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**TO:** CITY MANAGER **DATE:** 2018 August 22

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20  
*Reference:* Rez# 16-18

**SUBJECT:** REZONING REFERENCE #16-18  
TOWNHOUSE DEVELOPMENT WITH UNDERGROUND PARKING  
EDMONDS TOWN CENTRE PLAN  
RESPONSE TO PUBLIC HEARING ISSUES

**PURPOSE:** To respond to issues raised at the Public Hearing for Rezoning Reference #16-18.

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**RECOMMENDATION:**

1. **THAT** a copy of this report be sent to the applicant and those who spoke at, or submitted correspondence to, the Public Hearing for Rezoning Reference #16-18.

**REPORT****1.0 BACKGROUND**

On 2018 July 24, a Public Hearing was held for Rezoning Reference #16-18. The subject rezoning application proposes the construction of a 21 unit townhouse development with underground parking (see *attached* Sketches #1 and #2).

At the Public Hearing, one written and four oral submissions were received. Issues raised in the submissions generally included concerns related to form of development and building setbacks, parking, landscaping/trees and pests/rodents on the property.

This report addresses Council's request to provide further information on the issues raised at the Public Hearing for Rezoning Reference #16-18.

**2.0 ISSUES RAISED***Issue #1 - Development Form and Setbacks*

Concerns were raised regarding the number of units on-site as well as the resulting built form and proposed setbacks.

*Response:*

The subject site is located within the Edmonds Town Centre Plan and is designated for townhouse development with a maximum FAR of 0.9. The development does not include the

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available 0.1 FAR density bonus, and is thus not being developed to its full potential under the adopted Plan. The site's townhouse form is considered to be in keeping with the area context and the general intent of the Edmonds Town Centre Plan.

The proposed site design accommodates a total of 21 townhouse units, which is considered to be in line with a site of this size.

With regard to the setbacks, the proposed design accommodates 15 foot setbacks to the rear, front and the eastern side yard. The proposed western side setback is 10 feet. The proposed setbacks are generally considered in-line with other townhouse designs that have been constructed within the context of the Edmonds Town Centre.

#### *Issue #2- Parking*

Concerns were raised regarding the amount of parking provided.

#### *Response:*

As indicated above, the proposed form of development accommodates 21 townhouse units. The Zoning Bylaw requires 1.75 spaces per unit (of which 0.25 are visitor) to be provided, which is the most stringent residential parking requirement in the Zoning Bylaw. In keeping with the Zoning Bylaw, a total of 37 parking spaces are proposed for the development including five visitor parking spaces.

As such, it is considered that the proposed development provides sufficient parking to accommodate the units.

#### *Issue #3 - Landscaping*

Concerns were raised regarding the landscaping and the preservation of existing trees on site.

#### *Response:*

The applicant has prepared an arborist report with a total of 27 trees of varying condition currently located on the site. As the site will be fully excavated for development, retention of trees on the site is not possible. A tree survey will be required identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planning plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.

The proposed landscape plan provides for a total of 35 new trees along the site's perimeter and interior, as well as other shrubs and groundcover, and an additional four new street trees.

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#### *Issue #4 – Pests and Rodents on the Property*

Concerns were raised regarding the existence of pests and rodents at the existing dwellings that may be displaced at demolition.

#### *Response:*

The applicant has indicated that an appropriate pest control management plan will be implemented prior to demolition of the existing dwellings. The pest control management plan would consist of identification of any pests, as well as their removal, with subsequent inspections and monitoring prior to the disturbance of the existing dwellings to be demolished.

### **3.0 CONCLUSION**

The development proposal for the subject rezoning application (Rezoning Reference #16-18) is for the construction of 21 townhouse units with full underground parking. With regard to the site's built form, the townhouse form is considered to be in keeping with the area context and the general intent of the Plan. The on-site vehicle parking is proposed to be provided utilizing the most stringent residential parking requirement of 1.75 spaces per unit under the Zoning Bylaw. With regard to landscaping, replacement along the site's perimeter and interior, as well as other shrubs and groundcover will be provided. As a condition to the subject rezoning application, an appropriate pest control management plan will be implemented prior to demolition of the existing dwellings.

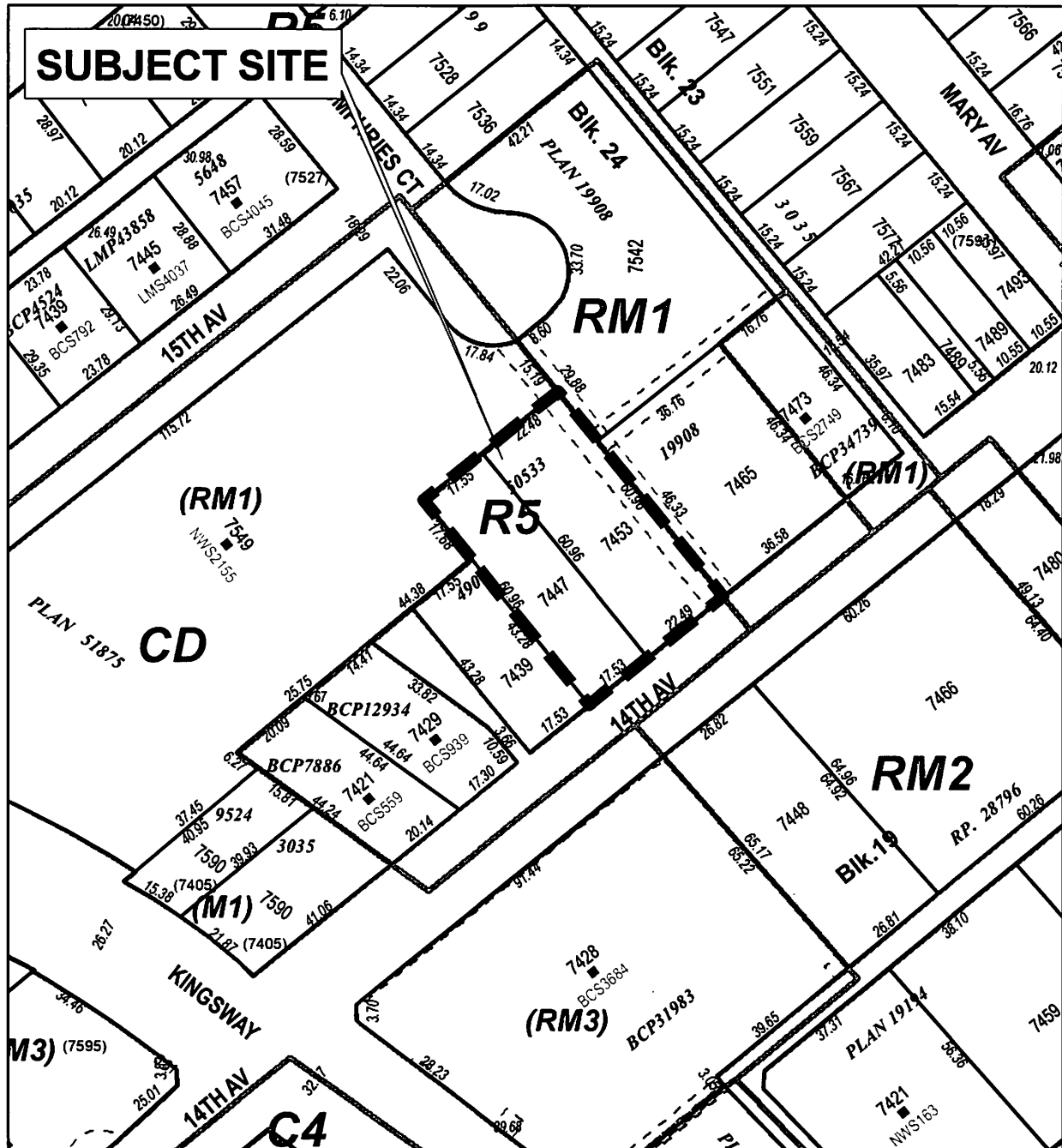
In view of the above, the development proposal continues to be supportable. It is recommended that a copy of this report be sent to the applicant and those who spoke at, or submitted correspondence to, the Public Hearing for Rezoning Reference #16-18.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

DR:tn

#### ***Attachments***

cc: Chief Building Inspector  
City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

JUN 18 2018

SCALE:

1:1,500

DRAWN BY:

AY

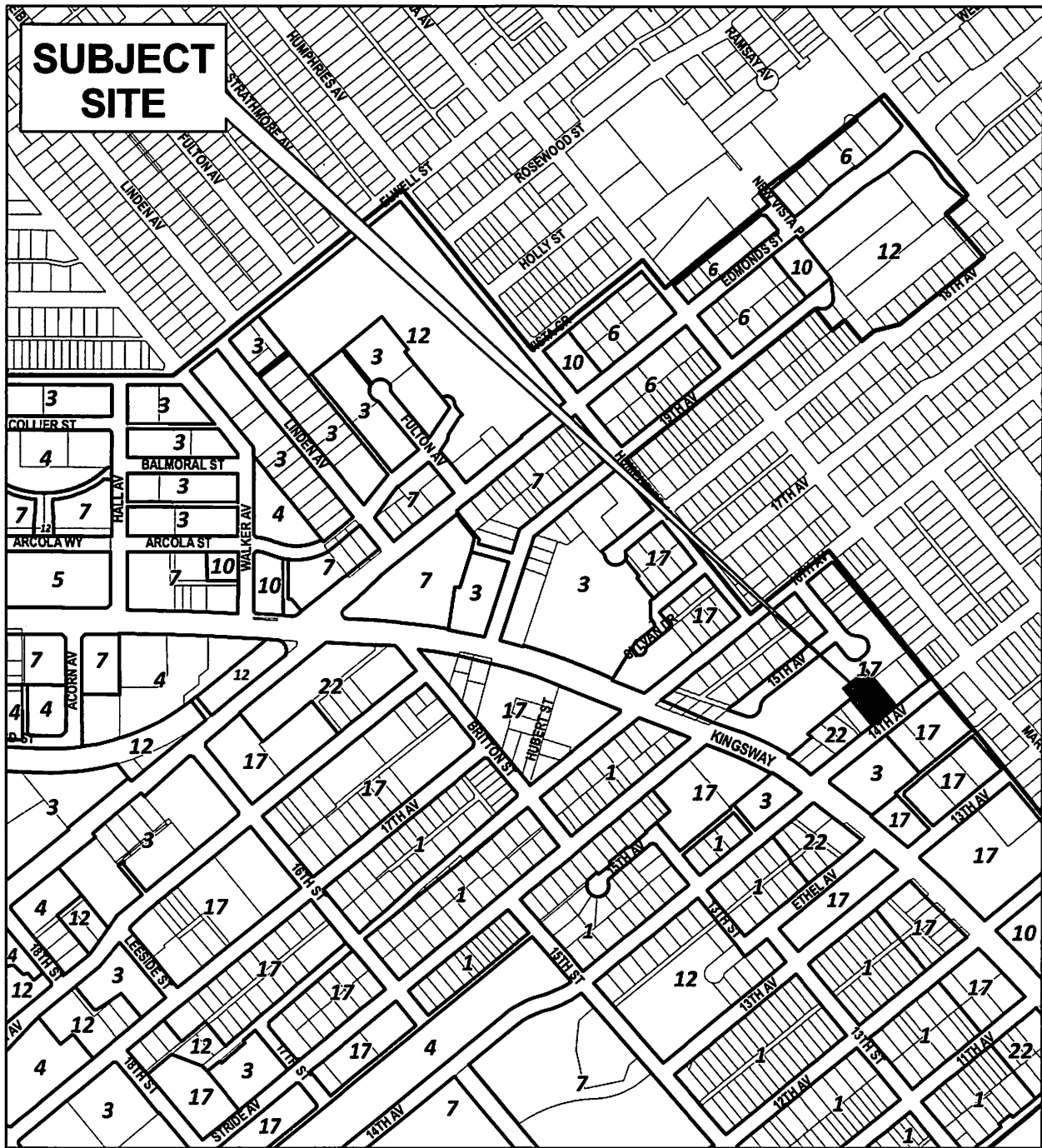
REZONING REFERENCE #16-18  
7447 AND 7453 14TH AVENUE



Subject Site

Sketch #1

**SUBJECT  
SITE**



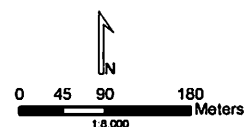
- |   |   |
|---|---|
| <b>1</b> Single and Two Family Residential          | <b>9</b> Industrial   |
| <b>3</b> Medium Density Multiple Family Residential | <b>10</b> Institutional   |
| <b>4</b> High Density Multiple Family Residential   | <b>12</b> Park and Public Use/Public School                                   |
| <b>5</b> Commercial                                 | <b>17</b> Low or Medium Density Multiple Family Residential (Ground Oriented) |
| <b>6</b> Medium Density Mixed Use                   | <b>22</b> Low/Medium Density Mixed Use  |
| <b>7</b> High Density Mixed Use                     |   |

## Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



Printed on June 18, 2018

**Sketch #2**