



Item.....
Meeting..... 2019 September 16

COUNCIL REPORT

TO: CITY MANAGER 2019 September 11

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, RM3 Multiple Family Residential District, RM3r 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 respond to issues raised at the Public Hearing held on 2019 April 30, and to seek Council authorization to forward this application to a new Public Hearing on 2019 October 29.

RECOMMENDATIONS:

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 #18-09.
2. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No. 10/19, Bylaw #14007, be abandoned contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
3. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 October 07 and to a Public Hearing on 2019 October 29 at 6:00 p.m.
4. **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.
- 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 stratification of the rental units and that they are guaranteed as rental in perpetuity;
 - a Section 219 Covenant to guarantee the provision and continuing operation of methane gas monitoring;
 - a Section 219 Covenant allocating density from the subject site to the site at 5900 Olive Avenue.
 - 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 registration of a housing agreement.

- 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) Compliance with the Council-adopted sound criteria.
- l) 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.
- m) Installation of protective chain link fencing along the property line adjacent to Byrne Woods Park.
- n) The submission of a Green Building Strategy.
- o) The completion of an environmental assessment.
- p) Compliance with the Council-adopted sound criteria.
- q) Compliance with the guidelines for surface and underground parking for residential visitors.
- r) The submission of a Transportation Study.
- s) The deposit of the applicable Parkland Acquisition Charge.
- t) The deposit of the applicable GVS & DD Sewerage Charge.
- u) The deposit of the applicable School Site Acquisition Charge.
- v) The deposit of the applicable per unit Edmonds Town Centre South Grade-separated Crossing Cost Charge.
- w) The provision of facilities for cyclists in accordance with Section 6.5 of the rezoning report.
- x) 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 BACKGROUND

1.1 The subject property is located at the northeast corner of Southridge Drive and Byrnepark 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 Byrnepark 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.

1.2 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*).

1.3 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 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.

1.4 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 amendment bylaw.

1.5 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

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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.

- 1.6 On 2019 April 30, a Public Hearing was held for Rezoning Reference #18-09. The subject rezoning application proposed a stratified market residential development (see *attached* Sketches #1 and #2). The proposal consisted of a four-storey apartment building, oriented towards the intersection of Byrnepark Drive and Southridge Drive, which accommodated 58 units with full underground parking, as well as 43 townhouse units with slab on grade parking.

At the Public Hearing, eleven written and twelve oral submissions were received. Two of the oral submissions were in support of the project and nine were opposed. All of the written submissions were opposed. Issues raised in the submissions generally included: the development of a greenfield site for residential use, environmental concerns, issues of affordability and the provision of rental housing in the City, and traffic and transportation.

At the conclusion of the Public Hearing, Council passed a motion requesting a report to provide further information on the issues raised at the Public Hearing and that the resultant report be sent to those who spoke at, or submitted correspondence to, the Public Hearing for Rezoning Reference #18-09. In response to the concerns raised, the applicant has proposed revisions to the previously submitted development proposal. This report is intended to respond to the issues raised at the previous public hearing as well as to authorize a new Public Hearing on 2019 October 29 for a revised plan of development.

2.0 ISSUES RAISED

Issue #1 – Rental Housing

Concerns were raised indicating that the project should be utilized for rental/affordable housing

Response:

Since the time of the original Public Hearing, Council has adopted the Rental Use Zoning Implementation Framework on 2019 May 28. This policy indicates that any multiple-family Comprehensive Development Rezoning Application within a Community Plan Area is now required to provide an additional 20% of the base units under a site's plan designation as rental units.

Following the adoption of this policy, Staff have met with the applicant, who has agreed to revise the development plan to include the additional 20% (20 units) of the originally proposed 102 units in order to be compliant with Council Policy. The revised development concept has added an additional storey to the apartment component of the development proposal to accommodate the 20 rental units.

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Given that the site is currently under City ownership, it is considered appropriate to require that the 20 rental units meet Council's affordability criteria under the Council adopted Rental Use Zoning Policy and Initial Implementation Framework. However, given the site's grades, Community Plan context, and underlying zoning, use of the density offset provisions of the Rental Use Policy are neither available nor feasible on the subject site. As such, an innovative approach is required in order to ensure that affordable units can be implemented on the subject site.

As mentioned above, the proposal is for townhouses with a five-storey apartment form oriented toward the corner of Byrnepark Drive and Southridge Drive. Given that five storey apartment forms are normally developed under RM3s zoning, it is proposed that the density offset provisions of the RM3s District be utilized for that portion of the site and that resultant density be transferred to another site that could accommodate it. The applicant is also proposing development of a site in the Metrotown Downtown Plan area. This site and the resulting form of development are suitable for the transfer to occur.

The apartment portion of the site's development proposal consists of 78 units of which 20 are proposed as affordable rental. The proposed apartment building has a gross floor Area of 7,005 m² (75,401 sq.ft.). Utilizing the RM3s District's 1.5 FAR, the proposed GFA would be associated with a site area of 4,670 m² (50,267 sq.ft.). Applying the density offset of 0.55 FAR to this theoretical site area results in offset GFA of 2,568 m² (27,641 sq.ft.). As mentioned above, it is proposed that this resultant density offset be transferred to another site owned by the applicant at 5900 Olive Avenue (Rezoning Reference #17-10001) within the Metrotown Downtown Plan area. A Section 219 Covenant will be required to facilitate this transfer of density.

This creative approach will result in the delivery of 20 rental units that will meet Council's affordability criteria of 20% below CMHC Market Average rents for the area. This arrangement will be secured by way of Housing Agreement and Section 219 Covenant.

In conclusion, the concern regarding the provision of affordable housing on the subject site has been addressed by revising the development form to add an additional 20 units. In order to ensure that the 20 additional units meet Council's affordability criteria under the Rental Use Zoning Policy and Initial Implementation Framework, the resultant density offset is proposed to be transferred from the subject site to a recipient site in the Metrotown Downtown Plan area. The revised development proposal will remain in keeping with the surrounding context of the Edmonds Town Centre Plan, and thus is considered supportable.

Issue #2 – Traffic and Transportation

Concerns were raised regarding traffic and speeding in the area as well as a comment that too many parking spaces had been provided for the development.

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Regarding the number of parking spaces, the original proposal consisted of 44 townhouse units (which require 1.75 spaces per unit) and 78 apartment units (which require 1.6 spaces per unit) which equates to a total parking requirement of 170 spaces with 194 spaces provided. With the additional 20 rental units, which require 0.6 spaces per unit, the total required parking is now 182 spaces with 194 spaces provided. As such the overall number of parking spaces per unit has been reduced from 1.9 spaces per unit to 1.6 spaces per unit.

Notwithstanding the above, the developer has proposed a number of Transportation Demand Management measures to reduce vehicle-generated carbon emissions from the site. First, the developer has provided double the required bicycle parking with two bicycle stalls per unit. Second, in line with City's Zoning Bylaw, all resident parking stalls are required to be provided with an energized outlet capable of providing Legal 2 Charging for Electric Vehicles. Third, as the development is in close proximity to several transit options, including the Edmonds SkyTrain station, the developer has voluntarily offered to provide 15% of residents with two-zone transit passes for one year. Finally, it is noted that there are car co-op stalls in the area with more potential spaces in future, which gives residents further transportation options.

With regards to traffic, two speakers raised concerns about traffic and speeding in the area. Although the City is not aware of any traffic concerns in this area, and the development is not anticipated to create any impacts to existing traffic flow, the developer will be required to submit a transportation study for review and acceptance prior to Third Reading of the subject rezoning bylaw. With respect to the concerns raised related to speeding, staff are aware of speeding issues in this area on Southridge Drive and will forward this concern to the RCMP for enforcement. The transportation study will also further consider speeding issues that were raised at the Public Hearing and any design solutions that could be implemented to assist in curtailing this issue.

Overall, the revisions to the form of development have decreased the overall parking ratio on the site while remaining in-line with the City's Zoning Bylaw and policies related to transportation and parking. As such, the proposed revisions to the provided on-site parking are considered supportable.

Issue #3 – Concerns Regarding Developing a Forested Site for Residential Development

Concerns were raised regarding the impacts of developing a City-owned vacant site for multiple-family residential use.

Response:

The subject property is located in Sub-Area 3 of the Edmonds Town Centre Plan, and is designated for multiple-family residential development. The vision for Sub-Area 3 is a longstanding one, and was adopted by Council as a component of the Edmonds Town Centre Plan in 1994. Sub-Area 3 contains significant protected green space including Byrne Creek Ravine Park, which is to the northwest of the subject site, and Byrne Woods Park, which is to the northeast. In addition to the significant park space, the area Plan has also identified certain sites, including the subject site, for lower scale, ground-oriented, multiple-family development.

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To create the Edmonds Town Centre Plan, Council established the Edmonds Advisory Committee, which included area residents, to work with the wider community to formulate a plan that would create new family housing and expand and protect valued natural areas for environmental enhancement, park, and recreational opportunities. The creation of Byrne Woods Park within the Edmonds Town Centre Plan, and a companion plan for creating new housing sites for the community in proximity to the parks, arose from the Committee's work and are an important part of the adopted Edmonds Town Centre Plan. Following wide public consultation, the advisory committee recommended the expansion of Byrne Creek Ravine Park and the creation of approximately eight hectares (19 acres) of land for a new public park. In addition to the park lands and environmental conservation efforts and public benefits that were achieved, seven City-owned sites were set aside for the future development of multiple-family housing. The subject property is the fifth property to advance for sale and redevelopment since the Plan's adoption.

One of the core principles of the Edmonds Town Centre Plan is its abundant green space. Due to the careful planning that has been carried out within the Edmonds area, approximately 385 hectares (951 acres) of green, park and open space have been, and will continue to be preserved. These 385 hectares of green space account for 23.6% of the total Plan area. As such, the Edmonds Town Centre Plan has preserved more green space than any other of the City's four Town Centres. To complement this green space, the Edmonds Town Centre Plan also has a number of sites for focused multiple-family development.

It is important to note that under the Metro Vancouver Regional Growth Strategy, the City is obligated to accommodate substantial population growth with an anticipated population of 345,000 and a total number of dwelling units of 149,300 by 2041. One of the central tenets of the City's Official Community Plan is to focus this needed growth in new multiple-family developments within the four Town Centres, all of which are well served by transit. Focusing the City's growth in this way allows for the continued preservation of the City's substantial designated green and open spaces given the smaller footprint of multiple-family development compared to single-family development.

In conclusion, the City has preserved substantial green space within the Sub-Area 3 of the Edmonds Town Centre Plan as well as within the City as a whole, while also providing housing options within the City's Town Centres in order to meet its obligations under the Metro Vancouver Regional Growth Strategy. The subject site was designated for multiple-family in the Edmonds Town Centre Plan in 1994 and as such, the development of this site as proposed for residential use, as well as the continued protection of nearby naturalized areas, is supported.

Issue #4 – Environmental Concerns

Concerns were raised regarding impacts on wildlife and creeks, as well as the site's proximity to a past landfill site.

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Given the proximity of a historic landfill in the area, the applicant has been required to obtain a Phase I investigation, which showed no contamination. Although the developer will forward the results of this investigation to the Ministry of Environment for comment, no remedial works are anticipated. In addition to the Phase I investigation, out of an abundance of caution, methane gas monitoring is included in the prerequisite conditions of the subject rezoning application.

Concerns were also raised about the potential environmental performance of the proposed development. In terms of the built form, the submission of a green building strategy is a requirement of this rezoning application for review. A stormwater management plan, a sediment control plan, a solid waste and recycling plan, a tree management plan, and a construction waste management plan are also requirements of the development. It is noted that an innovative landscape and stormwater management plan is proposed, which includes the improvement and protection of an ephemeral creek, a variety of wetlands and bio-swales to create habitat, the capture of roof rainwater, as well as extensive native landscaping. An additional requirement of the development is for an environmental assessment to be completed by a Qualified Environmental Professional. The environmental assessment and management plan will ensure that any disruption to wildlife in the area is minimized and that construction will not impact nesting migratory birds. As such, the proposed development is considered to be a measured and appropriate response to the site's existing environmental context.

Conclusion:

On 2019 April 30, a Public Hearing was held for Rezoning Reference 18-09. In response to the issues raised at Public Hearing, the development concept has been revised to include 20% additional affordable rental units as well as a reduction in provided on-site parking with transportation demand management measures. The proposed revisions are considered to represent a balanced approach to the development of the site in line with its multiple-family designation in the Edmonds Town Centre Plan. As such 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 #18-09 and that Council authorize a new Public Hearing for the subject rezoning amendment bylaw on 2019 October 29.

3.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction five-storey apartment building with underground parking, as well as townhouses with surface parking.

4.0 POLICY FRAMEWORK

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

- **A Connected Community**
 - Social Connection – Enhance social connections throughout Burnaby

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- **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

5.0 GENERAL COMMENTS

- 5.1 The development proposal is for a five-storey apartment building, oriented towards the intersection of Byrnepark Drive and Southridge Drive, which accommodates 58 strata units as well as 20 guaranteed affordable rental units with full underground parking. The proposed development also accommodates 43 strata townhouse units with slab on grade parking.
- 5.2 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.
- 5.3 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 protection and 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.
- 5.4 As mentioned above, the development has a combination of underground and at-grade parking. The development requires 182 parking spaces of which 113 have been provided underground. As such, the maximum floor area for the development for the RM2 Strata portion of the site is 0.82 FAR. It is noted that 100% of the provided parking will be provided with an energized outlet capable of providing Legal 2 Charging for Electric Vehicles.

- 5.5 A road dedication of 2.0 metres along Byrnepark Drive is required.
- 5.6 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 Byrnepark 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.
- 5.7 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.
- 5.8 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
 - 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 stratification of the rental units and ensuring that they are guaranteed as rental in perpetuity;
 - a Section 219 Covenant to guarantee the provision and continuing operation of methane gas monitoring;
 - a Section 219 Covenant allocating density offset from the subject site to the site at 5900 Olive Avenue;
 - a Section 219 Covenant protecting the streamside protection and enhancement areas (SPEA); and,
 - a statutory right-of-way for pedestrian access across the site.
- 5.9 The registration of a Housing Agreement, indicating that the proposed rents are compliant with the Council adopted Rental Use Zoning Policy and Initial Implementation Framework, is required.
- 5.10 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.

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- 5.11 The sale of this City-owned property will be completed at Final Adoption.
- 5.12 As 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.
- 5.13 The subject development has provided 16 of the 78 single level units in the development as adaptable. As all of the adaptable units are 2 bedroom units, the corresponding FAR exemption of 44.6 square metres (480 square feet).
- 5.14 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 5.15 Engineering Environmental Services Division will need to review the submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 5.16 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.
- 5.17 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.
- 5.18 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.
- 5.19 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

6.0 DEVELOPMENT PROPOSAL

6.1	<u>Gross Site Area</u>	-	1.48 hectares (3.66 acres)
	Dedications	-	134.5 m ² (1,448 sq.ft.)
	Net Site Area (subject to detailed survey)	-	1.46 hectares (3.61 acres)
6.2	<u>Density:</u>		
	RM2 (Strata Townhouse) Floor Area	-	6,761.2 m ² (72,777 sq.ft.)
	RM3 (Strata Apartment) Floor Area	-	5,428.6 m ² (58,433 sq.ft.)
	RM3r (Rental Apartment) Floor Area	-	1,577.1 m ² (16,976 sq.ft.)
	RM3 (Transferred Density Offset)	-	2,568.0 m ² (27,641 sq.ft.)
	Total Floor Area	-	16,334.9 m ² (175,827 sq.ft.)
	Strata FAR	-	0.82 FAR
	Rental FAR	-	0.10 FAR
	Offset FAR	-	0.17 FAR
	Total FAR	-	1.09 FAR
	<u>Site Coverage:</u>	-	29 %
6.3	<u>Height:</u>	-	5 Storeys
6.4	<u>Unit Mix:</u>		
	<u>Apartment Building</u>		
	<i>Strata Units</i>		
	7 - 1 Bedroom and den units	-	67.1 - 67.82 m ² (722 - 730 sq.ft.)
	37 - 2 Bedroom units	-	79.0 - 92.6 m ² (852 - 997 sq.ft.)
	14 - Adaptable 2 bedroom units	-	81.1 m ² (873 sq.ft.)
	<i>58 Total Strata Apartment Units</i>		
	<i>Rental Units</i>		
	3 - Studio Units	-	46.0 m ² (516 sq.ft.)
	6 - 1 Bedroom Units	-	55.3 - 57.0 m ² (595 - 614 sq.ft.)
	2 - 1 Bedroom and den units	-	67.1 - 67.82 m ² (722 - 730 sq.ft.)
	7 - 2 Bedroom units	-	79.0 - 92.6 m ² (852 - 997 sq.ft.)
	2 - Adaptable 2 bedroom units	-	81.1 m ² (873 sq.ft.)
	<i>20 Total Rental Units</i>		
	<i>78 Total Apartment units</i>		

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Townhouses

44 – 3 bedroom Strata units - 150.0 – 165.8 m² (1,593 - 1,785 sq.ft.)

122 Total Units

6.5 Parking Required: - 182 total spaces

Required 44 units @ 1.75 spaces per unit - 77 spaces

Required 58 units @ 1.6 spaces per unit - 93 spaces

Required 20 units @ 0.6 spaces per unit - 12 spaces

Parking Provided: - 194 spaces (including 26 visitor spaces and 1 car wash stall)

Bicycle Parking Required @ 2 per unit and 0.2 spaces for visitors - 244 spaces (including 24 visitor spaces)

Bicycle Parking Provided - 244 spaces (including 24 visitor spaces in racks)

6.6 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 m² (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.

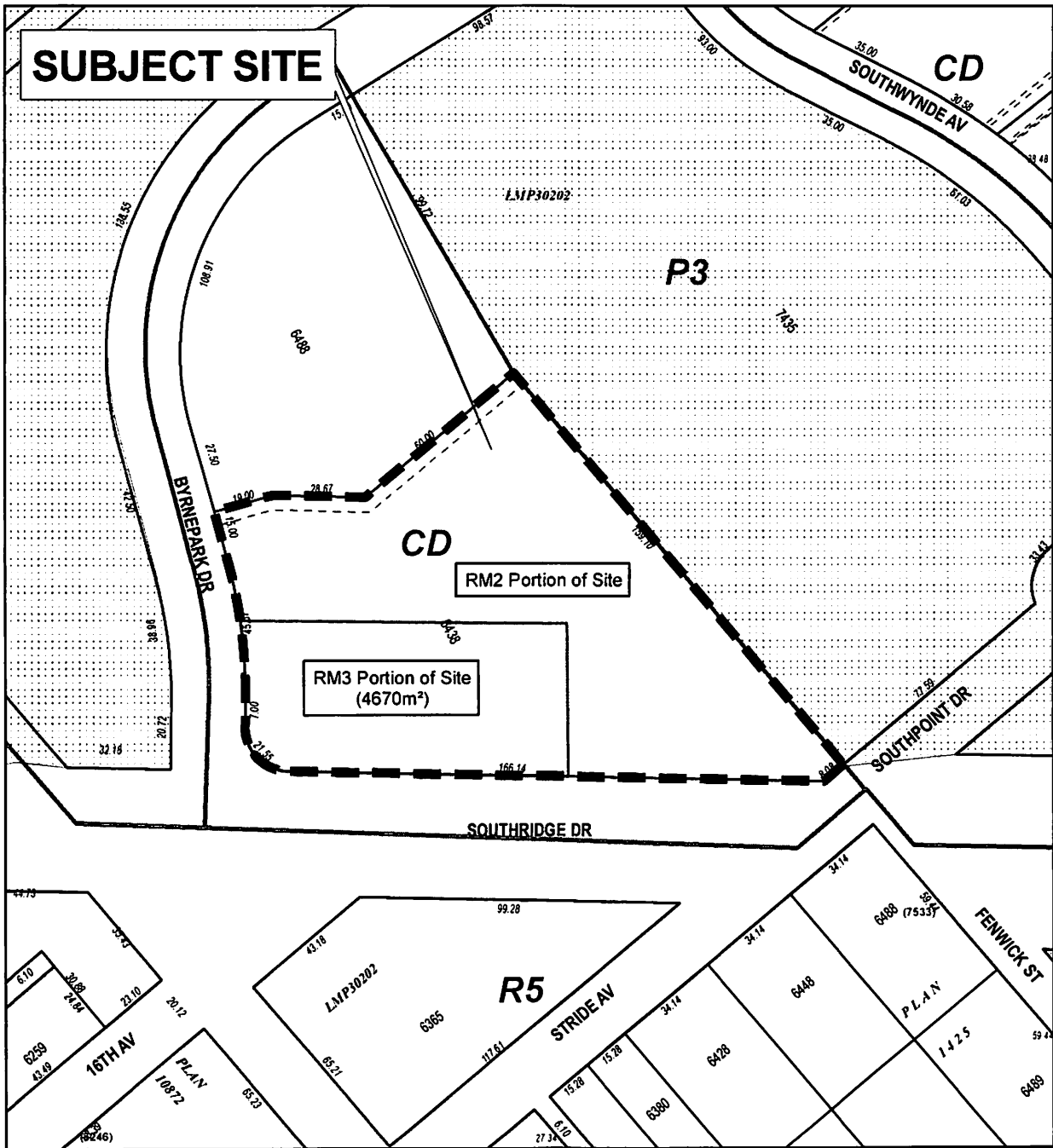


E.W. Kozak, Director
PLANNING AND BUILDING

DR:rh

Attachments

cc: City Solicitor
City Clerk




PLANNING & BUILDING DEPARTMENT



DATE:	SEP 10 2019
SCALE:	1:2,000
DRAWN BY:	AY

REZONING REFERENCE #18-09
6438 BYRNEPARK DRIVE

 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

