
TO: CITY MANAGER 2018 June 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-18**
Townhouse Development with Underground Parking
Edmonds Town Centre, Sub-Area 2

ADDRESS: 7447 and 7453 14th Avenue (*attached* Sketches #1 and #2)

LEGAL: Lot 2, DL 29, Group 1, NWD Plan 4900; Lot 84, DL 29, Group 1, NWD Plan 50533

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled “14th Avenue Townhomes” prepared by Grimwood Architecture and Urban Design.)

APPLICANT: Fairwater Properties Ltd.
301 – 3185 Willingdon Green
Burnaby, BC V5G 4P3

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2018 July 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 July 09 and to a Public Hearing on 2018 July 24 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 of the conditions for the release of occupancy permits will be the completion of all requisite services.

To: City Manager
From: Director Planning and Building
Re: Rez # 16-18, 7447 and 7453 14th Avenue
2018 June 20 Page 2

- 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 removal of all existing improvements from the site prior to Final Adoption.
- e) The consolidation of the net site into one legal parcel.
- f) The review of a detailed Sediment Control System by the Director Engineering.
- g) The pursuance of Stormwater Management Best Practices in line with established guidelines.
- h) The granting of any necessary statutory rights-of-way, easements and/or covenants including:
 - a Section 219 Covenant restricting the enclosure of balconies;
 - a Section 219 Covenant ensuring that all disabled parking remain as common property; and,
 - a Section 219 Covenant ensuring that the visitor parking gate remains open during daylight hours.
- i) 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.
- j) The deposit of the applicable Parkland Acquisition Charge.
- k) The deposit of the applicable GVS & DD Sewerage Charge.
- l) The deposit of the applicable School Site Acquisition Charge.
- m) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- n) 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 (21 unit) townhouse development with underground parking.

2.0 BACKGROUND

- 2.1 The subject site is comprised of two properties and is located on the north side of 14th Avenue between Kingsway and Mary Avenue (see *attached* Sketch #1). Each property is currently improved with a single family dwelling that is in poor condition. To the north, east and south across 14th Avenue are multiple-family developments. To the west are single and two-family dwellings. Vehicular access to the site is from 14th Avenue.
- 2.2 The subject site, located within Sub-Area 2 of the Council-Adopted Edmonds Town Centre Plan, is intended to form a two-lot consolidation for Comprehensive Development based on RM2 Multiple Family District guidelines (see *attached* Sketch #2). To the west, the properties at 7439, 7429, 7421 14th Avenue and two properties addressed 7590 Kingsway, as well as the adjacent redundant road right-of-way, are identified for consolidation and rezoning to the Comprehensive Development based on RM2 Multiple Family Residential District and C1 Neighbourhood District guidelines. However, due to the newer two-family dwellings located within that desired assembly at 7421 and 7429 14th Avenue, the full five-lot consolidation will not likely be achieved in the near to medium term. As an alternative, 7439 14th Avenue could be consolidated with the subject site, and the applicant has presented a written offer to purchase the property, however, the property owner has not indicated an interest in selling at this time. It is noted that 7439 14th Avenue could also be redeveloped independently with the adjacent redundant road right-of-way as a townhouse development under Comprehensive Development rezoning based on RM2 Multiple Family District guidelines.
- 2.3 Council, on 2016 May 25, received a report from 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 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 21 unit, three-storey townhouse development with full underground parking. The maximum density permitted under the RM2 District guideline is 0.9 F.A.R with full underground parking.

To: City Manager
 From: Director Planning and Building
 Re: Rez # 16-18, 7447 and 7453 14th Avenue
 2018 June 20 Page 4

- 3.2 A road dedication of 1.5 metres along 14th Avenue is required.
- 3.3 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 14th Avenue to its final Town Centre Standard including separated sidewalks, cycle facilities, and street trees set within rainwater management amenity areas; and upgrading the existing north-south pedestrian walkway to a 3 m pavement width with lighting.
- 3.4 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 the enclosure of balconies;
 - Section 219 Covenant restricting ensuring that all disabled parking remain as common property; and,
 - Section 219 Covenant ensuring that the visitor parking gate remains open during daylight hours.
- 3.5 Engineering Environmental Services Division will need to review the 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 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 \$4,695 per dwelling unit.
 - c) School Site Acquisition Charge of \$800 per unit.
- 3.7 Given the size of the site, storm water management best practices are acceptable in lieu of a formal storm water management plan.

4.0 DEVELOPMENT PROPOSAL

4.1	<u>Gross Site Area</u>	-	2,440.5 m ² (26,269 sq.ft.)
	Dedications	-	60.0 m ² (646 sq.ft.)
	Net Site Area	-	2,380.5 m ² (25,623 sq.ft.)
4.2	<u>Density:</u>		
	FAR Permitted and Provided	-	0.9 FAR
	Gross Floor Area (GFA)	-	2,196.5 m ² (23,642 ft.)
	<u>Site Coverage:</u>	-	41 %

To: City Manager
From: Director Planning and Building
Re: Rez # 16-18, 7447 and 7453 14th Avenue
2018 June 20 Page 5

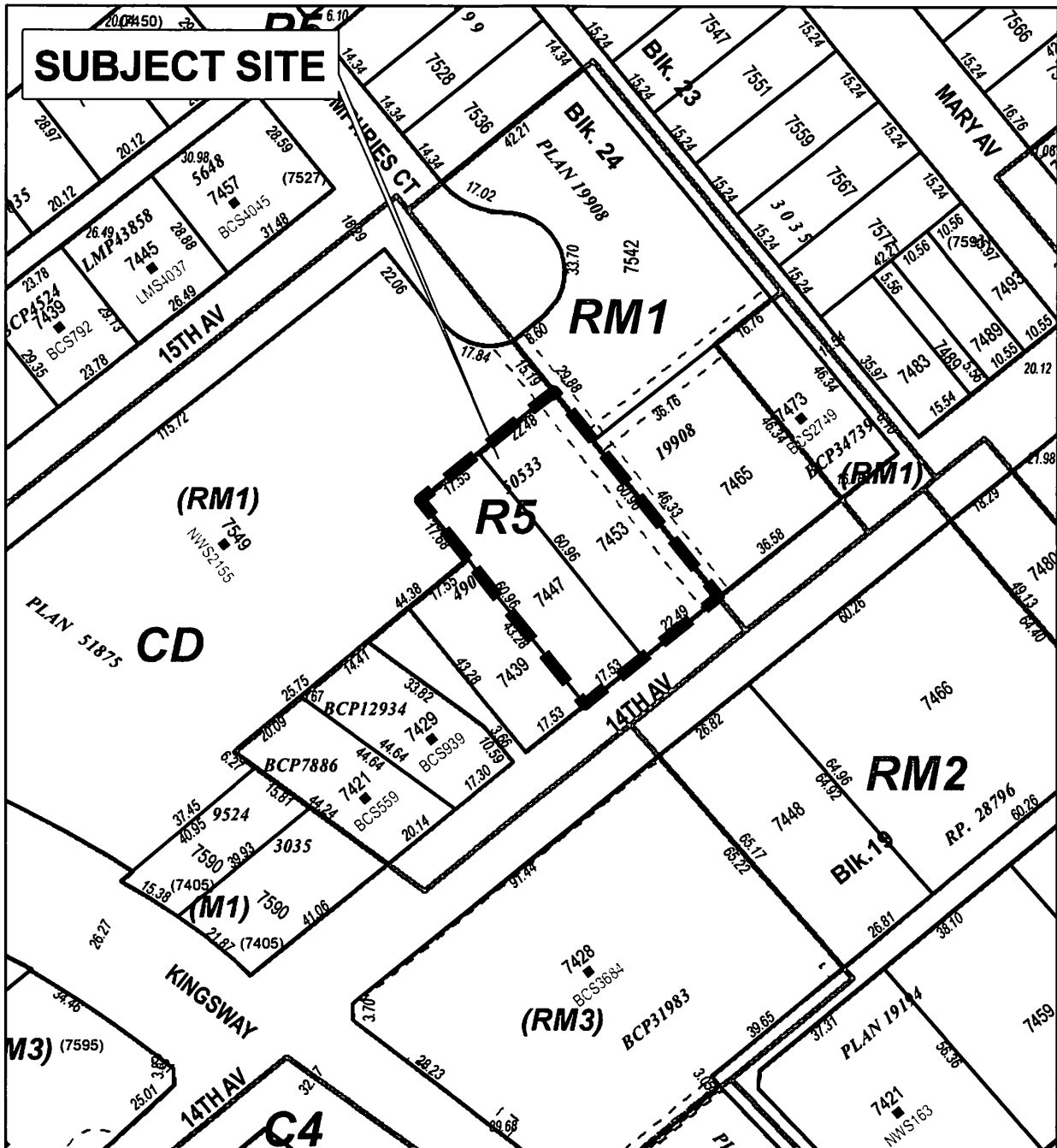
- 4.3 Height: - 3 Storeys
- 4.4 Unit Mix:
21 –3 Bedroom units - 90.5 – 111.9 m² (974 – 1,205 sq. ft.)
- 4.5 Parking:
- Required and provided - 37 (including 5 visitor parking spaces plus 1 car wash stall)
21 units @ 1.75 spaces per unit
- Bicycle Parking Required and provided - 25 spaces (including 4 visitor spaces in racks)
@ 1 per unit and 0.2 spaces for visitors


Lou Pelletier, Director
PLANNING AND BUILDING

DR:tn

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

JUN 18 2018

SCALE:

1:1,500

DRAWN BY:

AY

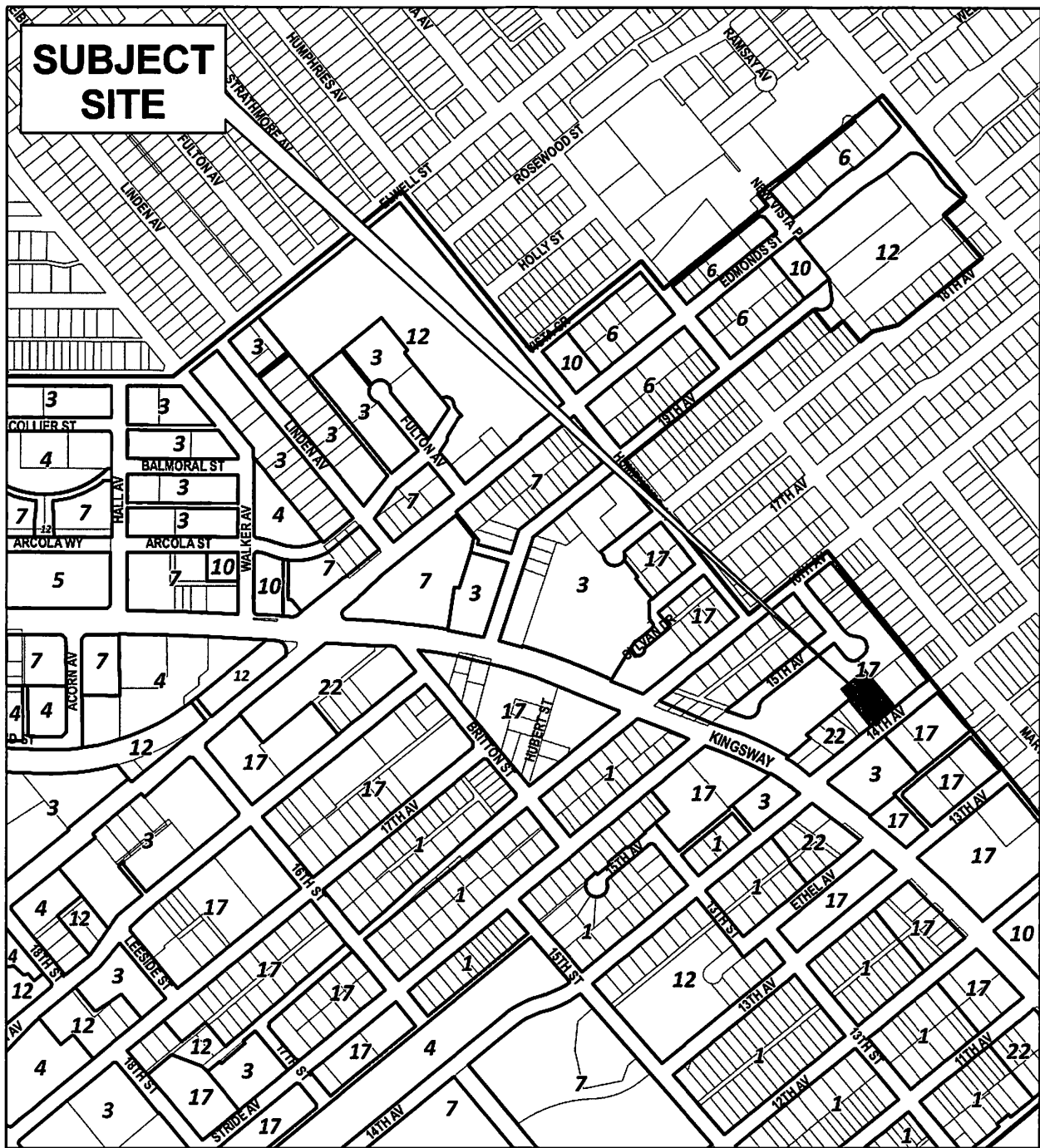
REZONING REFERENCE #16-18
7447 AND 7453 14TH AVENUE



Subject Site

Sketch #1

**SUBJECT
SITE**



- | | |
|---|---|
| 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

