



Item
Meeting 2016 June 27

COUNCIL REPORT

TO: CITY MANAGER 2016 June 22

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #15-14
MULTIPLE FAMILY DEVELOPMENT
Edmonds Town Centre Plan**

ADDRESS: 7062 Sperling Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lot B, DL 96, Group 1, NWD Plan 10963

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan as guidelines, and in accordance with the development plan entitled "Fourplex 7062 Sperling Avenue, Burnaby, B.C." prepared by TD Studio Inc.)

APPLICANT: Gurmeet S. Gill
12778 – 105A Avenue
Surrey, BC V3V 0A6

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016 July 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 July 11 and to a Public Hearing on 2016 July 26 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

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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 submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. 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 review of a detailed Sediment Control System by the Director Engineering.
- g. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- h. The submission of a tree survey and arborist report.
- i. The retention of identified existing trees on the site, their protection by registration of a Section 219 Covenant, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
- j. Compliance with the guidelines for surface parking for residential visitors.
- k. The granting of any necessary statutory rights-of-way, easements and/or covenants including the granting of Section 219 Covenants including:
 - restricting enclosure of balconies; and,

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- ensuring that any individually secured vehicular and bicycle parking spaces allocated to a specific residential unit cannot be utilized for any other purpose.
- l. The provision of 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 provision of facilities for cyclists in accordance with this report.
- n. The deposit of the applicable Parkland Acquisition Charge.
- o. The deposit of the applicable GVS & DD Sewerage Charge.
- p. The deposit of the applicable School Site Acquisition Charge.
- 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.

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 three-storey, four unit multiple-family townhouse development with at-grade garage parking.

2.0 BACKGROUND

- 2.1 The subject property is located on the east side of Sperling Avenue, between Arcola and Balmoral streets (see *attached* Sketch #1). The subject property is currently improved with an older single-family dwelling. To the south and north are properties with older single-family dwellings intended for low-rise apartment redevelopment under the adopted Edmonds Town Centre Plan. To the east across the lane are older low-rise apartment buildings. To the west across Sperling Avenue are newer single-family dwellings with a church and private school beyond.

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- 2.2 The subject property is located within the Council-adopted Edmonds Town Centre Plan and forms part of a potential larger assembly that includes 7090 Sperling Avenue and 6715 Arcola Street. Subject to assembly, the three properties are designated for Comprehensive Development (utilizing the RM3 Multiple Family Residential District as a guideline) (Sketches #1 and #2 *attached*).
- 2.3 The applicant has presented offers to purchase 7090 Sperling Avenue and 6715 Arcola Street to the respective owners; however, neither of the owners have indicated a willingness to participate in a consolidated development approach at this time. The subject lot is suitable and of sufficient size to support development under the proposed RM2 Multiple Family Residential District. The two remaining lots can form a future assembly for multiple-family residential development.
- 2.4 On 2015 May 25, Council received the report of the Planning and Building Department concerning the rezoning of the subject site (see *attached* Sketch #1) 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 at a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The development proposal is for a three-storey townhouse development, with four units and at-grade detached garage parking. Vehicular access is proposed from the rear lane. The maximum proposed density of the project is 0.7 FAR.
- 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: separated sidewalk on Sperling Avenue; lighting in the lane; and water, sanitary, and storm upgrades as required.
- 3.3 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 enclosure of balconies;
 - Section 219 Covenant ensuring that any individually secured vehicular and bicycle parking spaces allocated to a specific residential unit cannot be utilized for any other purpose (i.e. storage); and,
 - Section 219 Covenant to protect on-site trees identified to be retained.
- 3.4 One small car visitor parking stall and an adequately sized and sited garbage handling and recycling holding areas will be provided on site.

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- 3.5 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.
- 3.6 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan.
- 3.7 A detailed landscape and tree planting plan has been provided as part of the suitable plan of development, proposing one existing tree to be retained and three to be removed. The submission of a tree survey and arborist report will be required prior to Final Adoption confirming on-site trees to be removed or retained. In accordance with the Burnaby Tree Bylaw, a tree cutting permit will be required for the removal of any tree over 20.3 cm (8 in.) in diameter.
- 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

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area - 690.7 m² (7,434 sq.ft.)
- 4.2 Site Coverage - 42 %
- 4.3 Density and Gross Floor Area Permitted and Provided
 - Floor Area Ratio (FAR) - 0.7 FAR
 - Gross Floor Area (GFA) - 482.76 m² (5,196 sq.ft.)
- 4.4 Unit Mix
 - 4 – Three bedroom units - 119.6 m² – 121.9 m²
(1,287 sq.ft. – 1,312 sq. ft.)
 - 4 Units Total**
- 4.5 Building Height - 3 storeys
- 4.6 Vehicle Parking Required and Provided
 - Residential: 4 units @ 1 space per unit - 5 spaces
(including 1 visitor parking space)

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4.7 Bicycle Parking

Required and Provided

Residential 4 units @ 1 space per unit

- 5 spaces (4 wall-mounted brackets in
garages plus 1 visitor space)

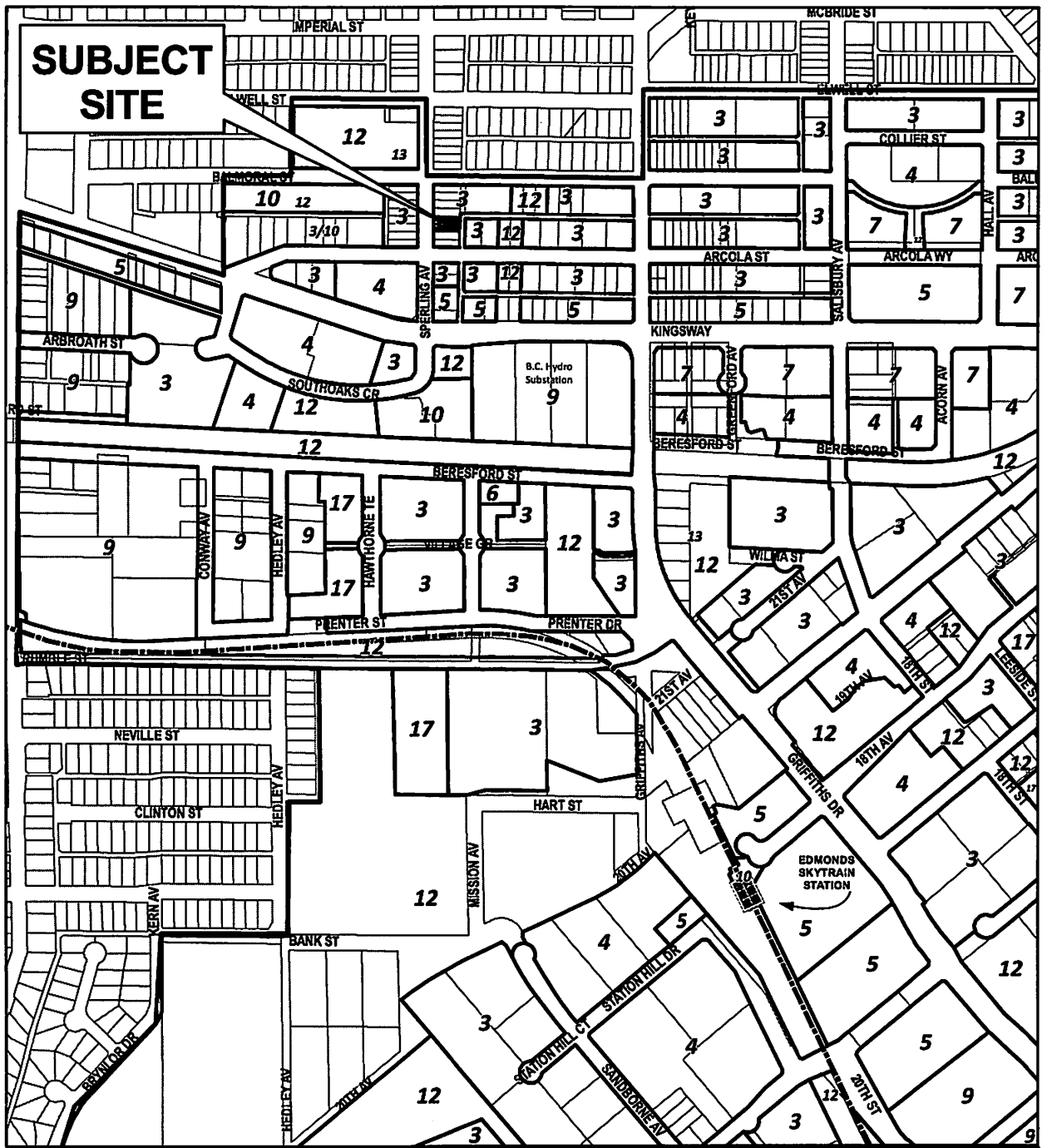

Lou Pelletier, Director
PLANNING AND BUILDING

GT:spf/tn

Attachments

cc: Director Engineering
City Solicitor
City Clerk

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- 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

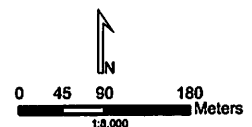
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use/Public School
- 17** Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22** Low/Medium Density Mixed Use



PLANNING & BUILDING DEPARTMENT

Edmonds Town Centre Plan Development Guidelines

Note: Composite Sketch Subject to Change



Printed on June 20, 2016

Sketch #2