



INTER-OFFICE MEMORANDUM

TO: CITY CLERK **DATE:** 2020 November 04

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-59**
BYLAW 14102, AMENDMENT BYLAW NO. 46/19
Site pre-zoning for non-market housing development
Edmonds Town Centre Plan
Final Adoption

ADDRESS: 6365 Stride Avenue, and portions of 6370, 6380, 6428, 6448 Stride Avenue and 7514 Bevan Street

LEGAL: Lot 9, District Lot 155a, Group 1, New Westminster District Plan LMP30202
Lot 37, District Lot 155 "A", Group 1, New Westminster District Plan 24105
Lot 38, District Lot 155 "A", Group 1, New Westminster District Plan 24105
Lot 3, Block 6a, District Lot 155a, Group 1 New Westminster District Plan 1425
Lot 4, Block 6a, District Lot 155a, Group 1, New Westminster District Plan 1425
Lot 1, District Lot 155a, Group 1, New Westminster District Plan 14019

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3r Multi-Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 November 18;
- b) Public Hearing held on 2019 December 10;
- c) Second Reading given on 2019 December 16; and,
- d) Third Reading given on 2020 July 20.

The prerequisite conditions have been fully satisfied as follows:

- a) The submission of development guidelines.

The applicant has submitted development guidelines.

- b) The granting of any necessary statutory rights-of-way, easements and/or covenants.

The applicant has agreed to this prerequisite, and the requisite statutory rights-of-way, easements and/or covenants will be deposited in the Land Title Office within one year of Final Adoption.

- c) The dedication of any rights-of-way deemed requisite.

The applicant has agreed to this prerequisite, and the requisite subdivision plan dedicating the required right-of-way will be deposited in the Land Title Office within one year of Final Adoption.

- d) The approval of a suitable civil (offsite) design by the Director Engineering for all services necessary to support the proposed development in accordance with the development guidelines.

The applicant has agreed to this prerequisite, and the requisite suitable civil (offsite) design and servicing agreement will be approved by the Director Engineering within one year of Final Adoption.

- e) The completion of the Highway Closure Bylaw.

The applicant has agreed to this prerequisite, and the requisite Highway Closure Bylaw will be deposited in the Land Title Office within one year of Final Adoption.

- f) The consolidation of the net project site into one legal parcel.

The applicant has agreed to this prerequisite, and the requisite subdivision plan consolidating the net project site into one legal parcel will be deposited in the Land Title Office within one year of Final Adoption.

As the prerequisite conditions to this rezoning are now complete, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on 2020 November 09.


E. W. Kozak, Director
PLANNING AND BUILDING

KL:tn

cc: City Manager

APPENDIX A
Development Guidelines
2019 November 18

SITE #6: PORTION OF BEVAN LANDS – REZONING REFERENCE #19-59
NON-MARKET HOUSING DEVELOPMENT

Addresses: 6365 Stride Avenue, and portions of 6370, 6380, 6428, 6448 Stride Avenue and 7514 Bevan Street

Site Area: 9,303.6 m² (100,147 sq.ft., or 2.29 acres) including road closure area

Permitted land use(s): Rental housing

Zoning & Maximum Density:

<u>RM3r (rental)</u>	<u>1.00 FAR</u>
Total	1.00 FAR (100,147 sq.ft.)

Anticipated Maximum Unit Count: 108 units, based on 85% efficiency and proposed 788 sq.ft. average unit size.

Anticipated Building Form & Height: Apartment form up to four storeys

Targeted Client Group & Affordability: General, mixed affordability