

TO: CHIEF ADMINISTRATIVE OFFICER 2022 October 19

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: **REZONING REFERENCE #21-26**
Truck Storage Building

ADDRESS: 6900 Southpoint Drive (see *attached* Sketches #1 and #2)

LEGAL: Lot 2 District Lot 53 Group 1 New Westminster District Plan LMP1234

FROM: CD Comprehensive Development District (based on P6 Regional Institutional District and M2 General Industrial District)

TO: Amended CD Comprehensive Development District (based on P6 Regional Institutional District and M2 General Industrial District), and in accordance with the development plan entitled “BCH Edmonds Ops Centre Truck Storage and Yard” prepared by SNC-Lavalin Inc. and Ian McKay Architect Inc.).

APPLICANT: SNC-Lavalin Inc.
1100 – 745 Thurlow Street
Vancouver, BC V6E 0C5
Attn: Branislav Cvijetinovic

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 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 dedication of any rights-of-way deemed requisite.

- d) The granting of any necessary statutory rights-of-way, easements and covenants.
- e) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- f) The submission and approval of a detailed Fire Truck Access Plan.
- g) The deposit of the applicable Regional Transportation Development Cost Charge.
- h) The deposit of the applicable GVS & DD Sewerage Development Cost Charge.

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 truck storage building in an existing operations yard.

2.0 CITY POLICIES

The subject rezoning proposal aligns with the following City Policies: Corporate Strategic Plan (2022), Regional Context Statement (2013), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), and Edmonds Town Centre Plan (1994).

3.0 BACKGROUND

- 3.1 The subject site is located on the south side of Southpoint Drive within the Edmonds Town Centre Plan area (see *attached* Sketches #1 and #2), and is designated for both commercial and industrial uses. To the southwest of the subject site, across 20th Street, is the Expo SkyTrain line. To the northeast of the subject site, across Griffiths Drive, is the Stride Avenue Community School. To the north, across Southpoint Drive, is a 17-storey office building. To the south, across Fourteenth Avenue, is a two-storey industrial building.
- 3.2 The site is currently improved with a three-storey office building and a two-storey warehouse that were constructed in 1992. The southern portion of the site is currently used as an operations yard where line trucks and operations vehicles are washed, fueled, and stored. Vehicular access to the site is provided from 14th Avenue and 20th Street.
- 3.3 On 2021 August 30, Council received the report of the Planning and Development Department regarding the rezoning of the subject site and authorized the Department to continue to work with the applicant in preparing a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

3.4 The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

4.0 GENERAL COMMENTS

4.1 The applicant is proposing to rezone the property to permit the construction of a truck storage building in the operations yard on the southern portion of the site. The proposed building will be heated, enclosed, and approximately 1,323 m² (14,240.65 sq. ft.) in area. To accommodate the footprint of the proposed building, a portion of an existing vehicle wash and fueling station will be removed. In addition, the applicant proposes to modify the layout of the surface parking area to ensure safe and efficient truck maneuverability.

4.2 The purpose of the new truck storage building is to provide improved security and heating for the existing line trucks and operations vehicles in the yard. The new building is proposed to accommodate 10 vehicles in 10 stalls. To support climate action objectives, high efficiency heating within the new building is proposed to limit vehicle warm up time and greenhouse gas emissions. Staff support this objective and note that the proposal is consistent with the site's designation in the Edmonds Town Centre Plan, and aligned with the current use of the property.

4.3 No changes are proposed to the total gross floor area of the existing buildings. The proposal results in an overall parking reduction of four stalls, however, the site will continue to meet the minimum parking requirements under the Zoning Bylaw. No changes are proposed to the existing on-site loading facilities or solid waste and recycling collection. Access to the site will continue to be from Fourteenth Avenue and Twentieth Street.

4.4 The Acting General Manager Engineering will be requested to prepare an estimate for any services necessary to serve the site.

4.5 Road dedication or Statutory Right-of-Way will be determined along the four frontages of the site to accommodate the space required for sidewalk and cycle track improvements. A custom design standard has been proposed for all four frontages to protect existing street trees. These street improvements will be undertaken at a future date as part of a City capital project or as part of a more substantial redevelopment of the subject site.

4.6 The submission of a detailed Fire Truck Access Plan is required as part of the subject rezoning.

4.7 The Regional Transportation Development Cost Charge will apply to this rezoning.

4.8 The GVS & DD Sewerage Development Cost Charge will apply to this rezoning.

5.0 DEVELOPMENT STATISTICS

5.1 Gross Site Area: - 30,130.00 m² (324,317 sq.ft.)

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5.2 Site Coverage:

Existing Site Coverage	-	32.30%
Proposed Site Coverage	-	36.64%

5.3 Proposed Building Height - 8.25 m (27 ft)

5.4 Gross Floor Area:

Existing Gross Floor Area


Office	-	11,514 m ²	(123,935.66 sq.ft.)
Warehouse	-	3,386 m ²	(36,446.60 sq.ft.)
Total Existing Floor Area	-	14,900 m²	(160,382.26 sq.ft.)

Proposed Gross Floor Area

Office (unchanged)	-	11,514 m ²	(123,935.66 sq.ft.)
Warehouse (unchanged)	-	3,386 m ²	(36,446.60 sq.ft.)
Proposed Truck Storage Building	-	1,323 m ²	(14,240.65 sq.ft.)
Total Proposed Floor Area	-	16,223 m²	(174,622.91 sq.ft.)

5.5 Vehicle Parking:

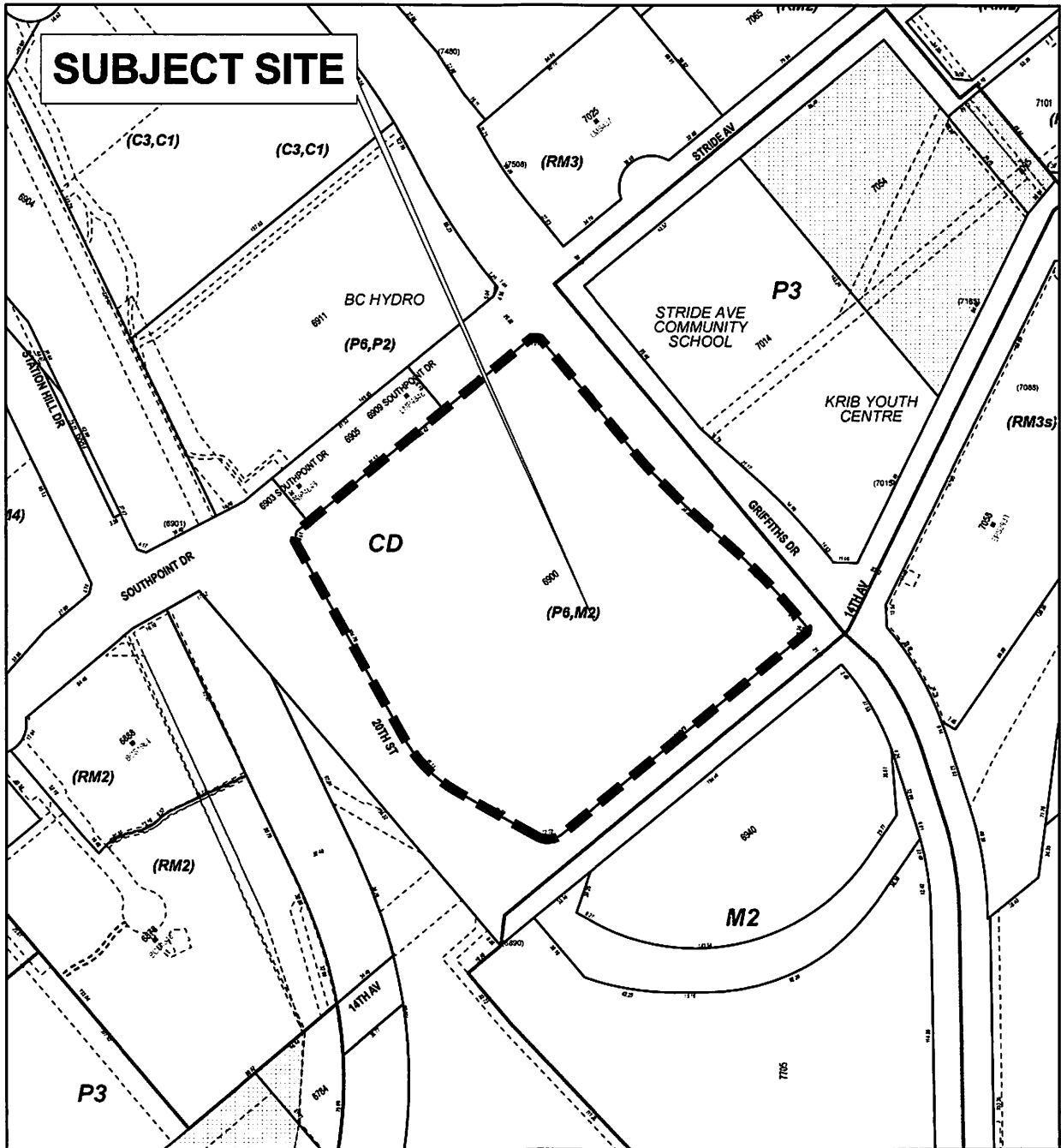
Required	-	275 spaces
Existing	-	309 spaces
Provided	-	299 spaces


 E. W. Kozak, General Manager
 PLANNING AND DEVELOPMENT

MP:tn

Attachments

cc: Acting General Manager Engineering
 Director Legislative Services
 City Solicitor



SUBJECT SITE



PLANNING & BUILDING DEPARTMENT




Date:
JUN 16 2021

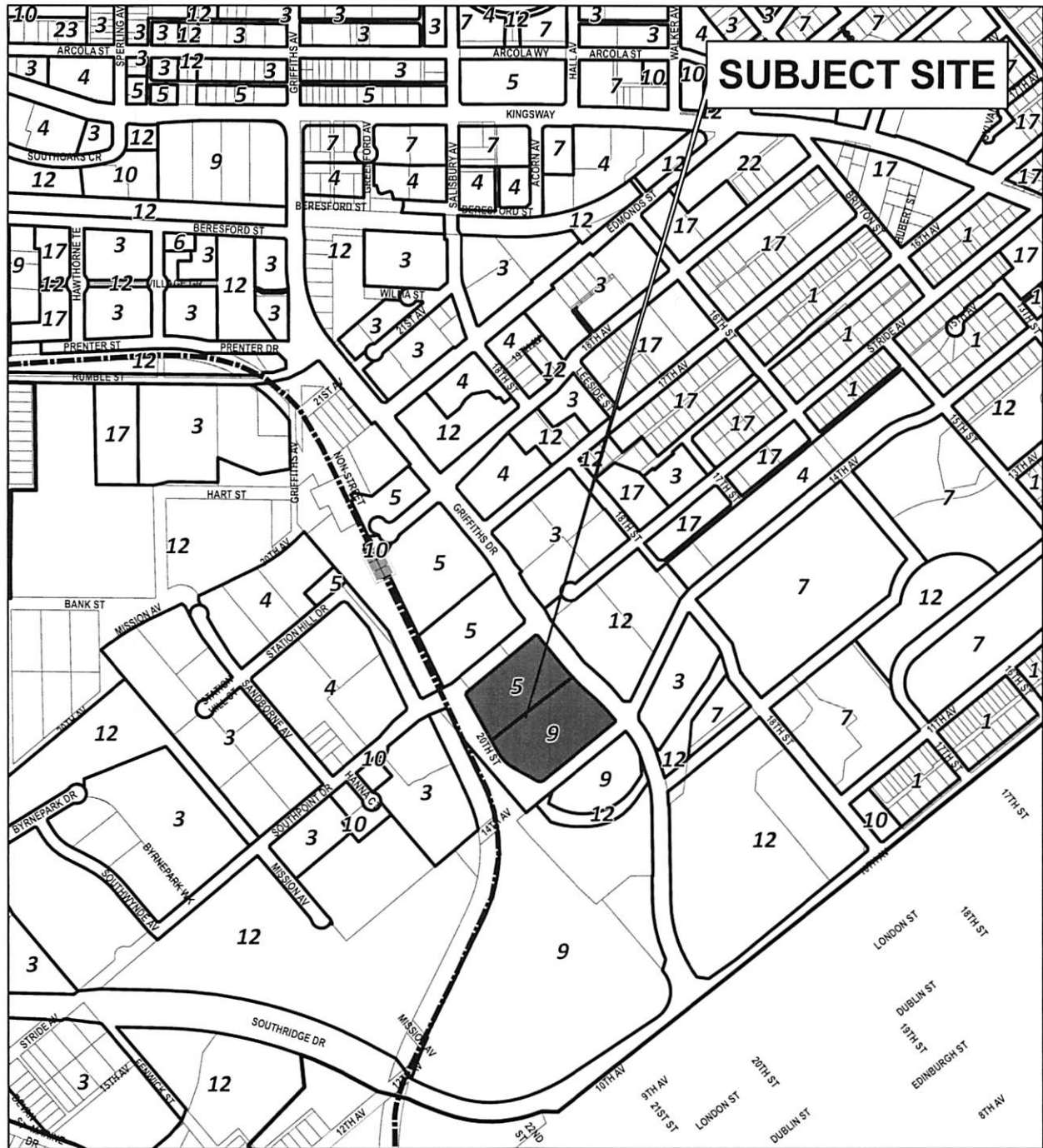
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JS

**REZONING REFERENCE #21-26
6900 SOUTHPOINT 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



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change

