

---

**TO:** CITY MANAGER 2019 March 20

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #18-09**  
**Townhouse Development with Underground Parking**  
**Edmonds Town Centre, Sub-Area 3**

**ADDRESS:** 6438 Byrnespark Drive (*attached* Sketches #1 and #2)

**LEGAL:** Lot 8 District Lot 155a Group 1 New Westminster District Plan LMP30202

**FROM:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District as guidelines)

**TO:** Amended CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development plan entitled “Proposed Multi-Family Development” prepared by Integra Architecture Inc.)

**APPLICANT:** Polygon Development 341 Ltd.  
900 – 1333 West Broadway  
Vancouver, BC V6H 4C2  
Attn: Lorne Wolinsky

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2019 April 30

---

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 April 08 and to a Public Hearing on 2019 April 30 at 6:00 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

To: City Manager  
From: Director Planning and Building  
Re: Rez # 18-09 6438 Byrnepark Drive  
2019 March 20 ..... Page 2

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 dedication of any rights-of-way deemed requisite.
- e) The completion of the sale of City property.
- f) The review of a detailed Sediment Control System by the Director Engineering.
- g) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- 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;
  - a Section 219 Covenant preventing age restrictions;
  - a Section 219 Covenant to guarantee the provision and continuing operation of methane gas monitoring;
  - a Section 219 Covenant protecting the streamside protection and enhancement areas (SPEA); and,
  - a statutory right-of-way for pedestrian access across the site.
- 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) Compliance with the Council-adopted sound criteria.
- k) The submission of a geotechnical review regarding the stability of the site to accommodate the proposed development, to the approval of the Chief Building Inspector and granting of a Section 219 Covenant respecting the approved report.
- l) Installation of protective chain link fencing along the property line adjacent to Byrne Woods Park.

- m) The submission of a Green Building Strategy.
- n) The completion of an environmental assessment.
- o) Compliance with the Council-adopted sound criteria.
- p) Compliance with the guidelines for surface and underground parking for residential visitors.
- q) The deposit of the applicable Parkland Acquisition Charge.
- r) The deposit of the applicable GVS & DD Sewerage Charge.
- s) The deposit of the applicable School Site Acquisition Charge.
- t) The deposit of the applicable per unit Edmonds Town Centre South Grade-separated Crossing Cost Charge.
- u) The provision of facilities for cyclists in accordance with Section 5.5 of the rezoning report.
- v) 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 the construction of a four-storey apartment building with underground parking, as well as townhousing with surface parking.

### **2.0 POLICY FRAMEWORK**

The proposed approach aligns with the following goals and sub-goals of the Corporate Strategic Plan:

To: City Manager  
From: Director Planning and Building  
Re: Rez # 18-09 6438 Byrnpark Drive  
2019 March 20 ..... Page 4

- **A Connected Community**
  - Social Connection – Enhance social connections throughout Burnaby
- **A Dynamic Community**
  - Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries
  - Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging
- **An Inclusive Community**
  - Serve a diverse community – Ensure City services fully meet the needs of our dynamic community
  - Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

### 3.0 BACKGROUND

- 3.1 The subject property is located at the northeast corner of Southridge Drive and Byrnpark Drive and currently vacant and treed. To the northwest is a vacant and treed City-owned site identified for future ground oriented multiple family development. To the east and northeast are Taylor Park and Byrne Woods Park. To the west, across Byrnpark Drive, is the Byrne Creek Ravine Park. To the south, across Southridge Drive, are a number of single-family lots identified for future consolidation and redevelopment for ground-oriented multiple family development.
- 3.2 The subject site is located within Sub-Area 3 of the Council-adopted Edmonds Town Centre Plan, and is intended to be rezoned to the CD Comprehensive Development District based on the RM2 Multiple Family Residential District and Edmonds Town Centre Plan as guidelines (see Sketch #2 *attached*).
- 3.3 In 1996, a number of vacant City properties were consolidated into seven development sites with the intent to offer the development sites for sale by Public Tender over time. In addition, the Byrne Woods Park's site was created. In order to provide development guidelines, Council approved a master rezoning for the sites (Rezoning Reference #96-14), with a designation for Comprehensive Development utilizing the RM2 District and the Edmonds Town Centre Plan as guidelines. Primary servicing for the sites was provided under the City-initiated Subdivision Reference #71-95.

Since Council's granting of Final Adoption of Rezoning Reference #96-14 on 1996 October 07, four of the seven development sites have been tendered, rezoned and developed. The resultant development sites include: 7488 Southwynde Avenue (Ledgestone I, Rezoning Reference #02-08, constructed in 2003) and 7428 Southwynde Avenue (Ledgestone II, Rezoning Reference #03-64, constructed in 2005). Two further development sites were purchased and consolidated into 7418 Byrne Park Walk (Adera

To: City Manager  
From: Director Planning and Building  
Re: Rez # 18-09 6438 Byrnepark Drive  
2019 March 20 ..... Page 5

Green, Rezoning Reference #07-06, first phase constructed in 2009, second phase constructed in 2010).

The three remaining development sites at 6438 and 6488 Byrnepark Drive, and 7388 Southwynde Avenue remain under City ownership. The development sites range in size from 0.476 to 1.48 hectares (1.18 to 3.66 acres) and are heavily wooded.

- 3.4 The subject property was made available for sale by public tender in late 2017 and the applicant was the successful bidder. The sale of the property is subject to achieving Final Adoption of the subject rezoning
- 3.5 Council, on 2018 April 09, 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 now submitted a plan of development suitable for presentation to a Public Hearing.

#### **4.0 GENERAL COMMENTS**

- 4.1 The development proposal is for a four-storey apartment building, oriented towards the intersection of Byrnepark Drive and Southridge Drive, which accommodates 58 units with full underground parking, as well as 43 townhouse units with slab on grade parking.
- 4.2 Overall, the proposal is considered to embody exceptional urban design and architectural expression in terms of the building's siting, massing, pedestrian orientation and materiality. The proposed architectural form utilizes a West-Coast Contemporary aesthetic which compliments the site's wooded location. To complement the built form, a progressive landscape treatment is proposed with a centralized outdoor amenity area.
- 4.3 As indicated in the initial report, the applicant has been required to submit an environmental assessment of the site completed by a Qualified Environmental Professional. This assessment uncovered a small anthropogenic ephemeral creek which originates on the adjacent parcel at 6488 Byrnepark and bisects the subject development site. The applicant was required to apply to the City's Environmental Review Committee (ERC). At its 2018 September 26 meeting, the ERC accepted the applicant's proposal to relocate a portion of the creek along the northern and western property lines as well as the creation of a 20 metre protected riparian area. The resultant area is proposed to be placed under a Section 219 Covenant to ensure its continued maintenance. In addition, an extensive stormwater management plan is proposed which will create additional riparian habitat within raingardens and a bioswale along the Southridge Drive frontage of the site.

To: City Manager  
From: Director Planning and Building  
Re: Rez # 18-09 6438 Byrnespark Drive  
2019 March 20..... Page 6

- 4.4 As mentioned above, the development has a combination of underground and at-grade parking. The development requires 170 parking spaces of which 106 have been provided underground. As such, the maximum floor area for the development is 0.82 FAR. It is noted that, in accordance with Council Policy, 100% of the provided parking will be prewired for electrical vehicle charging infrastructure.
- 4.5 A road dedication of 2.0 metres along Byrnespark Drive is required.
- 4.6 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 back of curb works on Byrnespark Drive with separated sidewalks, cycle facilities, and street trees set within rainwater management amenity areas;
  - the construction of back of curb works on Southpoint Drive including an urban trail, and street trees; and,
  - the reconstruction of the on-site urban trail connection.
- 4.7 The existing on-site urban trail which connects Southridge Drive to Southpoint Drive will be reconstructed in its existing alignment and placed under a statutory-right-of-way.
- 4.8 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;
  - Section 219 Covenant to guarantee the provision and continuing operation of methane gas monitoring;
  - Section 219 Covenant protecting the streamside protection and enhancement areas (SPEA); and,
  - Section 219 Covenant preventing age restrictions.
- 4.9 A green building strategy will be required. Proposed green building features include but are not necessarily limited to:
- integrated rainwater management program that will consist of absorbent landscapes, infiltration swales, rain gardens, pervious paving, detention tanks and rain water leader capture;
  - step 2 of Building Code;
  - ASHRAE 90.1 compliant; and,
  - highly efficient heating system with limited carbon footprint.
- 4.10 The sale of this City-owned property will be completed at Final Adoption.

To: City Manager  
From: Director Planning and Building  
Re: Rez # 18-09 6438 Byrnepark Drive  
2019 March 20 ..... Page 7

- 4.11 The site will be mostly excavated for development, an arborist's report and tree survey will be required prior to Final Adoption 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 planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site. A selection of older higher value trees have been identified for retention. Four trees within Byrne Woods Park have been identified for removal and replacement due to their poor health and proximity to the property line. The developer will be required to install protective chain link fencing along the property line adjacent to Byrne Woods Park during construction to ensure all other trees within Byrne Woods Park will be protected during construction.
- 4.12 The subject development has provided 12 of the 58 single level units in the development as adaptable. As all of the adaptable units are 2 bedroom units the corresponding FAR exemption of 33.45 square metres (360 square feet).
- 4.13 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 4.14 Engineering Environmental Services Division will need to review the submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 4.15 Due to the proximity of the subject site to Southridge Drive, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 4.16 A geotechnical review of the subject site's soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 4.17 As mentioned above, a progressive stormwater management plan is proposed which includes the capture of roof runoff and its diversion to a bio-swale along the Southridge Drive frontage. The suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system, as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 4.18 Applicable Development Cost Charges are:
- a) Parkland Acquisition Charge
  - b) GVS & DD Sewerage Charge
  - c) School Site Acquisition
  - d) Edmonds Town Centre South Grade - Separated Crossing Cost Charge

To: City Manager  
 From: Director Planning and Building  
 Re: Rez # 18-09 6438 Byrnepark Drive  
 2019 March 20 ..... Page 8

## 5.0 DEVELOPMENT PROPOSAL

5.1	<u>Gross Site Area</u>	-	1.48 hectares (3.66 acres)
	Dedications	-	134.5 m <sup>2</sup> (1,448 sq.ft.)
	Net Site Area (subject to detailed survey)	-	1.46 hectares (3.61 acres)
5.2	<u>Density:</u>		
	FAR Permitted and Provided	-	0.82 FAR
	Gross Floor Area (GFA)	-	12,223.3 m <sup>2</sup> (131,570.5 sq.ft.)
	Accessible Unit Exemption	-	33.45 m <sup>2</sup> (360 sq.ft.)
	Net Floor Area	-	12,189.84 m <sup>2</sup> (131,210 sq.ft.)
	<u>Site Coverage:</u>	-	29 %
5.3	<u>Height:</u>	-	4 Storeys
5.4	<u>Unit Mix:</u>		
	<u>Apartment Building</u>		
	7 – 1 Bedroom and den units	-	66.7 - 67.82 m <sup>2</sup> (718 - 730 sq.ft.)
	39 – 2 Bedroom units	-	81.1 - 92.2 m <sup>2</sup> (873 - 992sq.ft.)
	<u>12 – Adaptable 2 bedroom units</u>	-	81.1 m <sup>2</sup> (873 sq.ft.)
	58 Total Apartment units		
	<u>Townhouses</u>		
	44 – 3 bedroom units	-	150.0 – 165.8 m <sup>2</sup> (1,593 - 1,785 sq.ft.)
	<b>102 Total Units</b>		
5.5	<u>Parking Required:</u>	-	170 total spaces
	Required 44 units @ 1.75 spaces per unit	-	77 spaces
	Required 58 units @ 1.6 spaces per unit	-	93 spaces
	<u>Parking Provided:</u>	-	194 spaces (including 26 visitor spaces and 1 car wash stall)
	Bicycle Parking Required @ 1 per unit and 0.2 spaces for visitors	-	123 spaces (including 22 visitor spaces)
	Bicycle Parking Provided	-	224 spaces (including 22 visitor spaces in racks)



To: City Manager  
From: Director Planning and Building  
Re: Rez # 18-09 6438 Byrnepark Drive  
2019 March 20 ..... Page 9

5.6 Communal Facilities (*Excluded from FAR Calculations*)

Primary communal facilities for residents include the amenity lobby and a lounge/party room. The amenity area amounts to 186.2 m<sup>2</sup> (2,002 sq. ft.), which is less than the permitted 5% exemption from Gross Floor Area permitted within the Zoning Bylaw. The applicant has also provided an outdoor BBQ area, water features, rain gardens, and landscape elements located throughout the site.

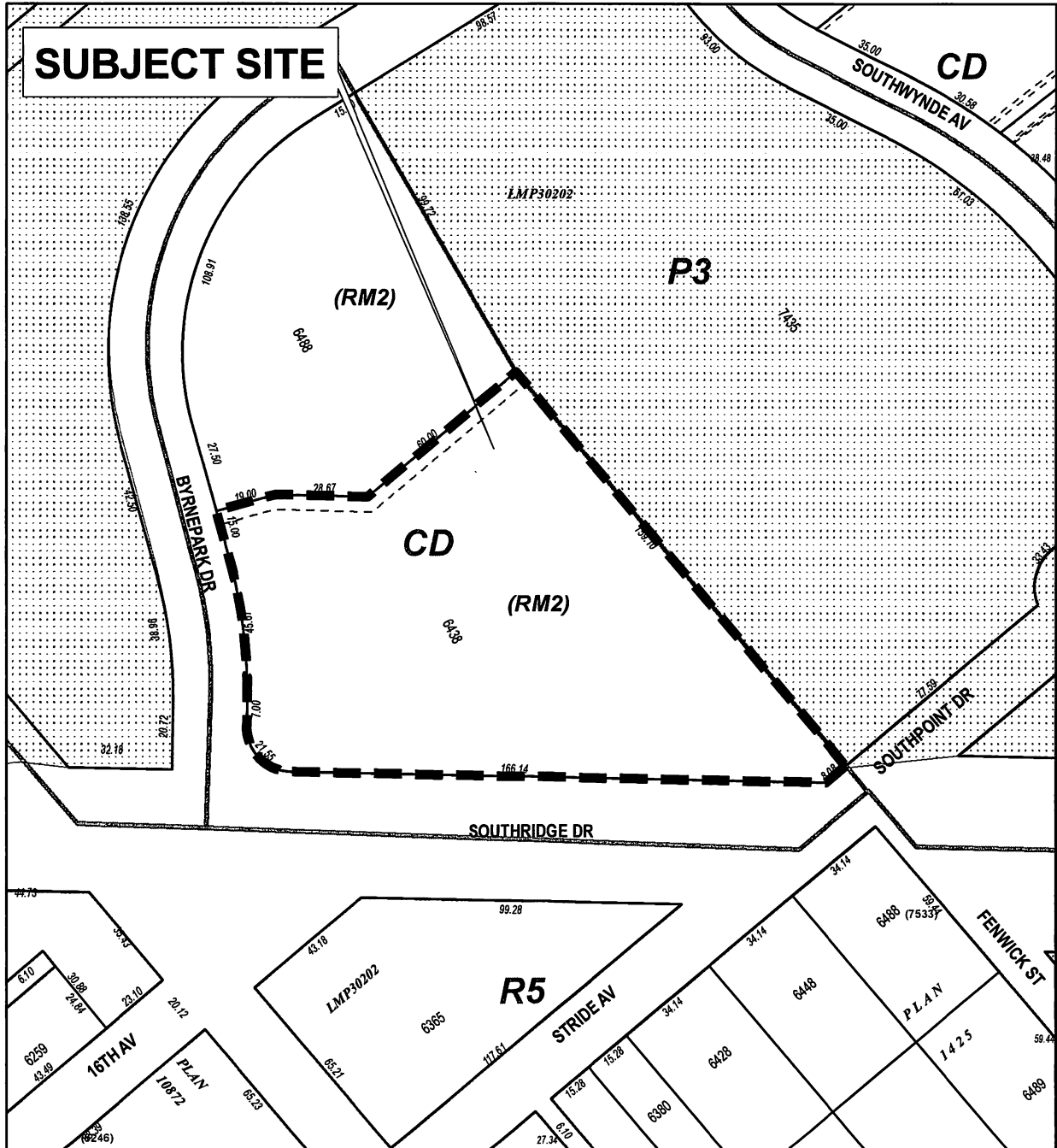
  
Lou Pelletier, Director  
PLANNING AND BUILDING

DR:rh

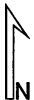
***Attachments***

cc: City Solicitor  
City Clerk

**SUBJECT SITE**



PLANNING & BUILDING DEPARTMENT



DATE:  
MAR 05 2019

SCALE:  
1:2,000

DRAWN BY:  
AY

**REZONING REFERENCE #18-09  
6438 BYRNEPARK DRIVE**



Subject Site

**Sketch #1**



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

