

TO: CITY MANAGER 2016 April 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-10**
Four-Storey Mixed-use Development
Sixth Street Community Plan

ADDRESS: 7911/15/23 Edmonds Street and 7908 Wedgewood Street
(see *attached* Sketches #1 and #2)

LEGAL: Lot 1, DL 28, Group 1, NWD Plan 6655; Lot 3, DL 28, Group 1, NWD Plan 6655;
Lot 4, DL 28, Group 1, NWD Plan 6655; Lot A, DL 28, Group 1, NWD Plan LMP
34165

FROM: C4 Service Commercial District and R5 Residential District

TO: CD Comprehensive Development District (based on C9 Urban Village Commercial
District and the Sixth Street Community Plan as guidelines and the development plan
entitled “Mixed Use Development, 7911, 7915, 7923 Edmonds Street and 7908
Wedgewood Street, Burnaby, British Columbia” prepared by Jordan Kutev Architect
Inc.)

APPLICANT: Jordan Kutev Architect Inc.
Attn: Jordan Kutev
180 – 2250 Boundary Road
Burnaby, BC V5M 3Z3

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016
May 31.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 May 09 and to a Public Hearing on 2016 May 31 at 7:00 p.m.
2. **THAT** the sale be approved in principle of City-owned property at 7923 Edmonds Street in accordance with Section 3.3 of this report and subject to the applicant pursuing the rezoning to completion.
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

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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) Demolition of any improvements 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 and vandalism.
- e) The dedication of any rights-of-way deemed requisite.
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- g) The granting of any necessary Section 219 Covenants including:
 - restricting the unit identified for use as a caretaker suite or guest suite only, to be held as common property and administered by the Strata Corporation;
 - restricting enclosure of balconies;
 - indicating that project surface driveway access will not be restricted by gates;
 - ensuring compliance with the approved acoustical study; and,
 - ensuring that handicap accessible parking stalls be held as common property and administered by the Strata Corporation.
- h) Compliance with the guidelines for surface and underground parking for residential visitors and commercial patrons.
- i) The review of a detailed Sediment Control System by the Director Engineering.
- j) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- k) The design and provision of units adaptable to persons with disabilities and the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person, with allocated disabled parking spaces protected by a Section 219 Covenant.

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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 review of on-site residential/commercial loading facilities by the Director Engineering.
- n) The submission of a Site Profile and resolution of any arising requirements.
- o) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- p) The provision of facilities for cyclists in accordance with this report.
- q) Compliance with the Council-adopted sound criteria.
- r) The undergrounding of existing overhead wiring abutting the site.
- s) The submission of a detailed comprehensive sign plan.
- t) The deposit of the applicable Parkland Acquisition Charge.
- u) The deposit of the applicable GVS & DD Sewerage Charge.
- v) The deposit of the applicable School Site Acquisition Charge.
- 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 four-storey mixed-use commercial/residential development.

2.0 BACKGROUND

- 2.1 The subject site is located on the corner of Sixth Street and Edmonds Street (see *attached* Sketch #1), and is comprised of two properties zoned C4 Service Commercial District and two properties zoned R5 Residential District, one of which is vacant and City-owned.

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Vehicular access to the site is currently provided from Edmonds Street, Sixth Street and Wedgewood Street. The site currently accommodates a single-family dwelling and a commercial glass retail business. To the southeast across Edmonds Street is a motel, with service commercial uses beyond on both sides of Sixth Street. The immediate area to southwest along Edmonds Street is characterized by low-scale commercial development. To the northwest and northeast is a single and two-family neighbourhood where the age and condition of dwellings vary.

- 2.2 Vehicular traffic on Sixth Street, between Wedgewood Street and Edmonds Street, is currently restricted to southbound travel only, which will remain in place. There are currently curb sidewalks along the subject site's Sixth Street and Edmonds Street frontages. Sixth Street, north of Edmonds Street, currently accommodates permitted on-street parking on the east side and perpendicular parking on the west side within the road right-of-way. Edmonds Street, east of Sixth Street, currently does not accommodate on-street parking on the north side along the subject site's frontage. In conjunction with the subject rezoning application, curb realignment along Edmonds Street and Sixth Street will allow for the provision of separated sidewalks and on-street parking along the subject site's Edmonds and Sixth Street frontages.
- 2.3 At its meeting of 2015 March 30, Council received the report of the Planning and Building Department regarding the rezoning of the subject property and authorized staff to work with the applicant towards a suitable plan of development in line with the C9 Urban Village Commercial District, 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 four-storey mixed-use building with commercial uses on the ground floor fronting Edmonds Street and Sixth Street, with 56 apartment units located on three levels above. A separate seven-unit residential townhouse building of three storeys is proposed fronting Wedgewood Avenue. The commercial space is 380.6 m² (4,097 sq. ft.) of gross floor area, located on the ground level of the four-storey mixed use building at the corner of Edmonds Street and Sixth Street. All residential and commercial parking is provided underground. Vehicular access is proposed via Edmonds Street.
- 3.2 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 Wedgewood Street to an 8.5m standard with curb, and street lighting on both sides, and the construction of a separated sidewalk and provision of street trees on the south side of the street, across the development frontage;
 - the construction of Edmonds Street to an 11 m wide standard with curb, gutter, and separated sidewalk, and the provision of street trees, street lighting, and on-street parking on the north side of the street, across the development frontage;

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- the construction of curb, gutter on both sides of Sixth Street, and the provision of separated sidewalks, street trees, and street lighting on the east side of the street, across the development frontage;
- construction of a new curb bulge at the intersection of Sixth Street and Edmonds Street; and,
- the upgrade of sanitary storm and water services as required.

A tapered dedication of 0.0 m to 4.1 m (13.5 ft.) from the Wedgewood Street frontage is required to support the works described above (see *attached* Sketch #3). The total area of dedications is approximately 176.7 m² (1,902 sq. ft.) (subject to legal survey).

- 3.3 Council, on 2015 March 30, approved in principle, the sale of City-owned land at 7923 Edmonds Street for inclusion in the subject site. The City-owned property to be sold measures approximately 747.7m² (8,048 sq. ft.) net of required dedications (subject to legal survey). The Legal and Lands Department has determined a recommended sale price of \$187.00 per sq. ft. of land. The Legal and Lands Department has advised that the developer has agreed to this sale price. This recommended land value would be valid for one year from the date of Second Reading of the rezoning amendment bylaw. At that time, and every six months thereafter until the sale is completed, the land value would be updated by the Legal and Lands Department. If there is a decrease in land value, further Council approval would be required for a reduction in the sale price. If there is an increase in value, the developer would be informed and the sale price for the City land would be based on that increased value.
- 3.4 In line with Council-adopted policy on adaptable housing, the subject development is providing 12 adaptable units, with a corresponding floor area exemption of 22.20 m² (239 sq. ft.). Four handicap accessible parking stalls will be provided. These parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.
- 3.5 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- a 1.5m (4.1 ft.) statutory right-of-way on Edmonds Street for separated sidewalk provisions;
 - Section 219 Covenant restricting use of the unit identified for use as a guest suite or caretaker's suite, to be held as common property and administered by the Strata Corporation;
 - Section 219 Covenant restricting the enclosure of balconies;
 - Section 219 Covenant providing that all disabled parking be held as common property and administered by the Strata Corporation; and,
 - Section 219 Covenant ensuring compliance with the submitted acoustical analysis.
- 3.6 In light of the site's proximity to Edmonds Street and Sixth Street, an acoustic study is required to ensure compliance with the Council-adopted sound criteria.

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- 3.7 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.8 A Comprehensive Sign Plan is required.
- 3.9 The approval of a detailed commercial loading plan by the Director Engineering is required.
- 3.10 Due to the commercial history of the site, a Site Profile and the resolution of any arising issues will be required.
- 3.11 The developer is responsible for undergrounding the overhead wiring abutting the site on Sixth Street and Wedgewood Street.
- 3.12 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.
- 3.13 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan.
- 3.14 A geotechnical review of the subject site's soil stability, prepared by a professional engineer, and registration of a Section 219 Covenant regarding the findings of the approved report will be required. The approved report must note that the land may be used safely for the intended use and in accordance with the conditions specified in the report.
- 3.15 Applicable Development Cost Charges are:
 - a) Parkland Acquisition Charge of \$3.84 per sq. ft. of residential gross floor area
 - b) School Site Acquisition Charge of \$700.00 per unit
 - c) GVS&DD Sewerage Charge of \$1,082.00 per apartment unit, \$1,515.00 per townhouse unit, and \$0.811 per sq. ft. of gross commercial floor area.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area:

Gross Site Area:	-	3,313.9 m ² (35,670 sq. ft.)
Dedications:	-	176.7 m ² (1,902 sq. ft.)
Net Site Area:	-	3,137.15 m ² (33,768 sq. ft.)
		(Subject to detailed survey)
- 4.2 Density:

Residential Floor Area Ratio (FAR)	-	1.81 FAR
Residential Gross Floor Area (GFA)	-	5,689.6 m ² (61,242 sq. ft.)
Adaptable Unit Exemption (20 sq. ft./unit)	-	22.2 m ² (239 sq. ft.)
Residential Amenity Space Exemption	-	131.4 m ² (1,414 sq. ft.)

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Commercial Circulation FAR	-	0.02 FAR
Commercial Circulation GFA	-	70.8 m ² (762 sq. ft.)
Commercial Floor Area Ratio (FAR)	-	0.12 FAR
Commercial Gross Floor Area (GFA)	-	380.6 m ² (4,097 sq. ft.)
Combined Total FAR	-	1.95 FAR
Combined Total GFA	-	6,141.0 m² (66,101 sq. ft.)
Site Coverage	-	55%

4.3 Height

Mixed-Use Building	-	4 Storeys [13.1 m (43 ft.)]
Residential Townhouse Building	-	3 Storeys [8.8 m (29 ft.)]

4.4 Unit Mix:

26	One-Bedroom + Den units:	-	56.1 – 60.1 m ² (604 – 647 sq. ft.)
22	Two-Bedroom units:	-	78.9 – 101.9 m ² (849 – 1,097 sq. ft.)
8	Two-Bedroom + Den units:	-	72.6 – 121.8 m ² (782 – 1,311 sq. ft.)
7	Three-Bedroom townhouse units:	-	118.0 – 130.5 m ² (1,270 – 1,405 sq.ft.)

63 Total Number of Units (*inclusive of 12 adaptable units*)

4.5 <u>Vehicle Parking and Loading:</u>	<u>Required</u>	<u>Provided</u>
Residential	- 102	106 (<i>including 17 visitor stalls</i>)
56 apartment units @ 1.6 spaces/unit	- 90	
7 townhouse units @ 1.75 spaces/ unit	- 12	
Commercial 380.6 m ² @ 1 space/46 m ²		
Required and Provided	- 8	
Total Parking	- 110	114
Car Wash Stall Required and Provided	- 1	
Residential/Commercial Loading Required and Provided	- 1	
Accessible spaces (<i>included in Parking Total</i>)	-	4 residential spaces, 1 visitor space and 1 commercial space provided underground

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4.6 Bicycle Parking Required and Provided:

Secure Residential @ 1 locker/unit	-	63
Visitor Racks @ 0.2 spaces/unit + 10% of Commercial off-street parking Required and Provided	-	14

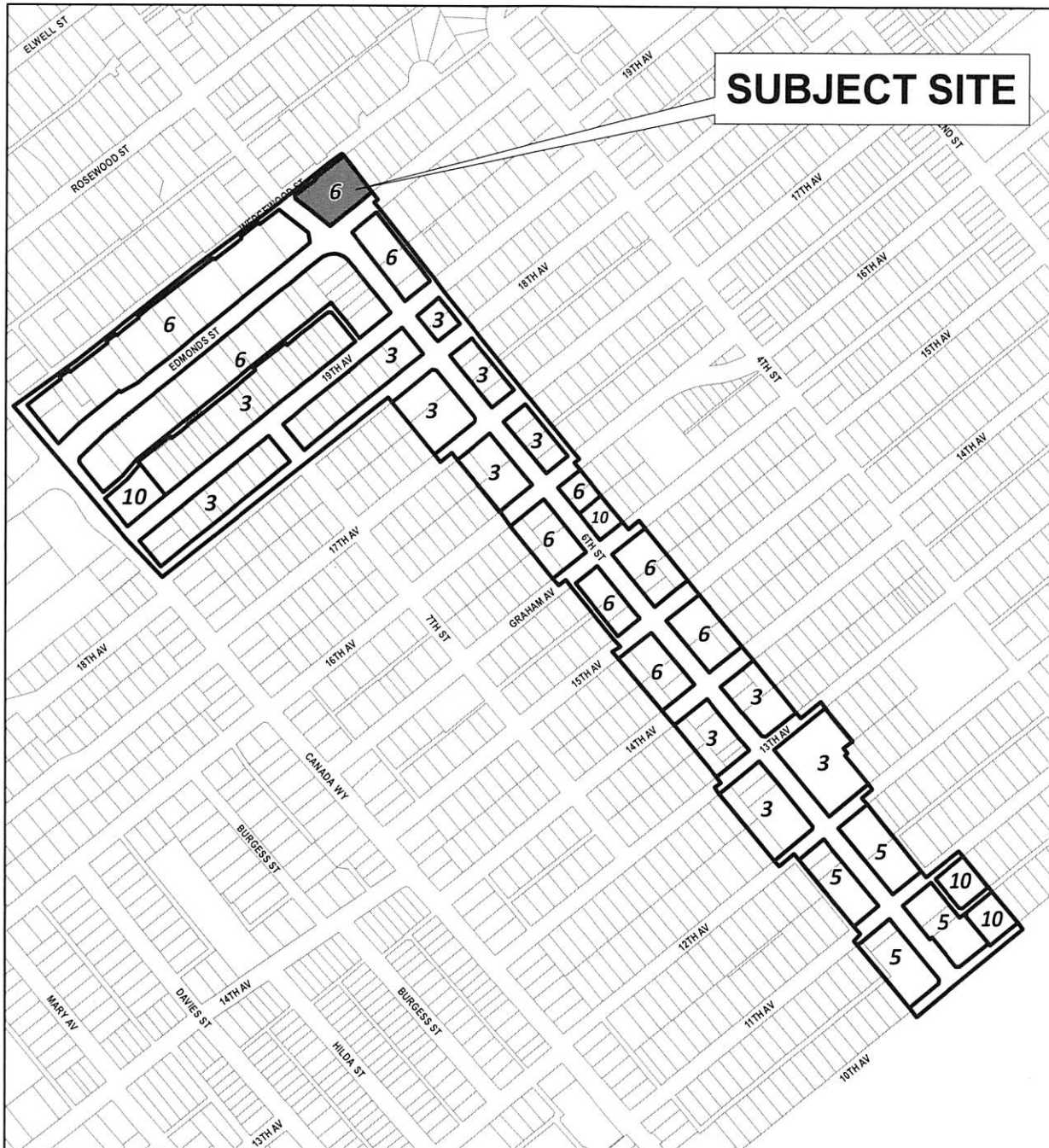
4.7 Communal Facilities (Excluded from FAR Calculations)

Communal facilities for residents are located on the ground floor and second floor of the main commercial/residential building. Amenities include a multi-purpose amenity room, a fitness room, and a residential unit that will be utilized as a guest suite or residential caretaker's suite. The total amenity area measures 131.4 m² (1,414 sq. ft.), which is permitted to be excluded from Gross Floor Area (GFA) by the Zoning Bylaw.


Lou Pelletier, Director
PLANNING AND BUILDING

GT:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk



General Land Use Designation Key

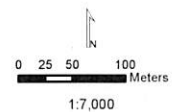
- 3 Medium Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 10 Institutional



Planning and Building Dept

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Sixth Street Community Plan



Sketch #2

