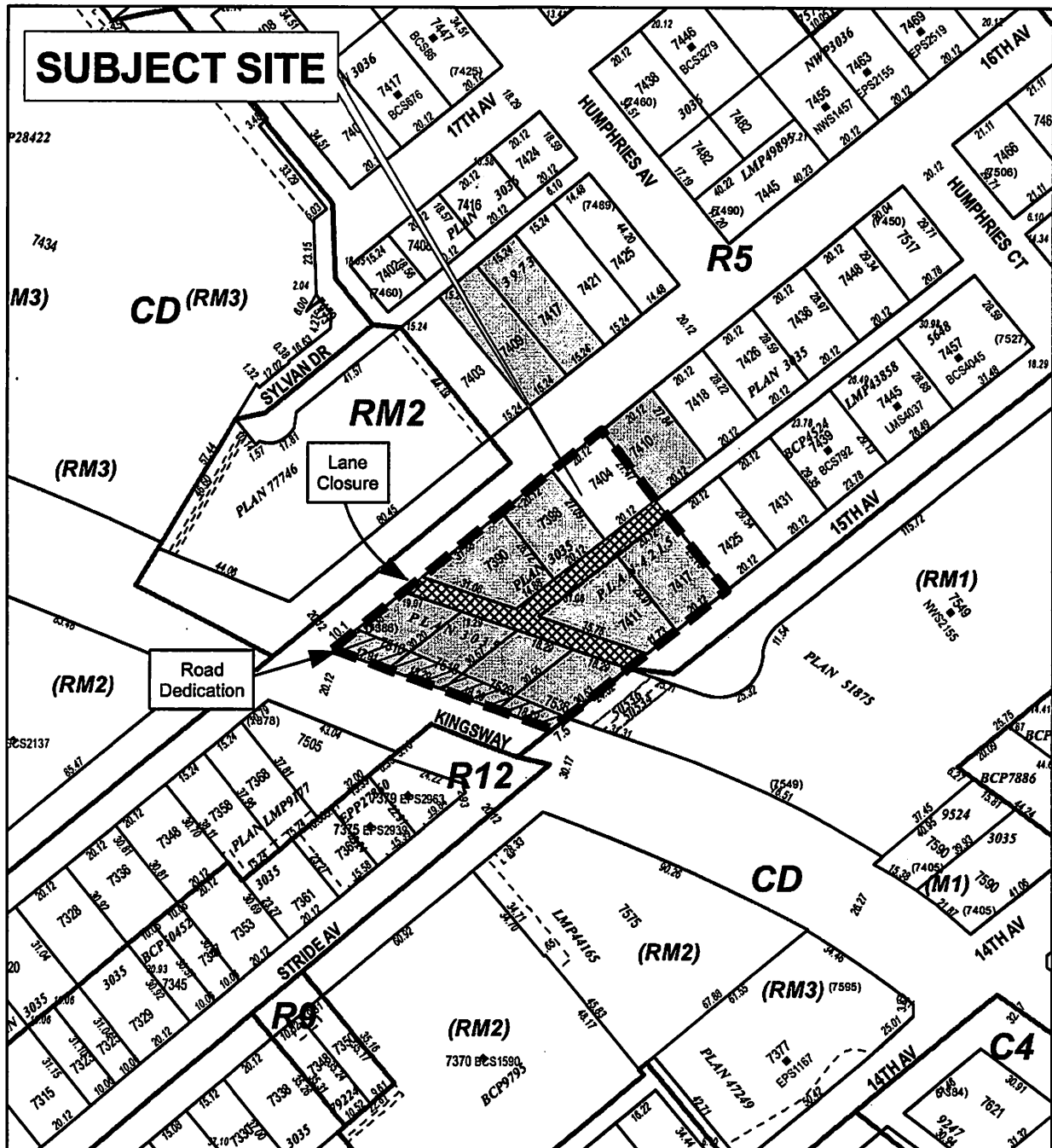

Lou Pelletier, Director
PLANNING AND BUILDING

DR:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk

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

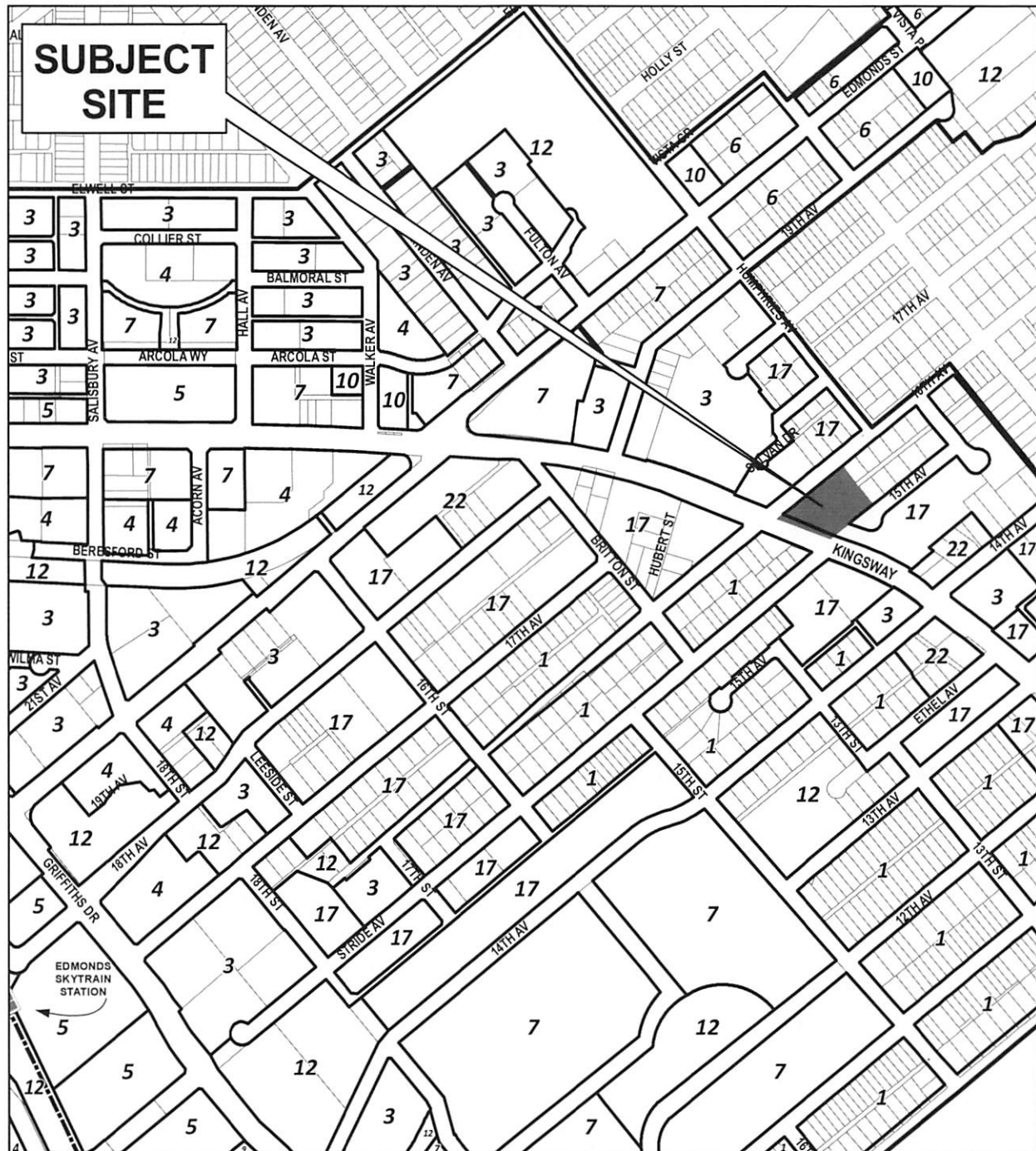


Subject Site



City-owned Property

Sketch #1



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

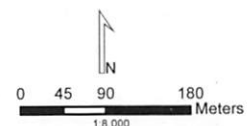
- 9 Industrial
- 10 Institutional
- 12 Park and Public Use/Public School
- 17 Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22 Low/Medium Density Mixed Use

Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



Printed on March 2, 2016

Sketch #2