

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT COMMITTEE

DATE: 2018 April 19

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 71130 20
*Reference: Edmonds Town
Centre Area 5*

**SUBJECT: RESPONSE TO DELEGATION
7465 GRIFFITHS DRIVE
EDMONDS TOWN CENTRE PLAN**

PURPOSE: To respond to a delegation requesting support for a high density residential development for the property at 7465 Griffiths Drive.

RECOMMENDATION:

1. **THAT** a copy of this report be sent to the property owner of 7465 Griffiths Drive and to Terra Special Projects Ltd. for information.

REPORT

1.0 BACKGROUND

On 2018 February 27, the Planning and Development Committee received a delegation consisting of Mr. Hugh Forester, of Terra Special Projects Ltd. who was seeking support, contrary to the adopted Plan designation, to permit a high-density development on the subject site. A specific request was made for the City to consider a change to the community plan to permit the construction of a thirty-seven storey market residential tower using the RM5s District (at 5.0 FAR) adjacent to an eight-storey non-market residential building (at 1.9 FAR). Arising from that discussion, the Committee requested that staff provide further information regarding the site within the context of the Edmonds Town Centre Plan.

This report responds to the Committee's request for further information, and provides background on the site's context within the currently adopted Community Plan.

2.0 PROPERTY DESCRIPTION AND COMMUNITY PLAN CONTEXT

The subject property is located at the northwest corner of Rumble Street and Griffiths Drive, has an area of approximately 2,941.83 m² (31,665.6 sq.ft), and is currently occupied with an older light-industrial building (see Sketch #1 *attached*). The property is split-zoned M2 General Industrial District and M5 Light Industrial District and is designated for low-rise multiple family

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redevelopment in the Edmonds Town Centre Plan for Comprehensive Development District (using the RM3s Multiple Family District as a guideline (see Sketch #2 *attached*).

The Edmonds Town Centre Plan was adopted by Council in 1994 after an extensive community consultation process. One of the central organizing principles of the Plan was the concentration of high density development into two organizing nodes. The first node, the primary Town Centre Core, is centered around the intersection of Kingsway and Salisbury at what is now the Highgate Village development. The second node, the Station Core, is centered around the Edmonds SkyTrain Station. Notable development in the Station Core includes the City in the Park neighbourhood as well as the head offices of BC Hydro. In 2015, the Edmonds Town Centre Plan was amended to include a third node to permit the development of the master planned community at Southgate. This newer third node at Southgate is envisioned to form its own complete community with residential, commercial and recreational space, and is intended to relate to the Primary and Station cores through an integrated network of transportation and open space.

The subject site is not located within any of the three core areas identified for high-density multiple family development in the adopted plan. The surrounding context for the site is low-rise, ground-oriented residential development complemented by an extensive system of open space and parks.

3.0 DEVELOPMENT OF 7465 GRIFFITHS DRIVE

As noted above, the Planning and Development Committee received a delegation requesting support to permit a thirty seven-storey tower for market housing and a eight storey component for non-market housing. The high rise component of the site would require the use of the RM5s District and the non-market component would require the addition of further residential density, likely by including an additional RM4 District and having density being additive. The site is designated in the Edmonds Town Centre Plan for medium density multiple-family residential development using the RM3s District as a guideline and there is no other Council adopted policy pertinent to the proponent's request, this department is unable to support the development form and densities that were presented to the Committee. It is noted that the site's town centre designation in the Official Community plan and its designation for low-rise multiple family development in the Edmonds Town Centre Plan has given the community certainty about the area's redevelopment potential. In a more general sense, this certainty, established and reinforced by Burnaby's strong tradition of adherence to adopted policy, is relied upon by the community when important decisions are made. Therefore, as the requested amendment cannot be viewed as a clarification of adopted policy, but rather a significant departure from it and one without a clear context from a land use perspective, the department is not able to support the requested Plan change.

The proponent for the application also inquired about the Cedar Place site which is also located in the Edmonds Town Centre Plan at 7121 and 7101 14th Avenue, directly to the north of the Southgate Master Plan site. The Cedar Place site is currently occupied with a low-density townhouse development and was identified originally in the Edmonds Town Centre for ground

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oriented multiple family development. In the context of a partnership between the developer Ledingham McAllister, BC Housing and the City; Cedar Place has been proposed for redevelopment with the existing 90 units of affordable housing being relocated onto a new facility at Southgate with an additional 91 units created on the Cedar Place itself (Rezoning Reference #14-27 and #15-25). In order to facilitate this additional new non-market housing, the use of the RM4 District has been proposed on the Cedar Place site with a total FAR of 2.0. This approach achieved the renewal of the existing aging non-market housing within a six-storey built form that remains in character with both the high-density development at Southgate to the south and the low rise ground-oriented form to the north. It should also be noted that the Cedar Place proposal was supported as an extension of the previously approved Southgate node, and that it did not result in a change of development form from the low-rise designation in the Edmonds Town Centre Plan.

With adoption of the recommendation of this report by the Committee, staff would contact the proponents to convey a copy of this report for their information. Staff would further indicate to the proponent support for redevelopment of the site under the currently adopted plan, utilizing the RM3s District as a guideline for market residential development, with a maximum FAR of 1.5 inclusive of a 0.4 FAR density bonus component. Staff would also be available to review potential options for inclusion of a non-market component where the resultant overall built form is consistent with low-rise form and density of the adopted plan. Such a proposal would have a basis for support as the overall development forms and densities would be in keeping with the framework of the adopted Plan.

In summary, this department is not able to support the applicant's request as the proposal is considered to not be in keeping with the existing adopted Community Plan. Generally, significant changes to an adopted Plan on a site by site basis cannot be supported. Such requests generally conflict with the City's well established community planning approach to develop community supported long-range plans, and to remain consistent in their application to provide certainty and compatible development in the City. This general approach to community planning in Burnaby has been successful and well accepted as it creates an atmosphere of support and predictability for Council, property owners, and most importantly, the broader public and the community with a Plan area.

This is for the information of the Committee.

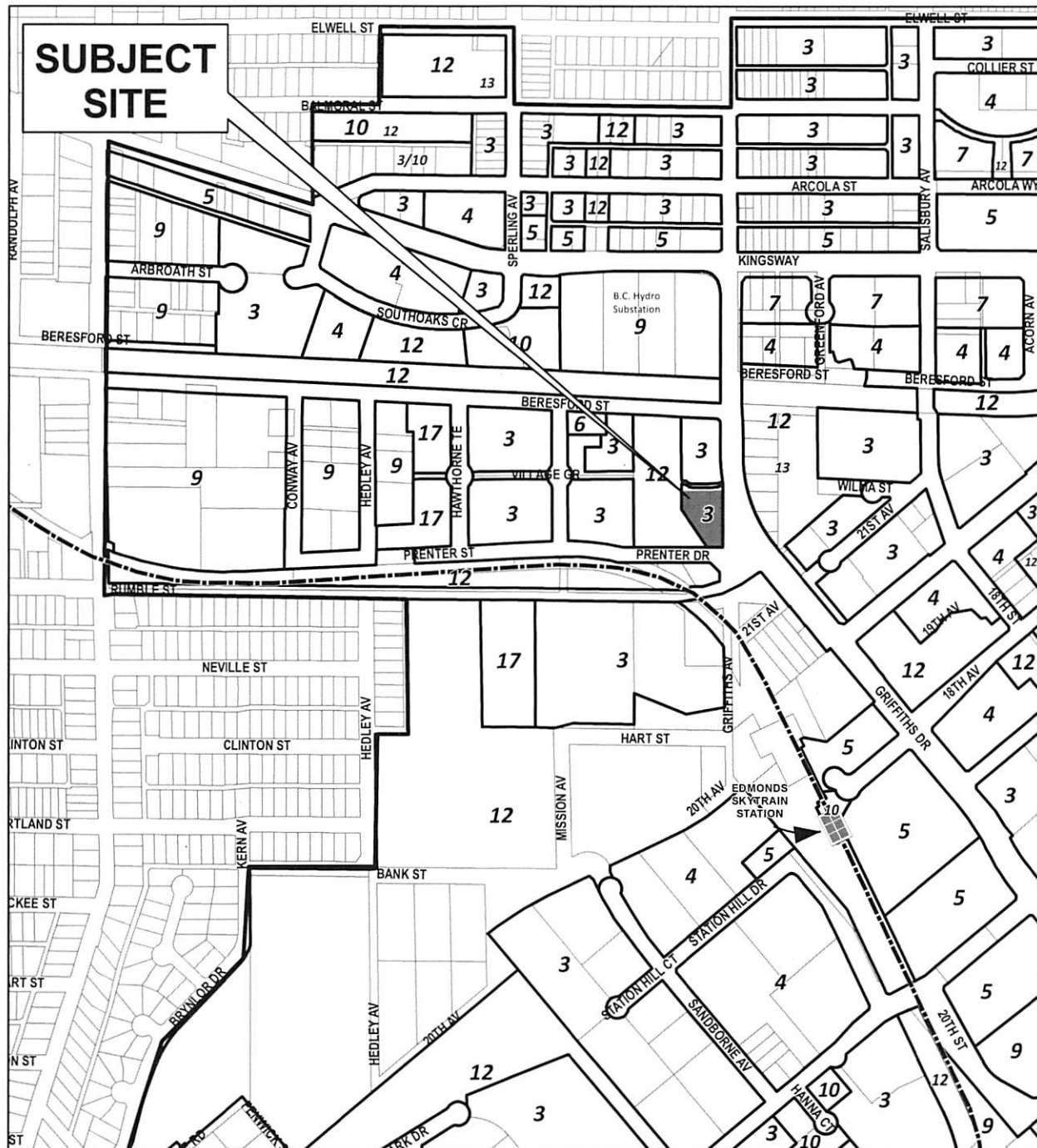

Lou Pelletier, Director
PLANNING AND BUILDING

DR:eb

Attachments

cc: City Manger
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

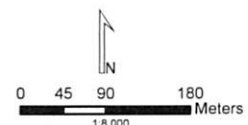


PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change

Printed on March 15, 2018

Edmonds Town Centre Plan Development Guidelines



Sketch #2