



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.

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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;

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- 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.

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- 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.

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 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.

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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

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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.

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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

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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:

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- 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;

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- 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.

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

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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)
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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

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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.

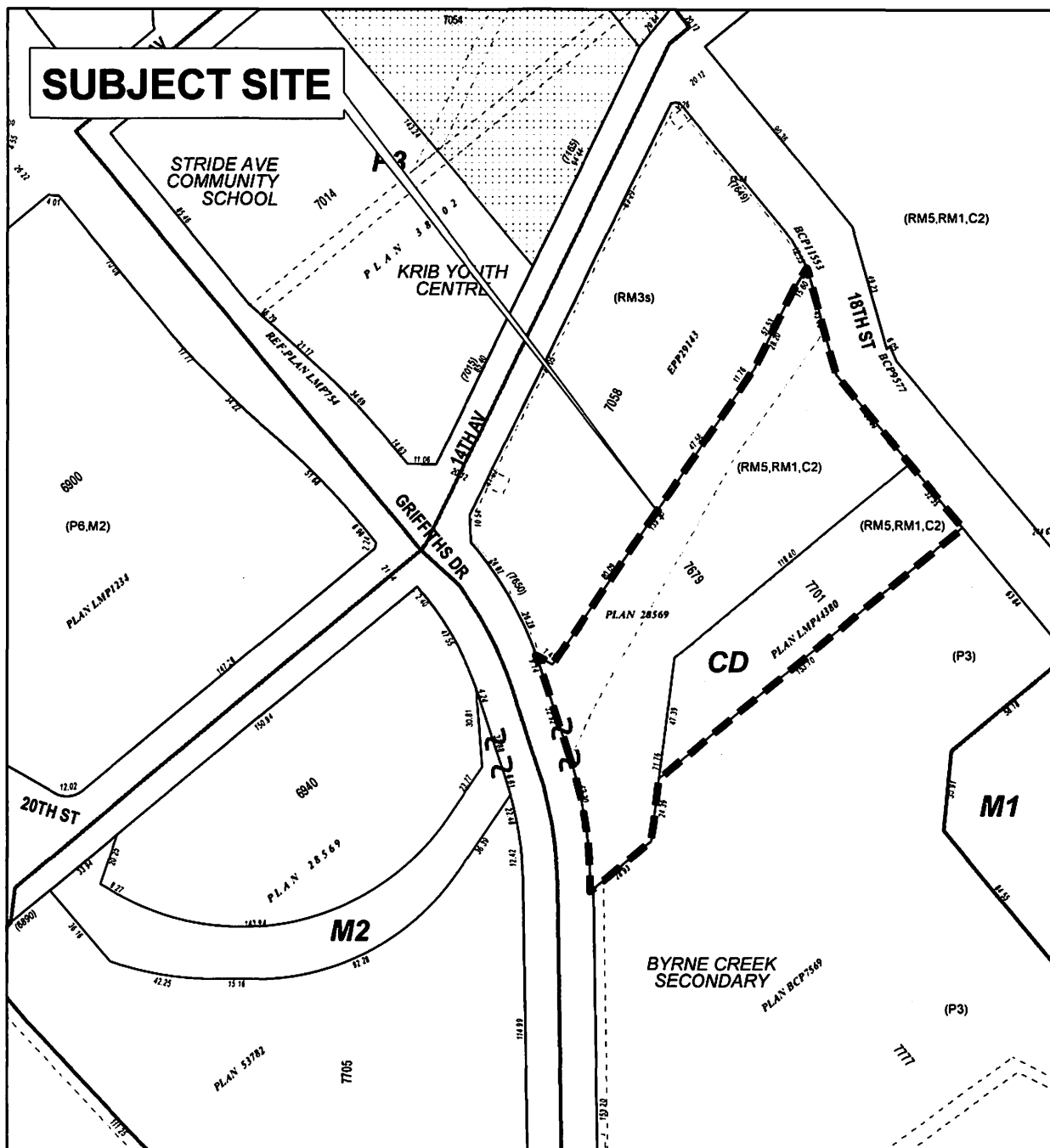

Lou Pelletier, Director
PLANNING AND BUILDING

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



PLANNING & BUILDING DEPARTMENT



DATE:

JAN 25 2016

SCALE:

1:2,500

DRAWN BY:

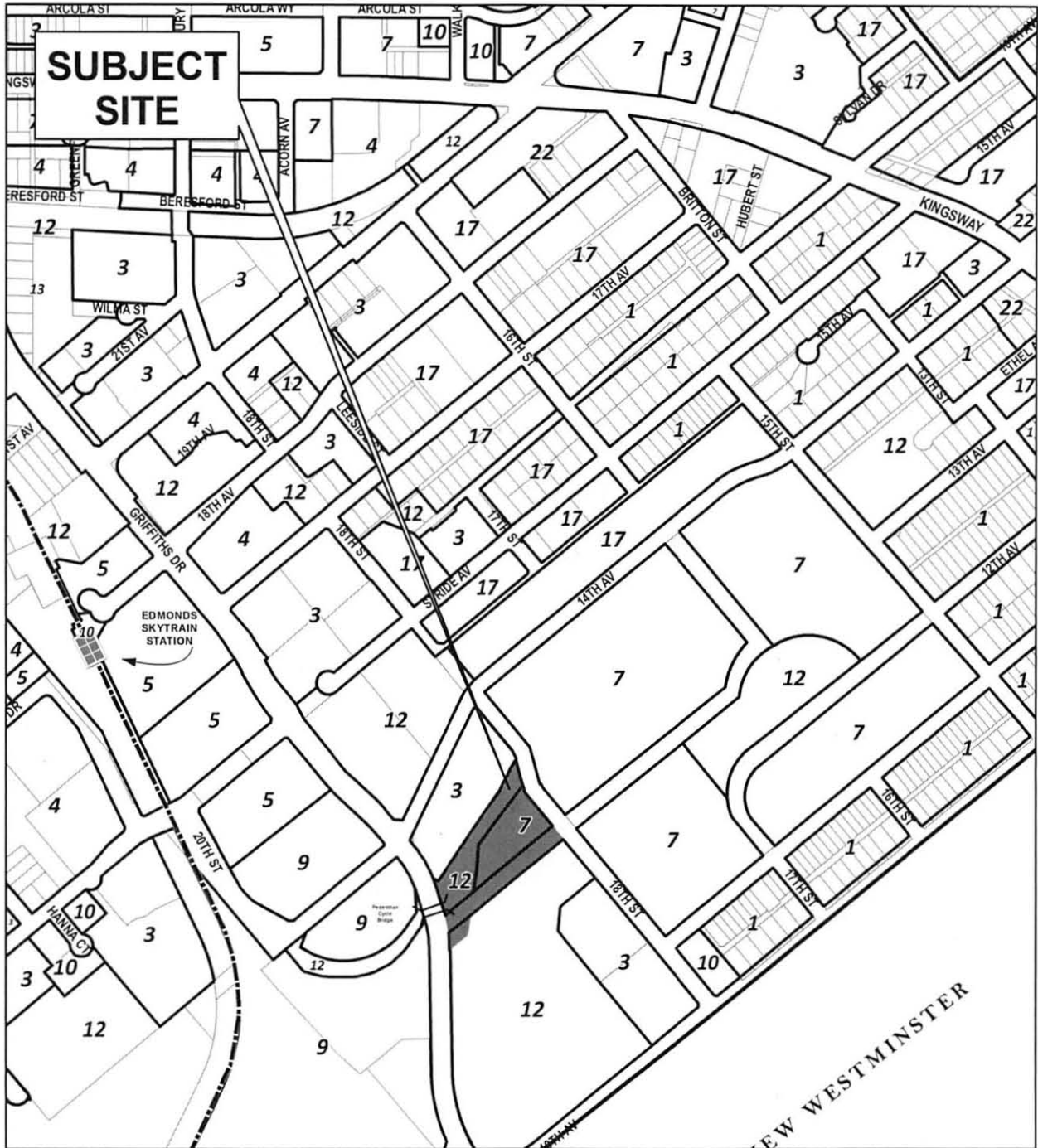
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REZONING REFERENCE #14-26
PORTION OF 7679 AND 7701 18TH STREET



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

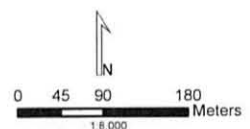
- 9 Industrial
- 10 Institutional
- 12 Park and Public Use/Public School
- 17 Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22 Low/Medium Density Mixed Use

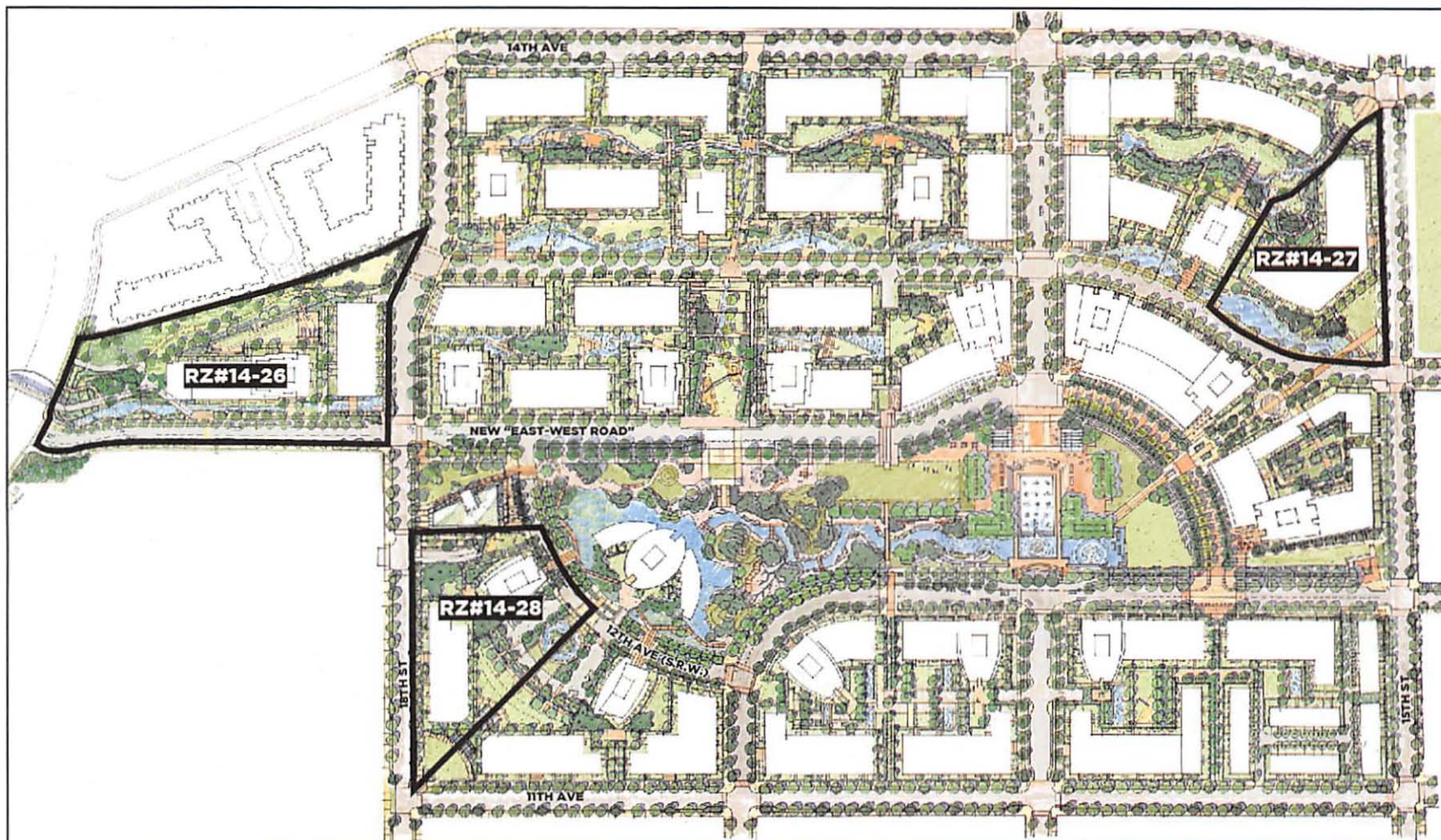


PLANNING & BUILDING DEPARTMENT

Edmonds Town Centre Plan Development Guidelines

Note: Composite Sketch Subject to Change





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



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