

TO: CITY MANAGER 2016 July 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-12**
Mixed-Use Development with Three High-Rise Residential Towers, Office Building, Retail Podium, and Underground Parking
Edmonds Town Centre - Sub-Area 1

ADDRESS: 7388 Kingsway (see *attached* Sketches #1 and #2)

LEGAL: Lot A, DLs 30 and 95, Group 1, NWD Plan EPP41731

FROM: CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group)

TO: Amended CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group)

APPLICANT: Cressey Development Group
200 – 555 West 8th Avenue
Vancouver, BC V5Z 1C6
(Attention: Jason Turcotte)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016 August 30.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 July 25, and to a Public Hearing on 2016 August 30 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.

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- b) Any necessary amendments to Section 219 Covenants registered on title in connection with Rezoning Reference #12-26, as detailed in Section 4.2 of this report.
- c) The submission of a detailed Comprehensive Sign Plan.
- d) 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 minor façade, commercial use, residential, and parking adjustments to the approved comprehensive development zoning for the subject site.

2.0 BACKGROUND

- 2.1 The subject site is located within the Edmonds Town Centre (Sketches #1 and #2 *attached*). It is currently improved with a temporary real estate sales presentation centre located at the southeast corner of the site. The site was previously improved with the Value Village retail store and a multi-tenant commercial building. To the northwest across Edmonds Street is the “Esprit” high-rise mixed-use development and single storey commercial buildings. To the northeast along Edmonds Street and to the south across Kingsway are single and two storey commercial developments. Flanking the site to the east is an older low-rise apartment building.
- 2.2 On 2015 December 14, Council adopted Rezoning Reference #12-26 to permit the development of a comprehensive mixed-use development on the subject site comprised of three high-rise apartment towers (28, 31, and 36 storeys), a six storey office building, a two storey commercial podium, and six levels of underground parking accessed off Edmonds Street and from an internal driveway flanking the east property line. The built form is complemented by a progressive program of public spaces and landscape treatment, including a pedestrian plaza at the corner of Kingsway and Edmonds; a pedestrian plaza on Edmonds Street; linear informal public spaces along Kingsway and

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Edmonds; an extensively landscaped amenity area on the commercial podium for building residents; and green roofs atop the office building and the residential amenity building.

- 2.3 Following Final Adoption of Rezoning Reference #12-26, the applicant identified opportunities to improve the commercial component of the development through the reconfiguration and reallocation of retail and office space, along with some changes to the parking garage's configuration. These changes require an amendment to the approved comprehensive development zoning of the site. On 2016 March 30, Council received the report of the Planning and Building Department regarding the rezoning of the subject site to accommodate these proposed changes 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 DEVELOPMENT CONCEPT

- 3.1 The adopted CD Plans for Rezoning Reference #12-26 specify the following for the commercial component of the project:

- ten small, at-grade commercial retail units (CRU) spaces totalling 1,562 m² (16,812 sq.ft.);
- a six storey plus mezzanine office building with a gross floor area of 6,092 m² (65,572 sq.ft.);
- five anchor tenant spaces totalling 12,359 m² (133,032 sq.ft.), including a 4,922 m² (52,975 sq.ft.) second storey grocery store;
- a total commercial gross floor area of 20,012.8 m² (215,416 sq.ft.); and
- five hundred and thirty-one commercial parking spaces provided in the P1, P2, and P3 parking levels of the development.

The residential component of the project includes a total of 803 units, including: 233 units in the 28 storey Edmonds Tower; 263 units in the 31 storey Kingsway Tower; and 297 units in the 36 storey Feature Tower, which is positioned near the corner of Kingsway and Edmonds Street. Nine hundred twenty-five residential parking spaces are provided in the P3, P4, P5, and P6 parking levels of the development.

3.2 The applicant is proposing an amendment to the adopted CD Plans to:

- increase the amount of small CRU space to 2,788 m² (30,010 sq.ft.);
- slightly increase the floor plate of the office building and add an additional level, increasing office floor space to 7,918 m² (85,226 sq.ft.). As there has been some interest from post-secondary institutions in locating within the office building, the applicant is also proposing that the P6 Regional Institutional District be included in the CD zoning guidelines.
- reduce the total amount of anchor tenant space to 6,577 m² (70,798 sq.ft.), including reducing the size of the grocery store to 2,508 m² (26,998 sq.ft.) and relocating it to the ground level to make it more accessible by relating it to the street.

With the proposed reduction in the amount of anchor tenant space, there is also the opportunity to provide some at-grade and above-grade parking for the commercial tenants, within the interior of the commercial podium. These parking areas would not be visible from the street frontages, as they would be screened by CRUs along Kingsway and Edmonds Street. Where envelope walls are directly adjacent to parking activity, they would be screened by spandrel glass or with metal louvres. To improve access and circulation within the development site, the applicant is proposing an additional underground parkade entry off the internal driveway flanking the north property line.

Overall, the proposal reduces the total amount of commercial gross floor area by 2,730 m² (29,382 sq.ft.). The required number of commercial parking spaces would also be commensurately reduced. The previously approved elevations for the commercial podium and the office building are generally maintained.

The proposed amendment to the adopted CD Plans also includes minor adjustments to the residential component of the project, including:

- a reduction in total unit count from 803 to 779, as some smaller one bedroom units have been combined to form three bedroom units;
- conversion of studio units into one bedroom units;
- adjustments in underground parking location and configuration for greater efficiency; and
- an increase in the dimensional height of the Kingsway, Feature, and Edmonds Towers by 4.1 m (13.4 ft.), 1.7 m (5.5 ft.), and 2.7 m (8.7 ft.) respectively. This is due to the revised siting of elevator machine rooms above rather than beside the elevators; a raised transfer slab to allow for optimal ceiling clearance for the at-grade retail units;

and minor adjustments in floor-to-floor ceiling heights to accommodate mechanical equipment. It is noted that, in order to mitigate some of the height increases, the commercial podium roof was lowered by 2.4 m (8 ft.).

- 3.3 The proposed amendments are considered to have merit and do not compromise the intent and architectural design of the original development proposal. From a social sustainability perspective, the re-designed commercial space is more supportive of smaller scale commercial activities, which may encourage independent, local businesses and entrepreneurs to locate in the area. Relocating the grocery store from the second storey to the ground level also brings more activity to the street. The proposed three bedroom units help meet the housing needs of larger households, while the conversion of studio units into one bedroom units with separate sleeping areas adds to the usability of these units. From an economic sustainability perspective, the additional office space could generate 200 additional office jobs. The adjustments to the overall parking scheme provides better wayfinding, a better customer experience, greater security, and improved traffic management. The proposed addition of the P6 District to permit the potential for post-secondary institutions to locate in the office building is also considered to have merit on the basis that, as a use, it is consistent with the intent of the continued development of the Edmonds Town Centre as a significant mixed-use town centre with a broad scope of uses. Overall, the proposal is considered supportable.

4.0 REZONING REQUIREMENTS

- 4.1 Site servicing has been provided through the previous Rezoning Reference #12-26 and Subdivision Reference #14-03. No additional site servicing is required.
- 4.2 Any necessary amendments to Section 219 Covenants registered on title in connection with Rezoning Reference #12-26 are to be pursued, including, but not necessarily limited to those:
- ensuring the provision and ongoing maintenance of electric vehicles and EV plug-in stations;
 - ensuring the provision of a minimum of 41 handicap accessible parking stalls in the residential parking area for the sole use of the required 41 accessible units, and that these stalls, as well as any other handicap accessible parking provided in the residential component of the underground parking, be held in common property to be administered by the Strata Corporation(s);
 - ensuring provision of facilities for cyclists, including secure residential and employee bicycle storage, visitor/customer bicycle racks, and end-of-trip facilities;
 - ensuring building development to a LEED Silver equivalency; and,

- ensuring compliance with the submitted acoustical analysis.

4.3 As retail tenant spaces are proposed to be reconfigured, an updated Comprehensive Sign Plan, to be approved through the CD rezoning of the site, will be required.

5.0 DEVELOPMENT STATISTICS

5.1 Site Area (no change) - 12,294 m² (132,327 sq.ft.)

5.2 Site Coverage (no change) - 68.8%

5.3 Density and Gross Floor Area

Residential Total	- 5.00 FAR 61,468 m² (661,638 sq.ft.)
- Kingsway Tower	- 1.65 FAR 20,307 m ² (218,582 sq.ft.)
- Feature Tower	- 1.89 FAR 23,180 m ² (249,506 sq.ft.)
- Edmonds Tower	- 1.46 FAR 17,981 m ² (193,550 sq.ft.)

Commercial Total	- 1.41 FAR 17,283 m² (186,034 sq.ft.)
- Anchor uses	- 0.54 FAR 6,577 m ² (70,798 sq.ft.)
- Small CRU uses	- 0.23 FAR 2,788 m ² (30,010 sq.ft.)
- Office uses	- 0.64 FAR 7,918 m ² (85,226 sq.ft.)

5.4 Residential Unit Mix – 779 units total

Kingsway Tower

22 – Adaptable Jr. 1 BR units	- 52.6 m ² (566 sq.ft.) per unit
66 – Jr. 1 BR units	- 50.5 to 55.0 m ² (544 to 592 sq.ft.) per unit
54 – 1 BR + den units	- 60.0 m ² (645 sq.ft.) per unit
108 – 2 BR units	- 73.4 to 114.4 m ² (790 to 1,231 sq.ft.) per unit
3 – 2 BR + den units	- 88.4 to 94.8 m ² (951 to 1,020 sq.ft.) per unit
4 – 3 BR units	- 110.0 m ² (1,184 sq.ft.) per unit
<u>1 – 3 BR units + den units</u>	- 134.0 m ² (1,442 sq.ft.) per unit

258 units total

Feature Tower

98 – Jr. 1 BR units	- 50.5 to 55.3 m ² (544 to 595 sq.ft.) per unit
38 – 1 BR + den units	- 60.1 m ² (647 sq.ft.) per unit
140 – 2 BR units	- 73.3 to 95.6 m ² (789 to 1,029 sq.ft.) per unit
3 – 2 BR + den units	- 89.5 to 97.2 m ² (963 to 1,046 sq.ft.) per unit
7 – 3 BR units	- 110.6 m ² (1,190 sq.ft.) per unit
<u>2 – 3 BR units + den units</u>	- 132.1 m ² (1,422 sq.ft.) per unit

288 units total

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Edmonds Tower

- | | |
|-------------------------------|---|
| 19 – Adaptable Jr. 1 BR units | - 52.0 m ² (560 sq.ft.) per unit |
| 66 – Jr. 1 BR units* | - 50.0 to 55.3 m ² (538 to 595 sq.ft.) per unit |
| 48 – 1 BR + den units | - 60.4 m ² (650 sq.ft.) per unit |
| 98 – 2 BR units* | - 73.1 to 104.7 m ² (787 to 1,127 sq.ft.) per unit |
| <u>2 – 2 BR + den units</u> | - 89.2 to 119.5 m ² (960 to 1,286 sq.ft.) per unit |

233 units total

** Note: There is the potential for two adjacent Jr. 1 BR units or a Jr. 1 BR unit and an adjacent 2 BR unit to be combined to form a 3 BR unit measuring approximately 110.6 m² to 134.0 m² (1,190 sq.ft. to 1,442 sq.ft.), based on market demand.*

5.5 Building Height

- | | |
|-----------------|-----------------------------------|
| Kingsway Tower | - 31 storeys, 107.1 m (351.4 ft.) |
| Feature Tower | - 36 storeys, 123.3 m (404.5 ft.) |
| Edmonds Tower | - 28 storeys, 96.8 m (317.7 ft.) |
| Office Building | - 8 storeys, 39.8 m (130.7 ft.) |

5.6 Parking - Required

- | | |
|-----------------------------------|--|
| Residential Total | - 857 spaces (779 residential spaces and 78 visitor spaces) |
| - Kingsway Tower – 258 @ 1.1/unit | - 284 spaces |
| - Feature Tower – 288 @ 1.1/unit | - 317 spaces |
| - Edmonds Tower – 233 @ 1.1/unit | - 256 spaces |

- | | |
|---|---------------------|
| Commercial Total | - 390 spaces |
| - Food store – 2,508 m ² net retail area @ 1/31 m ² | - 81 spaces |
| - Other retail uses – 6,189 m ² gross floor area @ 1/46 m ² | - 136 spaces |
| - Office uses – 7,918 m ² gross floor area @ 1/46 m ² | - 173 spaces |

Parking - Provided

- | | |
|--------------------------|---|
| Residential Total | - 920 spaces (842 residential spaces and 78 visitor spaces) |
| - Kingsway Tower | - 308 spaces (including 26 visitor spaces, <i>plus</i> 3 car wash spaces) |

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- Feature Tower - 336 spaces (including 29 visitor spaces, *plus* 3 car wash spaces)
- Edmonds Tower - 276 spaces (including 23 visitor spaces, *plus* 3 car wash spaces)
- Commercial Total - 391 spaces**
 - Food store - 81 spaces
 - Other retail uses - 136 spaces
 - Office uses - 174 spaces

5.7 Bicycle Parking – Total Required

- Secure Residential Total - 1,558 spaces**
 - Kingsway Tower - 516 spaces
 - Feature Tower - 576 spaces
 - Edmonds Tower - 466 spaces
- Residential Visitor Total - 79 spaces (in racks)**
- Secure Commercial Employee Total - 29 spaces**
- Commercial Visitor Total - 11 spaces (in racks)**

5.8 Bicycle Parking – Total Provided

- Secure Residential Total - 1,606 spaces**
 - Kingsway Tower - 536 spaces
 - Feature Tower - 586 spaces
 - Edmonds Tower - 484 spaces
- Residential Visitor Total - 83 spaces (in racks)**
- Secure Commercial Employee Total - 56 spaces**
- Commercial Visitor Total - 128 spaces (in racks)**

5.9 End of Trip Facilities - 41 m² (445 sq.ft.) facility

5.10 Loading – Total Required & Provided

- Residential (all towers) - 3 spaces**
- Commercial (all uses) - 6 spaces**

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5.11 Communal Facilities (excluded from FAR calculations)

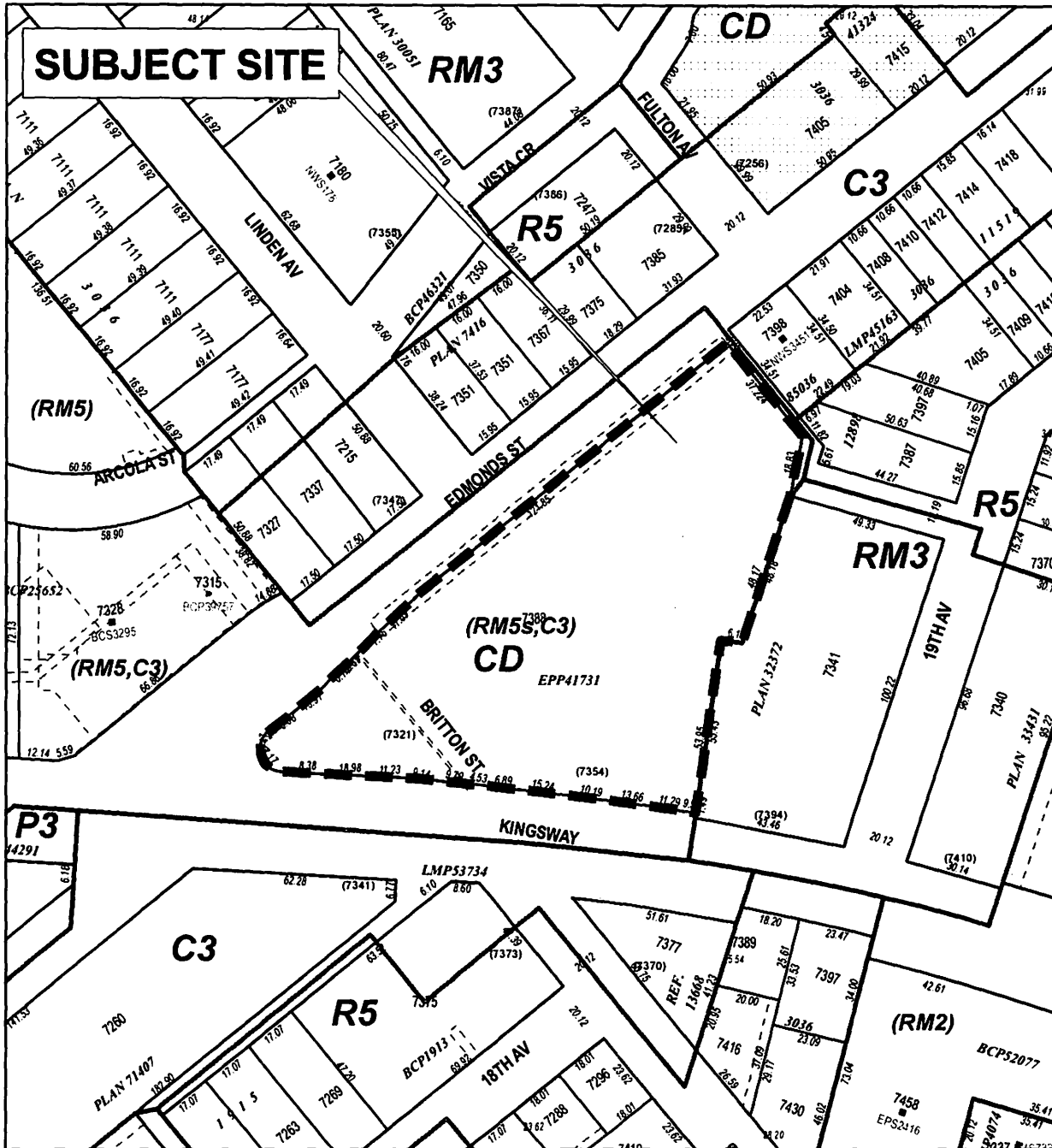
Communal facilities for residential tenants, largely unchanged from Rezoning Reference #12-26, are located on the roof of the commercial podium at Level 4. Outdoor amenities include extensive landscaping, garden plots, a children's play area, outdoor theatre, patios, and a bocce / lawn bowling area. Indoor amenities include meeting rooms for each of the residential towers and a basketball court, squash court, fitness gym, changing facilities, and two lounges within a central amenity complex. The total indoor amenity area measures 1,097 m² (11,804 sq.ft.).

Commercial amenities are unchanged from the previous rezoning proposal and focus around the engaging urban design and treatment along Edmonds Street and Kingsway, which will include street-fronting retail uses, two plazas, informal public spaces, a water feature, seating, in-ground LED lighting, landscaped boulevards, and public art.


Lou Pelletier, Director
PLANNING AND BUILDING

KH:
Attachments

cc: Director Engineering
Director Finance
Director Parks, Recreation and Cultural Services
City Clerk
City Solicitor



PLANNING & BUILDING DEPARTMENT



DATE:
MAR 01 2016

SCALE:
1:2,000

DRAWN BY:
AY

REZONING REFERENCE #16-12
7388 KINGSWAY



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

Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change

