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**TO:** CITY MANAGER 2019 March 20

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #18-11**  
**Townhouse Development with Underground Parking**  
**Edmonds Town Centre, Sub-Area 2**

**ADDRESS:** 7149, 7151 and 7163 17<sup>th</sup> Avenue (*attached* Sketches #1 and #2)

**LEGAL:** Lot 56 District Lot 95 Group 1 New Westminster District Plan 1152, Lot 57 Except: North Westerly 10 Feet, District Lot 95 Group 1 New Westminster District Plan 1152, and Lot 2 District Lot 95 Group 1 New Westminster District Plan LMP5577

**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 “17<sup>th</sup> and Leaside” prepared by Robert Ciccozzi Architecture Inc.)

**APPLICANT:** Cornerstone Architecture  
408 – 611 Alexander Street  
Vancouver, BC V6A 1E1  
(Attention: Helen Ngai)

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

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**RECOMMENDATIONS:**

1. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 4.2 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
2. **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.
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 utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.2 of this report.
- e) The completion of the sale of City property.
- f) The consolidation of the net site into one legal parcel
- g) The review of a detailed Sediment Control System by the Director Engineering.
- h) The pursuance of Stormwater Management Best Practices in line with established guidelines.
- i) The granting of any necessary statutory rights-of-way, easements and/or covenants including but not limited to:
  - a Section 219 Covenant restricting the enclosure of balconies;
  - a Section 219 Covenant ensuring that all disabled parking remain as common property; and,
  - a 6.0 metre statutory right of way for vehicular access.
- j) 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.
- k) The deposit of the applicable Parkland Acquisition Charge.
- l) The deposit of the applicable GVS & DD Sewerage Charge.
- m) The deposit of the applicable School Site Acquisition Charge.

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- n) The provision of facilities for cyclists in accordance with Section 5.5 of the rezoning report.
- o) 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 three-storey (27 unit) stacked townhouse development with underground parking.

### **2.0 POLICY FRAMEWORK**

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

- **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 site, located on the north side of 17<sup>th</sup> Avenue, is comprised of two privately-owned properties, and one City-owned property. The privately owned properties at 7149 and 7151-17<sup>th</sup> Avenue are currently improved with single family dwellings. The titled City-owned property at 7163-17<sup>th</sup> Avenue is vacant and currently provides vehicular access to single family dwellings north of the subject site. To the north, across an

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undedicated lane, and to the south, across 17<sup>th</sup> Avenue, are single and two family dwellings. To the east is a townhouse development and to the west is a townhouse development currently under construction which was approved by Council under Rezoning Reference #15-37.

The subject site is located within Sub-Area 2 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 as a guideline (see Sketch #2 *attached*).

- 3.2 The subject rezoning application is consistent with these municipal plans and policies. 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 27 unit, three-storey stacked townhouse development with full underground parking. The maximum density permitted under the RM2 District guideline is 1.0 FAR with full underground parking and inclusive of the available 0.10 F.A.R. amenity density bonus.
- 4.2 Given the subject site's Town Centre location, the applicant is proposing to take advantage of the available 0.10 FAR amenity density bonus. The 0.10 FAR would provide an additional 218.7 m<sup>2</sup> (2,343.5 sq.ft.) of floor area (subject to confirmation by site survey).

As noted above, the City-owned property 7163-17<sup>th</sup> Avenue is proposed for inclusion in the development site. A statutory right-of-way is proposed over the property to provide continued vehicular access to the existing single family dwellings at 7146, 7150, 7152 and 7156-18<sup>th</sup> Avenue. Upon redevelopment of those single family dwellings, the rear lane would be closed and consolidated into the resultant development site.

A separate report detailing the value of the City-owned property and the density bonus will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. The report to Council will be prepared once the Realty and Lands Department has concluded negotiations with the applicant. Council approval of the property value and density bonus value is a prerequisite condition of the rezoning.

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- 4.3 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 17<sup>th</sup> Avenue to its final Town Centre Standards including separated sidewalks, cycle facilities, and street trees set within rainwater management amenity areas.
- 4.4 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,
  - a 6.0 metre Statutory right-of-way providing vehicular access to the existing rear lane.
- 4.5 The subject development has provided four of the thirteen single level units in the development as adaptable, with a corresponding FAR exemption of 3.7 m<sup>2</sup> (80 sq.ft.).
- 4.6 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 4.7 Engineering Environmental Services Division will need to review the submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 4.8 Given the size of the site as less than one acre in size, storm water management best practices are acceptable in lieu of a formal storm water management plan.
- 4.9 In accordance with Council Policy, 100% of the provided parking will be prewired for electrical vehicle charging infrastructure.
- 4.10 Development Cost Charges will apply including:
- Parkland Acquisition Charge;
  - School Site Acquisition Charge and,
  - GVS & DD Sewerage Development Cost Charge.

## 5.0 DEVELOPMENT PROPOSAL

- 5.1 Site Area - 2,187.3 m<sup>2</sup> (23,543.5 sq.ft.)
- 5.2 Density:
- |                            |   |  |
|----------------------------|---|--|
| FAR Permitted and Provided | - | 1.0 FAR  |
| Gross Floor Area (GFA)     | - | 2,194.7 m <sup>2</sup> (23,623.5 sq.ft.)<br>(inclusive of 218.7 m <sup>2</sup> (2,343.5 sq.ft.) amenity bonus) |

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Accessible Unit Exemption	-	7.4 m <sup>2</sup> (80 sq.ft.)
Net Floor Area	-	2,187.3 m <sup>2</sup> (23,543.5 sq.ft.)

<u>Site Coverage:</u>	-	39.7 %
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5.3 <u>Height:</u>	-	3 Storeys
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5.4 Unit Mix:

9 – 1 Bedroom units	-	56.0 – 58.5 m <sup>2</sup> (603 -630 sq.ft.)
4 – Adaptable 1 bedroom units	-	56.0 m <sup>2</sup> (603 sq.ft.)
8 – 2 bedroom units	-	80.2 – 97.6 m <sup>2</sup> (863 – 1,051 sq.ft.)
6 – 3 bedroom units	-	104.7 – 119.6 m <sup>2</sup> (1,127 – 1,288 sq.ft.)

**27 Total units**

5.5 Parking Required and Provided:

27 units @ 1.75 spaces per unit	-	48 (including 7 visitor parking spaces and 1 car wash stall)
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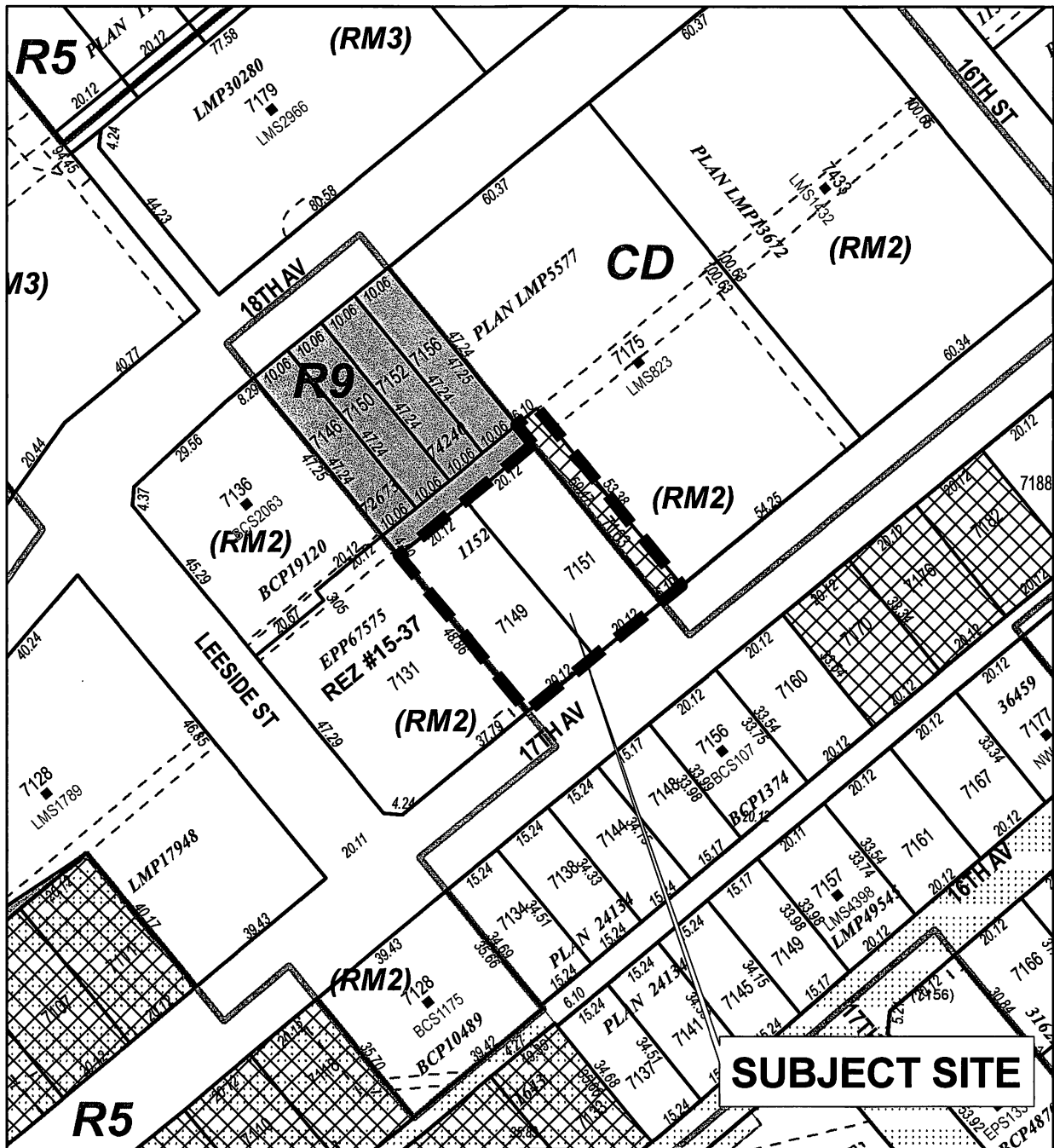
Bicycle Parking @ 1 per unit and 0.2 spaces for visitors	-	34 spaces (including 7 visitor spaces in racks)
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Lou Pelletier, Director  
PLANNING AND BUILDING

DR:rh

***Attachments***

cc: City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

MAR 14 2019

SCALE:

1:1,500

DRAWN BY:

AY

**REZONING REFERENCE #18-11  
7149, 7151 AND 7163 17TH AVENUE**



Subject Site

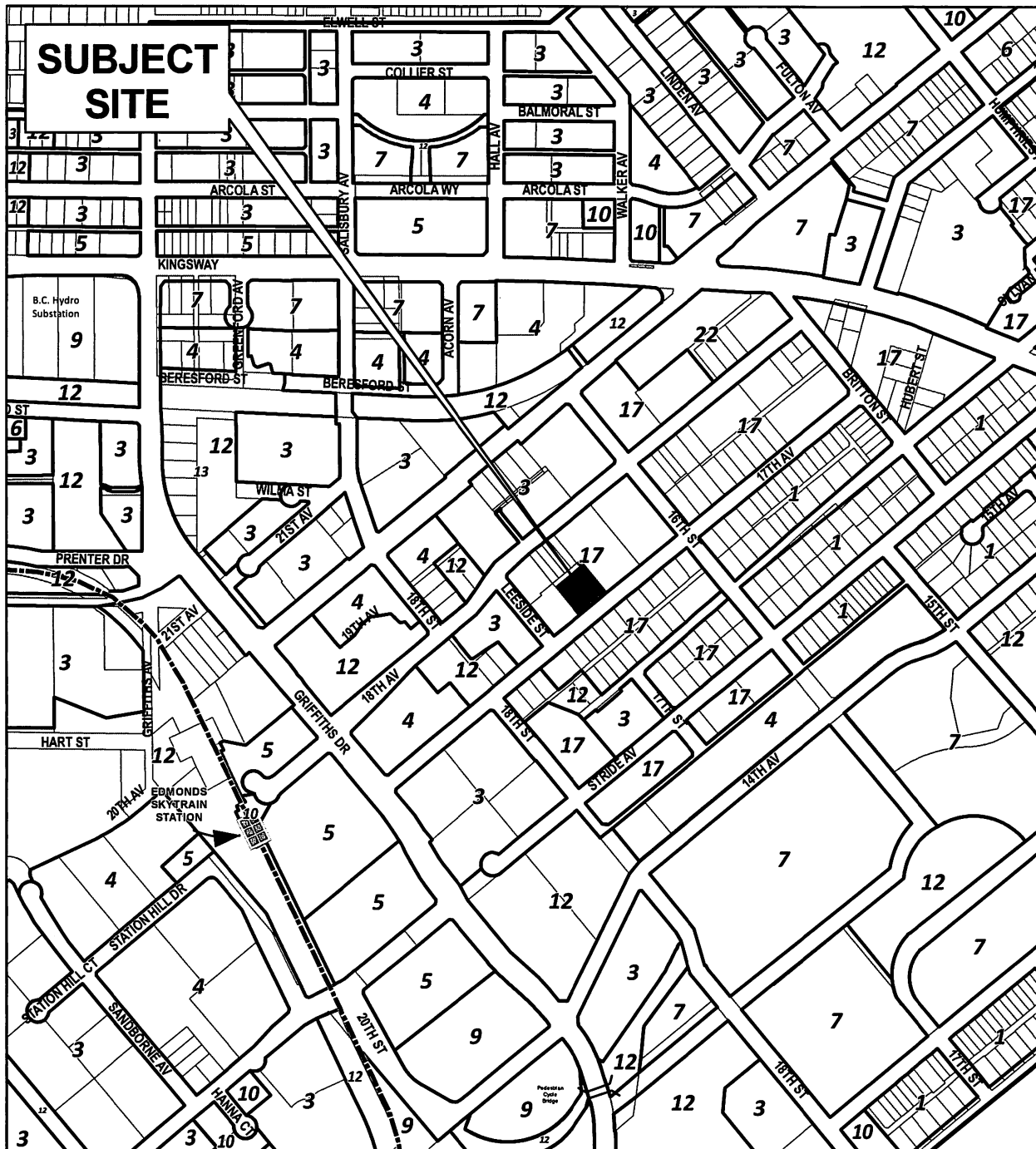


Future Development  
Application



City-Owned Property

**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

