

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.

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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

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- 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.

REPORT

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*).

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- 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.

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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 |
|----------------------------|---|---------|

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| | | |
|--|---|---|
| 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



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|--|--|
| 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

