



MEETING 2022 OCTOBER 24

COUNCIL REPORT

TO: CHIEF ADMINISTRATIVE OFFICER 2022 October 19

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: **REZONING REFERENCE #19-28**
High-Rise Strata Tower with Low Rise Rental Building
Edmonds Town Centre Plan

ADDRESS: 7465 Griffiths Drive (see *attached* Sketches #1 and #2)

LEGAL: Lot 101 District Lot 96 Group 1 New Westminster District Plan 52251

FROM: M5 Light Industrial District and M2 General Industrial District

TO: CD Comprehensive Development District (based on the RM3s Multiple Family Residential District, RM3r Multiple Family Residential District, and Edmonds Town Centre Plan as guidelines, and in accordance with the development plan entitled "7465 Griffiths Dr." prepared by GBL Architects Inc. and Gauthier + Associates Landscape Architects Inc.)

APPLICANT: Square Nine Griffiths Development Ltd.
2132 - 4710 Kingsway
Burnaby, BC V5H 4M2
Attn: Manish Sharma

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2022 November 22.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2022 October 24 and to a Public Hearing on 2022 November 22 at 5:00 p.m.
2. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.1 of this report, and contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
3. **THAT** the sale of City-owned right-of-way for inclusion within the subject development site, in accordance with the terms outlined in Section 4.1 of this report, be approved in principle and subject to the applicant pursuing the rezoning proposal to completion.

4. **THAT** the introduction of a Housing Agreement Bylaw be authorized according to the terms outlined in Section 4.5 of this report, and contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.

5. **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 Administration 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 (as well as underground switching and transformer/service boxes in town centre locations), 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 4.4 of this report.
 - e) The completion of a Highway Closure Bylaw as described in Section 4.1 of this report.
 - f) The registration of a Housing Agreement and Housing Covenant.
 - g) The submission of a subdivision plan consolidating the net project site into one legal parcel.
 - h) The submission of a suitable on-site stormwater management system, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
 - i) Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
 - j) The dedication of any rights-of-way deemed requisite.
 - k) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.11 of this report.
 - l) The provision of facilities for cyclists in accordance with this report.

- m) The submission of a suitable Solid Waste and Recycling Plan.
- n) The review of on-site residential loading facilities.
- o) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated accessible parking spaces.
- p) The provision of three covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the General Manager Engineering and a commitment to implement the recycling provisions.
- q) Compliance with the Council-adopted sound criteria.
- r) Compliance with the guidelines for underground parking for visitors.
- s) The submission of a Public Art Plan.
- t) The submission of a Green Building Plan and Energy Benchmarking.
- u) The submission of a Site Disclosure and resolution of any arising requirements.
- v) The deposit of the applicable Parkland Acquisition Charge.
- w) The deposit of the applicable GVS & DD Sewerage Charge.
- x) The deposit of the applicable School Site Acquisition Charge.
- y) The deposit of the applicable Regional Transportation Development Cost Charge.
- z) 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 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single multi-family residential building consisting of a high-rise strata tower with an attached low-rise rental component.

2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the following policies and plans adopted by Council: Corporate Strategic Plan (2022), Regional Context Statement (2013), Official Community Plan (1998), Edmonds Town Centre Plan (2017), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), Climate Action Framework (2019), Transportation Plan (2021), Home Strategy (2021) and Rental Use Zoning Policy (2020).

3.0 BACKGROUND

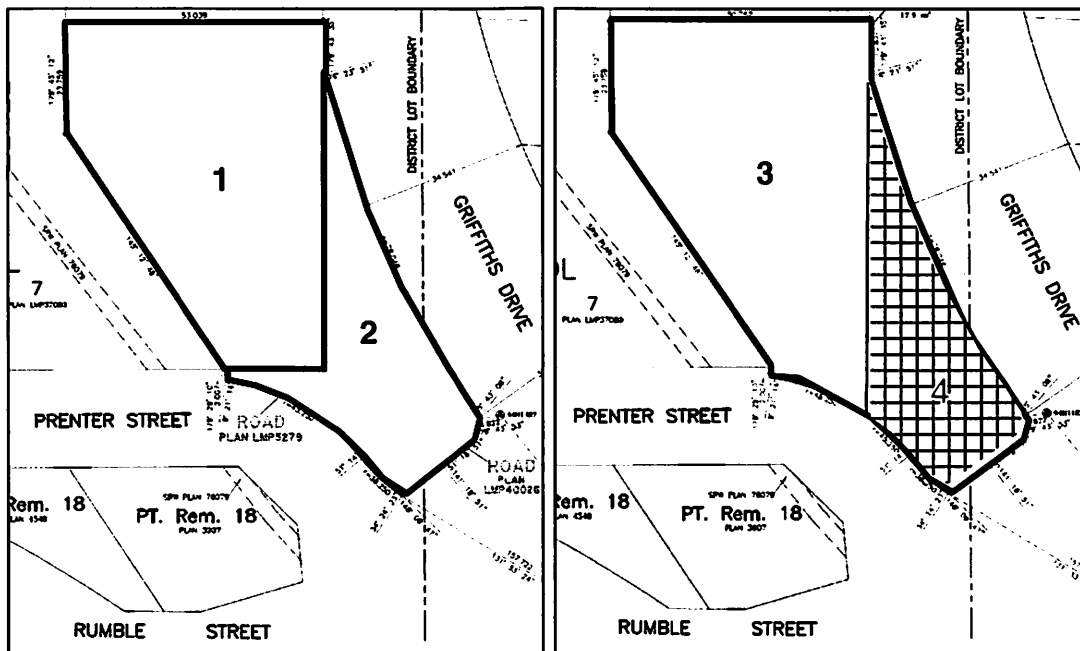
- 3.1 The existing property at 7465 Griffiths Drive is located within the Edmonds Town Centre Plan area at the northwest corner of Griffiths Drive and Prenter Drive (see *attached* Sketches #1 and #2) with vehicular access provided from Prenter Drive. To the north is a low-rise multi-family development. To the west is Sample's Pathway Park, with a townhouse development beyond. To the south, across Prenter Drive, are vacant properties owned by BC Hydro which are designated as Park and Public Use/Public School in the Edmonds Town Centre Plan. To the east, across Griffiths Drive, is Power House Park.
- 3.2 The subject property is currently occupied by a two-storey light industrial building constructed in 1967. The prevailing zoning for the site is M5 Light Industrial District and M2 General Industrial District. The Edmonds Town Centre Plan designates the subject site for Medium Density Multiple Family Residential, utilizing the RM3s Multiple Family Residential District as a guideline. As well, in accordance with Council-adopted policy regarding rental use zoning, the inclusion of the RM3r Multiple Family Residential District is required to support the development of rental units.
- 3.3 On 2019 September 16, Council authorized staff to continue working with the applicant towards a suitable plan of development for a multi-family building consisting of a high-rise strata tower and an attached low-rise rental component. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The subject property measures approximately 2,992.78 m² (32,214 sq. ft.) in area, and is located adjacent to a vacant, redundant portion of the Griffiths Drive right-of-way to the east, measuring 1,318.67 m² (14,194 sq. ft.) in area (see **Figure #1**). As proposed in the initial rezoning report approved by Council on 2019 September 11, the portion of Griffiths Drive was intended to be legally closed and consolidated with the subject development site. However, while remaining redundant to City transportation needs, given existing infrastructure and the potential for the land to be used as a future public open space/environmental feature, it is now proposed that subsequent to the closure of a portion of Griffiths Drive, the resultant lot remain under City ownership. Notwithstanding, in line with Council's approval the density from the lot would be sold and transferred to the net project site. As such, density under the planned RM3s and RM3r Districts would be calculated on the total gross site area of 4,311.44 m² (46,408 sq. ft.), with the resultant net site area to be approximately 3,092.83 m² (33,291 sq. ft.). A Highway Closure Bylaw would be required in conjunction with the subject rezoning to

achieve this. A further report would be submitted to Council for approval regarding advancement of the Highway Closure Bylaw, and the value of the closure area, prior to Third Reading.

Figure #2 outlines the portion of the Griffiths Drive redundant right-of-way that would be retained by the City. Staff have reviewed and are supportive of this proposed scheme, as it allows for the applicant to present a suitable plan of development for a multi-family residential building in accordance with the site’s assigned land use designation under the Edmonds Town Centre Plan, and the City’s Rental Use Zoning Policy.



- 1** Existing subject property
- 2** Redundant Griffiths Drive Right-of-Way portion (to be acquired by applicant)

- 3** Proposed Subject Development Site (Gross Site Area) to be rezoned
- 4** Redundant Griffiths Drive Right-of-Way area to be re-dedicated to the City

Figure #1 – Existing property and Redundant Griffiths Drive portion

Figure #2 – Redundant Griffiths Drive area to be re-dedicated to the City as Road

4.2 The proposed development plan is for a single multi-family residential building comprised of a 21-storey tower and a 6-storey podium, with 108 strata apartment units and 61 rental apartment units (see **Figure #3**). All resident and visitor parking is to be provided via four underground parkade levels accessed to the south of the development site from Prenter Drive. Two pedestrian paths along Griffiths Drive provide accessible main entry access to the separated rental and strata portions of the development from the east. The proposed architectural style focuses on unique expression of distinct building base, middle and top components that work together to mitigate the perceived height and massing of the overall development, and to facilitate an enhanced design beyond a simple podium-and-tower form.

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The use of building articulation and balcony design measures, as well as exterior colour and materiality variation, further contribute to the architectural interest of the development.

7465 GRIFFITHS AVE
 LAND USE AND TENURE DIAGRAM

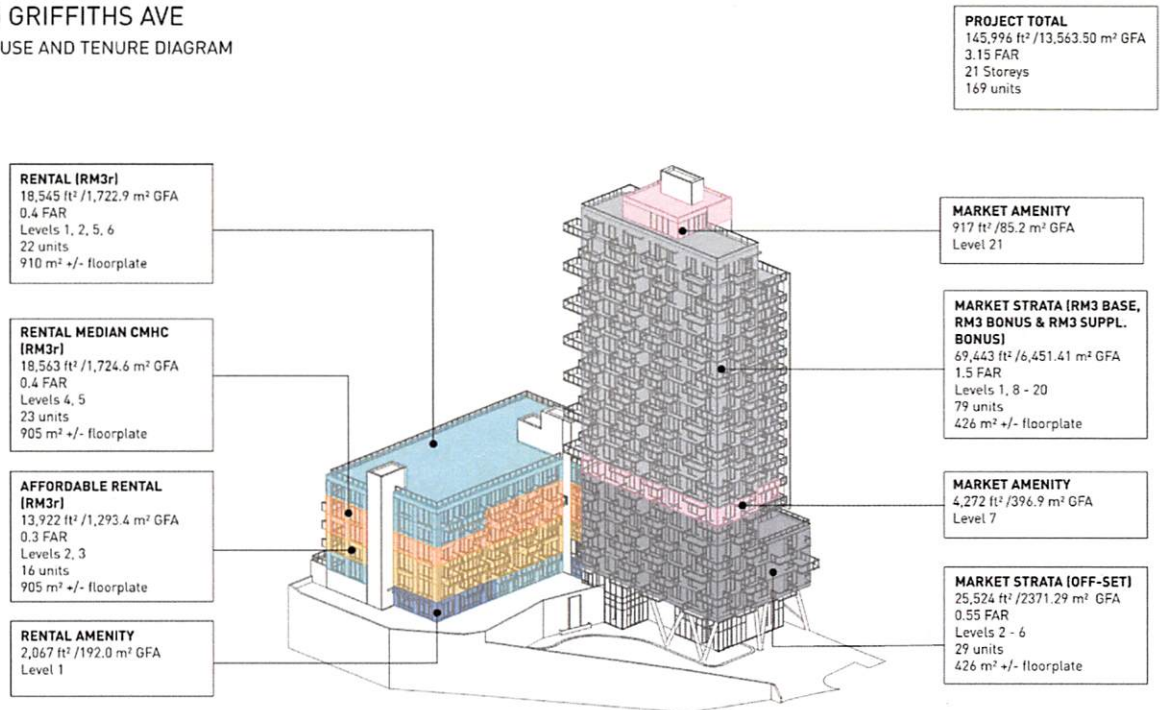


Figure #3 – Land Use and Tenure Diagram

The applicant proposes to site the subject development such that portions of the eastern podium elevation facing Griffiths Drive are sited between 0 metres (i.e. zero side-yard setback) and 2.44 metres (8 feet) from the eastern property line, and portions of the eastern tower elevation are sited 0.91 metres (3 feet) from the eastern property line. Staff are supportive of the proposed building siting, given the following:

- As noted, the majority of the redundant Griffiths Drive area adjacent to the eastern property line of the subject development site will be re-dedicated to the City as road. This portion forms a sufficient visual and physical buffer between the proposed development and the Griffiths Drive streetscape that exceeds 4.57 metres (15 feet) in distance at most points along the Griffiths Drive frontage. At its widest point, the redundant Griffiths Drive area provides approximately 31 metres (102 feet) of distance between the eastern property line and the Griffiths Drive streetscape.
- The north, south and western elevations of the proposed development are set-back at least 4.57 metres (15 feet) from their respective property lines.

- Given that there are no existing residential uses located immediately across Griffiths Drive from the subject development site, the siting of the proposed building along the eastern property line is not expected to have any adverse negative impacts on residents to the east.

4.3 In accordance with the CD (RM3s, RM3r) District, the applicant is proposing a total maximum density of 3.15 FAR, as shown in **Table #1** below, comprised of: 1.1 FAR base, 0.15 FAR base bonus, 0.25 FAR supplementary bonus density, 0.55 FAR offset, and 1.10 FAR RM3r density.

Zoning: CD (RM3s, RM3r)
Site Size: 4,311.44 m²

	Permitted (m²)	Proposed (m²)	Proposed Units
RM3s Base Density	1.10	1.10	59
GFA	4,742.59	4,742.59	
RM3s Bonus Density	0.15	0.15	8
GFA	646.72	646.72	
RM3s Suppl. Bonus Density	0.25	0.25	12
GFA	1,077.86	1,062.1	
RM3r Density	1.10	1.10	61
GFA	4,742.59	4,740.9	
RM3s Density Offset	0.55	0.55	29
GFA	2,371.29	2,371.29	
TOTAL Density	3.15	3.15	169
TOTAL GFA	13,581.0	13,563.5	

Table #1

4.4 As noted in **Table #1**, the applicant is proposing to use the amenity density bonus provisions indicated within the Zoning Bylaw. In doing so, the applicant would achieve an additional 0.4 FAR in amenity density bonus, which translates into 1,708.82 m² (18,393.59 sq. ft.) of bonus gross floor area (GFA) included in the development proposal. The Realty and Lands Division of the Department of Lands and Facilities will initiate discussions with the applicant on the amenity bonus value. A separate report detailing the value of the density bonus will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. Council approval of the density bonus value is a prerequisite condition of the rezoning. In accordance with Council’s adopted policy, 80% of the cash-in-lieu contributions are applied toward the City-Wide Community Benefit Bonus Reserve and 20% to the Community Benefit Bonus Affordable Housing Reserve.

4.5 The proposed development is subject to the requirements of the Rental Use Zoning Policy (RUZP), Stream 2 – Inclusionary Rental. The proposal meets the inclusionary rental obligation to provide 16 units rented at below-market rates (20% below Canada Mortgage and Housing Corporation [CMHC] median market rates for the Southeast Burnaby rental survey area for new tenants). In accordance with the RUZP, any use of RM3r density above the required inclusionary requirement is to be set at a 1:1 ratio of market and CMHC market median rents. The applicant proposes to utilize the residual RM3r density to provide 22 market rental units

and 23 rental units rented at CMHC market median rents. It is noted that the proposal meets the requirements of the Rental Use Zoning Policy.

- 4.6 The development proposes 35 adaptable units, which meets the 20% minimum requirement of the Council-adopted Adaptable Housing Policy. A total of 24 accessible parking spaces are provided in the underground parkade (23 spaces for resident use, 1 space for visitor use). The accessible parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation and rental housing operator.
- 4.7 The registration of a Housing Covenant and a Housing Agreement will be required to protect and regulate affordability measures and tenure of the non-market rental units. Terms of the Housing Agreement are to be established prior to Final Adoption of the Rezoning Bylaw.
- 4.8 A portion of the market strata one bedroom unit sizes are generally based on the Zoning Bylaw minimum rental unit sizes, which requires a minimum area of 50 m² (538.21 sq. ft.). Smaller one bedroom units are intended to provide a level of affordability for new home ownership, providing access to the market for first time home buyers. To offset the number of smaller one bedroom units, a comparable number of larger two bedroom plus den and three bedroom units are proposed.
- 4.9 The proposed parking ratio for the development is 1.1 spaces per market strata unit and 0.6 spaces per rental unit, of which 0.1 spaces per unit is for visitor parking. All resident spaces will be equipped with an individually metered energized outlet capable of providing a Level 2 or higher charging level for an electric vehicle, in accordance with the Burnaby Zoning Bylaw. To support alternative modes of transportation to and from the development site, the applicant will be providing a comprehensive Transportation Demand Management (TDM) strategy including:
- the provision of a transit pass fund equivalent to two-zone monthly passes for 15% of the strata residents and 100% of the rental residents for one year, for a total of 77 transit passes, if all eligible passes are requested;
 - two secured bike parking spaces for each residential (strata and rental) unit;
 - as car share stalls are not able to be suitably accommodated on site, funding equivalent to the cost of purchasing two vehicles and constructing two car share spaces, to be utilized towards memberships and driving credits for car share, offered to all strata and rental residents, or additional funding for transit pass subsidy; and,
 - a communications strategy that provides the owners, strata, renters, rental management company and strata management company an understanding of how to best use each of the alternative transportation options.

A Section 219 Covenant and sufficient financial securities will be required to guarantee the provision of these measures.

- 4.10 The Acting General Manager Engineering will be requested to prepare an estimate for all services necessary to serve this site. These works include but are not necessarily limited to:
- upgrades to the west side of the Griffiths Drive frontage to the Town Centre Four-Lane Collector Standard, with separated cycling and pedestrian facilities, treed boulevard, and rainwater management amenities (RMA's);
 - upgrading the north side of the Rumble Street frontage to a modified Town Centre Two-Lane Collector Standard;
 - upgrading the north side of the Prenter Drive frontage to a modified Town Centre Two-Lane Local Standard with a separated two-way cycling track and sidewalk; and,
 - upgrading of storm, sanitary sewer, and water main services as required.
- 4.11 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not limited to:
- Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant to ensure a Housing Agreement is completed prior to Occupancy Permit being issued and that the non-market rental units meet and maintain the affordability criteria;
 - Section 219 Covenant ensuring compliance with the approved acoustical study;
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - Section 219 Covenant ensuring that accessible parking stalls are held in common property to be administered by the Strata Corporation and rental housing operator;
 - Section 219 Covenant ensuring that the surface driveway area will not be restricted by gates or other barriers;
 - Section 219 Covenant ensuring that the density of development of airspace parcels and strata lots comply with the approved CD zoning for the site and to ensure that the overall site continues to function as a single, integrated development;
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of public art;
 - Section 219 Covenant to ensure alternative transportation provisions for the development; and.
 - Section 219 Covenant ensuring compliance with the Green Building Plan for the site (Step Code 2) as well as a commitment for the property owner/representative to submit the necessary energy usage information to NRCAN.
- 4.12 As the site is influenced by its proximity to Griffiths Drive and the Expo SkyTrain line, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 4.13 A tree survey will be required prior to Final Adoption identifying trees to be removed from the development site and along the eastern boundary of the adjacent Sample's Pathway Park site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter, and will be responsible for costs associated with removal and replacement of trees

on Parks property, as determined by the General Manager Parks, Recreation and Cultural Services.

- 4.14 The provision of two separate car wash stalls is required for the development (the applicant proposes to provide three stalls).
- 4.15 The submission of a groundwater and stormwater management plan is required. As well, a suitable engineered design 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.
- 4.16 The submission of a detailed plan of an engineered Sediment Control System is required.
- 4.17 The submission of a suitable Solid Waste and Recycling Plan is required.
- 4.18 The submission of a detailed Residential Loading Management Plan is required.
- 4.19 The submission of a Public Art Plan detailing the concept, character, and location of public art on site as well as details of the budget, terms, and the artist selection process is required.
- 4.20 The submission of a Green Building Plan and energy benchmarking is required.
- 4.21 The submission of a Communication Strategy Plan that provides the owners, strata, renters, rental management company and strata management company with an understanding and recommendations as to how best utilize the on-site amenities and alternative transportation provisions proposed for the development site is required.
- 4.22 Development Cost Charges applicable to this rezoning include:
 - Parkland Acquisition Charge;
 - GVS&DD Sewerage Charge;
 - School Site Acquisition Charge; and,
 - Regional Transportation Development Cost Charge.

5.0 DEVELOPMENT STATISTICS

5.1 Site Area

Gross Site Area 4,311.44 m² (46,408 sq. ft.)
(for density calculation)

Net Site Area 3,092.83 m² (33,291 sq. ft.)

5.2 Site Coverage 50%

5.3	<u>Density</u>	3.15 FAR TOTAL
	RM3s District	
	Base	1.10 FAR
	Bonus	0.15 FAR
	Supplemental base	0.00 FAR
	Supplemental bonus	0.25 FAR
	Subtotal	1.50 FAR
	RM3r District	1.10 FAR
	Density offset	0.55 FAR
5.4	<u>Gross Floor Area</u>	13,563.50 m² (145,996 sq .ft.)
5.5	<u>Residential Unit Mix</u>	
	<u>Market Strata</u>	
	1 studio	42.74 m ² (460 sq. ft.)
	45 one bedroom (rental size)	51.74-52.67 m ² (557-567 sq. ft.)
	7 one bedroom + den (adapt.)	57.97-59.18 m ² (624-637 sq. ft.)
	1 two bedroom	75.06-77.76 m ² (808-837 sq. ft.)
	3 two bedroom (adapt.)	75.06-77.76 m ² (808-837 sq. ft.)
	36 two bedroom + den	71.44-83.98 m ² (769-904 sq. ft.)
	7 two bedroom + den (adapt.)	71.44-83.98 m ² (769-904 sq. ft.)
	3 three bedroom	90.67-96.34 m ² (976-1,037 sq. ft.)
	<u>5 three bedroom (adapt.)</u>	90.67-96.34 m ² (976-1,037 sq. ft.)
	108 units	
	<u>Non-Market Rental (Inclusionary)</u>	
	2 studio	39.48-47.29 m ² (425-509 sq. ft.)
	6 one bedroom	52.30 m ² (563 sq. ft.)
	2 one bedroom (adapt.)	52.30 m ² (563 sq. ft.)
	1 two bedroom	66.70-75.62 m ² (718-814 sq. ft.)
	1 two bedroom + den (adapt.)	81.01-87.89 m ² (872-946 sq. ft.)
	3 three bedroom	88.63-102.84 m ² (954-1,107 sq. ft.)
	<u>1 three bedroom (adapt.)</u>	88.63-102.84 m ² (954-1,107 sq. ft.)
	16 units	
	<u>Non-Market Rental</u> <u>(CMHC Market Median Rates)</u>	
	2 studio	39.48-47.29 m ² (425-509 sq. ft.)
	10 one bedroom	52.30 m ² (563 sq. ft.)
	2 one bedroom (adapt.)	52.30 m ² (563 sq. ft.)
	2 two bedroom	66.70-75.62 m ² (718-814 sq. ft.)
	2 two bedroom + den (adapt.)	81.01-87.89 m ² (872-946 sq. ft.)
	4 three bedroom	88.63-102.84 m ² (954-1,107 sq. ft.)
	<u>1 three bedroom (adapt.)</u>	88.63-102.84 m ² (954-1,107 sq. ft.)
	23 units	

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Market Rental

3 studio	39.48-47.29 m ² (425-509 sq. ft.)
9 one bedroom	52.30 m ² (563 sq. ft.)
1 one bedroom (adapt.)	52.30 m ² (563 sq. ft.)
1 two bedroom	66.70-75.62 m ² (718-814 sq. ft.)
3 two bedroom + den (adapt.)	81.01-87.89 m ² (872-946 sq. ft.)
<u>5 three bedroom</u>	88.63-102.84 m ² (954-1,107 sq. ft.)
22 units	

TOTAL NUMBER OF UNITS: 169 units

5.6 **Building Height** 21 storeys

5.7 **Vehicle Parking**

	<u>Required</u>	<u>Provided</u>
Strata Residential (including 11 visitor spaces and 14 accessible spaces)	119	129
Rental Residential (including 7 visitor spaces and 9 accessible spaces)	37	57
Car Wash Stalls	2	3

5.8 **Bicycle Parking**

	<u>Required</u>	<u>Provided</u>
Secured resident bicycle lockers	338	338
Visitor bicycle racks	34	34

5.9 **Loading**

Total Required and Provided 1 space

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5.10 Communal Facilities

(Excluded from FAR Calculations)

The primary indoor communal facilities for market strata residents total 482.10 m² (5,189.3 sq. ft.) in area and consist of lounge/dining areas, a TV room, game room, workstation room, meeting room, guest suite and fitness room on Level 7, as well as an additional lounge/dining area on Level 21. An outdoor rooftop amenity space for market strata residents is also located on Level 21. Primary indoor communal facilities for rental residents total 192 m² (2,067 sq. ft.) in area and consist of a lounge/dining room, fitness room and guest suite on Level 1. Outdoor amenity space for rental residents is also located on Level 1. The total combined floor area of all indoor amenity areas is less than the 5% (678.18 m² [7,300 sq. ft.]) permitted to be excluded from Gross Floor Area (GFA) under the Zoning Bylaw.

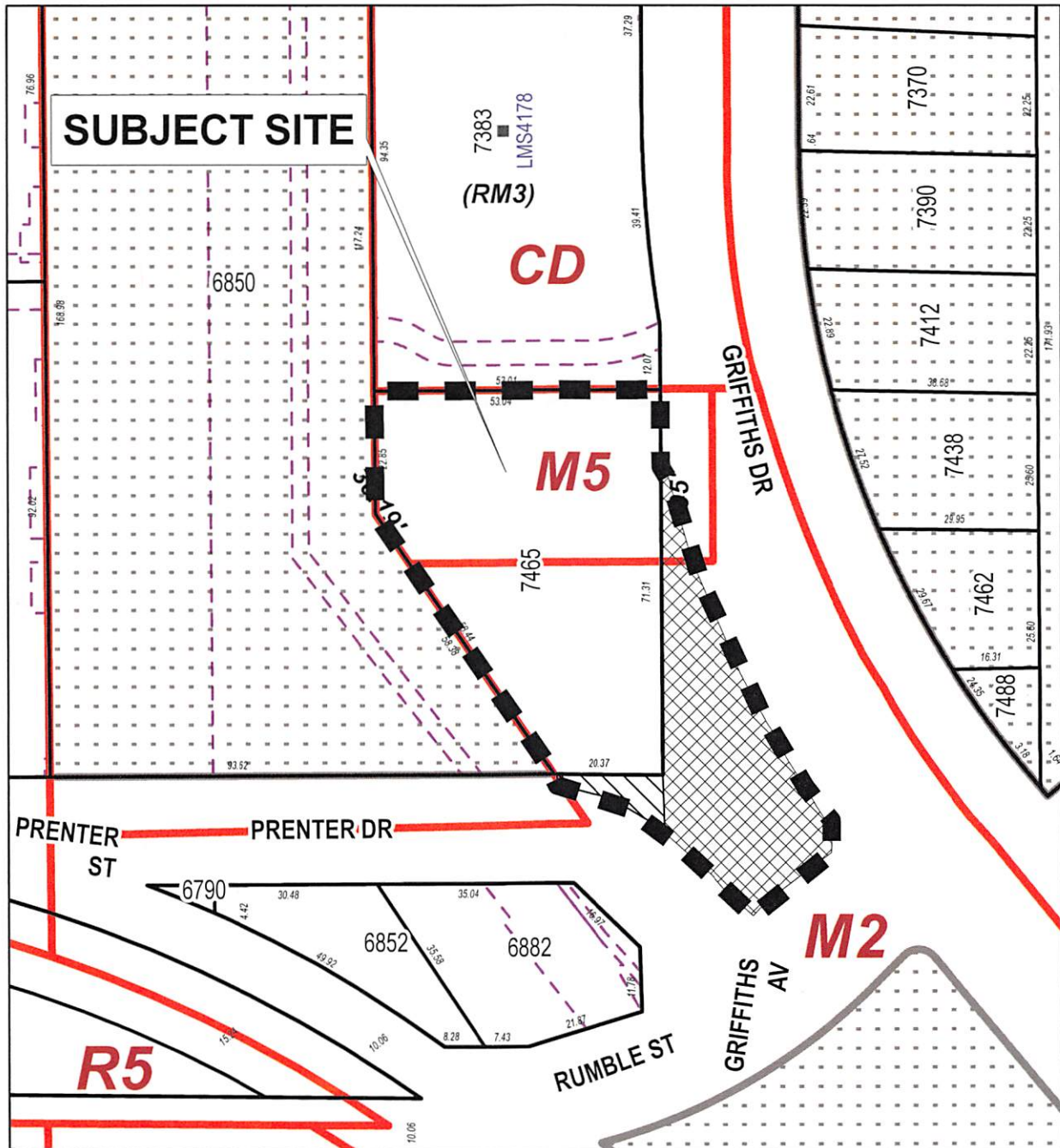
In addition to the above spaces, the Level 7 podium rooftop provides over 743 m² (8,000 sq. ft.) of shared outdoor common amenity space for use by both market strata and rental residents. This area consists of a playground, outdoor yoga and exercise area, gardening plots, as well as outdoor barbeque, seating and dining areas. A potential public art location has been identified at the southern boundary of the development site, adjacent to the driveway access from Prenter Drive.



E.W. Kozak, General Manager
PLANNING AND DEVELOPMENT

AY:tn
Attachments

cc: Director Legislative Services
City Solicitor



PLANNING AND DEVELOPMENT DEPARTMENT






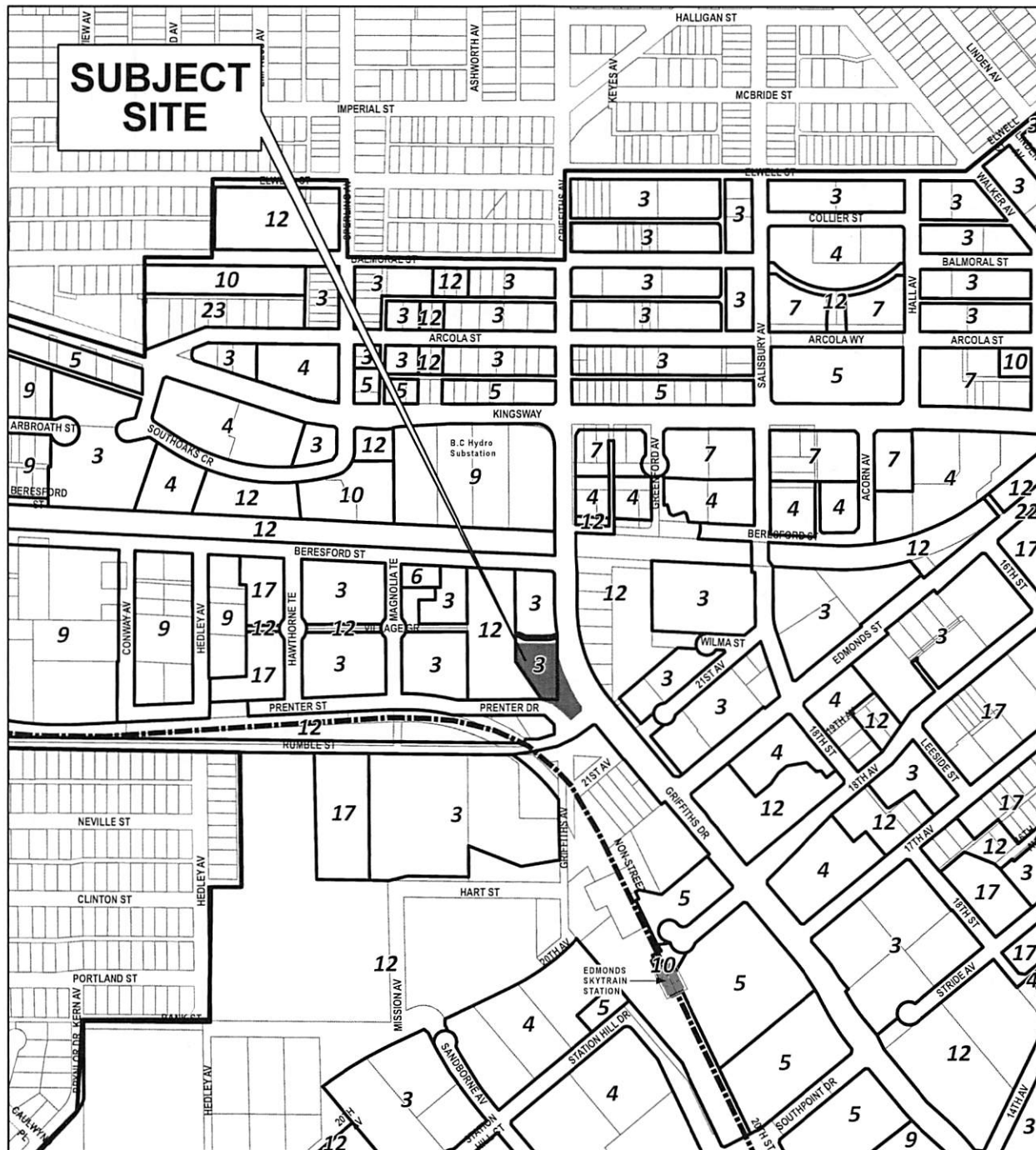
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OCT 13 2022

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REZONING REFERENCE #19-28
7465 GRIFFITHS DRIVE

Drawn By:
RW

-  Subject Site
-  Road Closure Area (to be consolidated with subject site and re-dedicated to City)
-  Road Closure Area (to be consolidated with subject site)



- | | |
|---|--|
| 1 Single and Two Family Residential | 10 Institutional |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 4 High Density Multiple Family Residential | 17 Low or Medium Density Multiple Family Residential
(Ground Oriented) |
| 5 Commercial | 22 Low/Medium Density Mixed Use |
| 6 Medium Density Mixed Use | 23 Institutional and Medium Density Residential |
| 7 High Density Mixed Use | |
| 9 Industrial | |

Edmonds Town Centre Plan



PLANNING AND DEVELOPMENT DEPARTMENT

Note: Composite Sketch Subject to Change

