



Item .....
Meeting ..... 2016 October 24

COUNCIL REPORT

**TO:** CITY MANAGER 2016 October 19

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #15-52**  
**Townhouse Project with Underground Parking**  
**Edmonds Town Centre Plan**

**ADDRESS:** 6921, 6931, 6939, 6947, 6957 and 6965 Arcola Street (see *attached* Sketches #1 and #2)

**LEGAL:** Lots 15-20, Block B, DL 95, Group 1, NWD Plan 1264

**FROM:** R5 Residential District

**TO:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and the development plan entitled "6921 – 6965 Arcola Street Burnaby, B.C." prepared Ankenman Marchand Architects.)

**APPLICANT:** Kingswood Real Estate Management Inc.  
322-9440 202 Street  
Langley, BC V1M 4A6  
(Attn: Ketan Ladva)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2016 November 22.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 November 07 and to a Public Hearing on 2016 November 22 at 7:00 p.m.
2. **THAT** a copy of this report be forwarded to the property owners of 6975, 6983, 6993 and 7035 Arcola Street.
3. **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. 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 submission of an undertaking to remove 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 consolidation of the net project site into one legal parcel.
- f. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- g. The undergrounding of existing overhead wiring abutting the site.
- h. The granting of any necessary Section 219 Covenants including restricting enclosure of balconies and providing that all disabled parking is to remain as common property.
- i. Compliance with the guidelines for underground parking for residential visitors.
- j. The pursuance of Stormwater Management Best Practices in line with established guidelines.
- k. The review of a detailed Sediment Control System by the Director Engineering.
- 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.

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- 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 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 townhouse development with 22 units and full underground parking.

### **2.0 BACKGROUND**

- 2.1 The subject site is located on the north side of Arcola Street, east of Griffiths Avenue (see *attached* Sketch #1). The site is comprised of six lots which are all currently zoned R5 Residential District and each is improved with a single-family dwelling in fair to poor condition. To the west is a four-unit townhouse development constructed in 2010 under Rezoning Reference #05-15. To the north, across the lane are older low-rise multiple family developments. To the south across Arcola Street are single-family dwellings as well as a four-unit townhouse development constructed in 2010 under Rezoning Reference #07-21. To the east are single-family dwellings with an older low-rise apartment building beyond.
- 2.2 The subject site, located within the Sub-Area 1 of the Council-adopted Edmonds Town Centre Plan, is intended to form a larger site consolidation that includes 6975, 6983 and 6993 Arcola Street for Comprehensive Development based on RM3 Multiple Family District guidelines (see *attached* Sketch #2).
- 2.3 The applicant has indicated that they have made efforts to acquire the next two adjacent lots on Arcola Street for inclusion in the development site. The applicant submitted offers to purchase to the property owners, but has indicated that those property owners are not interested in selling at this time. The Legal and Lands Department has reviewed the submitted offers and advised that both offers reflect market value. The remaining

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three properties could form a separate future consolidated site on their own, or in combination with the older apartment building at 7035 Arcola Street. However, it is noted that should the three single-family lot consolidation proceed in the future, the resultant lot would not meet the minimum area requirements of the RM3 District and thus would need to redevelop using the RM2 District as a guideline. A copy of this report is proposed to be sent to the property owners of 6975, 6983, 6993 and 7035 Arcola Street for information purposes.

- 2.4 Given the site's Town Centre location, the site would be eligible for the amenity bonus provisions of the Zoning Bylaw under the RM3s District. However, the applicant has indicated that they do not wish to pursue the additional density potential due to the townhouse form they are proposing.
- 2.5 On 2016 January 20, Council 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 submitted a plan of development suitable for presentation to a Public Hearing.

### **3.0 GENERAL COMMENTS**

- 3.1 The development proposal is for a three-storey townhouse development with 22 units. The maximum proposed density of the project is 1.1 F.A.R with full underground parking. Vehicular access is to be provided from a rear lane.
- 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 Arcola Street to the corner of Griffiths Avenue abutting the development site and the adjacent 7006 Griffiths Avenue to its final Town Centre standard including separated sidewalks, cycle facilities, and street trees set within rainwater management amenity areas. City funding, under a cost share agreement, is available for the construction of Arcola Street adjacent to the site at 7006 Griffiths Avenue. An allocation for this work will be made in the 2017 Development Coordinated Works (Roads) component of the 2017 – 2021 Provisional Financial Plan.
- 3.3 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:

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- Section 219 Covenant restricting the enclosure of balconies; and,
- Section 219 Covenant providing that all disabled parking to remain as common property.

- 3.4 One car wash stall is required and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.5 The developer is responsible for the undergrounding of overhead wiring in the lane abutting the site.
- 3.6 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.
- 3.7 Given that the development site area is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 3.8 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 \$800.00 per unit
  - c) GVS & DD Sewerage Charge of \$1,515 per townhouse unit

#### 4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area: - 2,208.9 m<sup>2</sup> (23,776 sq.ft.)  
 (Subject to detailed survey)
- 4.2 Density:
- |                                    |   |  |
|------------------------------------|---|--|
| F.A.R. Permitted & Provided        | - | 1.1 F.A.R.                             |
| Gross Floor Area (G.F.A.) Proposed | - | 2,474.8 m <sup>2</sup> (26,639 sq.ft.) |
| <u>Site Coverage</u>               | - | 44.5 %                                 |
- 4.3 Height - 3 Storeys
- 4.4 Unit Mix
- |                                |   |   |
|--------------------------------|---|---|
| 22 – 3 Bedroom Townhouse units | - | 377 m <sup>2</sup> to 138 m <sup>2</sup><br>(1,237 sq.ft. – 1,496 sq.ft.) |
|--------------------------------|---|---|

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4.5 Vehicle Parking:

Residential @ 1.75 spaces / unit	-	39 (includes 6 visitor parking spaces)
Disabled space	-	1 space (included in total)
Car Wash Stall	-	1 space

Bicycle Parking:

Secure Residential @ 1 space / unit	-	22
Visitor Racks @ 0.2 spaces / unit	-	4

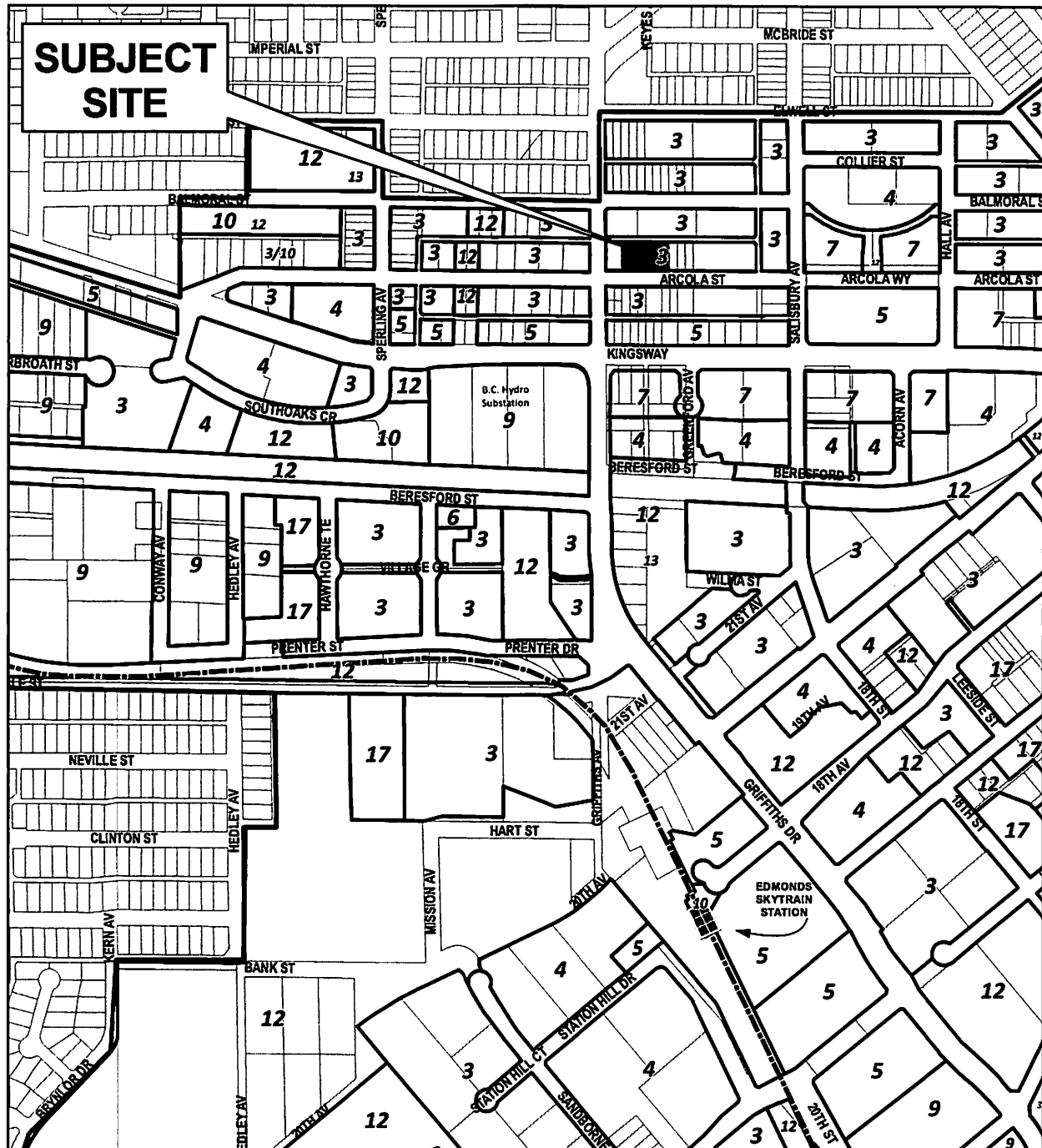
  
Lou Pelletier, Director  
PLANNING AND BUILDING

SMN:spf

***Attachments***

cc: Director Engineering  
City Solicitor  
City Clerk





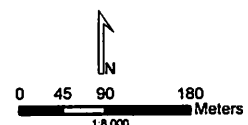
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| 1 Single and Two Family Residential          | 9 Industrial   |
| 3 Medium Density Multiple Family Residential | 10 Institutional   |
| 4 High Density Multiple Family Residential   | 12 Park and Public Use/Public School                                   |
| 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



Printed on September 22, 2016

Sketch #2