

RE: 7358 - 18TH STREET
EDMONDS ALRT STATION AREA PLAN CONCEPT

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1986 MARCH 05
FROM: DIRECTOR PLANNING &
BUILDING INSPECTION
SUBJECT: 7358 - 18TH STREET
EDMONDS ALRT STATION AREA PLAN CONCEPT

RECOMMENDATION:

1. THAT Council receive this report for information.

REPORT

1.0 SUMMARY AND BACKGROUND:

The Municipality is in receipt of an application for a Building Permit for construction of a semi-detached dwelling on the subject property at 7358 - 18th Street (see attached sketch #1). This is being brought to Council's attention as it may signal the beginning of a trend which would tend to restrict future options for high density residential redevelopment in the area of the Edmonds SkyTrain Station.

2.0 THE PROPOSED EDMONDS ALRT STATION AREA PLAN CONCEPT:

The subject site falls within a site proposed for high-rise multi-family residential redevelopment in the Edmonds ALRT Station Area Plan Concept (see attached sketch #2) which was proposed by staff in a report submitted 1984 December 03, but has not been approved or adopted by Council. On 1985 January 28 Council adopted a motion that the report on the Edmonds ALRT Station Area Plan Concept

"be now referred to staff, noting the desire of this Council that there be no change in the road pattern for a period of two years subsequent to the full operation of the Advanced Light Rapid Transit system and further, recognizing that future Councils have the right to bring back this matter at any time."

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Development of the proposed semi-detached dwelling on the subject property, which is currently occupied by a small older home in poor repair, would clearly result in a substantial increase in the property's value. This would increase the cost of acquiring the property in the future, and would tend to have a negative or delaying impact on possible future options for redevelopment of the area.

Although staff are fully cognizant of Council's intentions in referring the Edmonds ALRT Station Plan Concept back to staff, it is our understanding that Council concerns with the Plan Concept focussed on elements of the proposed road pattern and that there were no expressed major concerns regarding the Concept's proposed land use aspects. It is for this reason that we consider it desirable to apprise Council of the subject application.

Of greater concern to this Department than the current proposal for development of a single semi-detached dwelling, however, is the possibility that this may signal a trend towards ad-hoc scattered densification of the area near the Edmonds SkyTrain Station through single lot redevelopment for two-family dwellings. This would tend to severely restrict the potential for multi-family residential redevelopment on a comprehensive basis and lead to future infill and locked-in lot situations.

In this regard we would note that another property in the immediate vicinity (7077 - Eighteenth Avenue as shown on sketches 1 and 2) was also recently redeveloped for a two-family dwelling. A report regarding this property was submitted to Council on 1985 March 18 and recommended its acquisition in order to ensure retention of Municipal development options in the area (including the possible construction of a Salisbury Avenue/Eighteenth Avenue collector road). This recommendation was not adopted by Council, and a Building Permit was issued on 1985 May 23 for a semi-detached dwelling which was completed in 1985 September.

3.0 CONCLUSION:

This report is submitted for the information of Council. Unless otherwise directed by Council the subject Building Permit application will be processed in the usual manner.



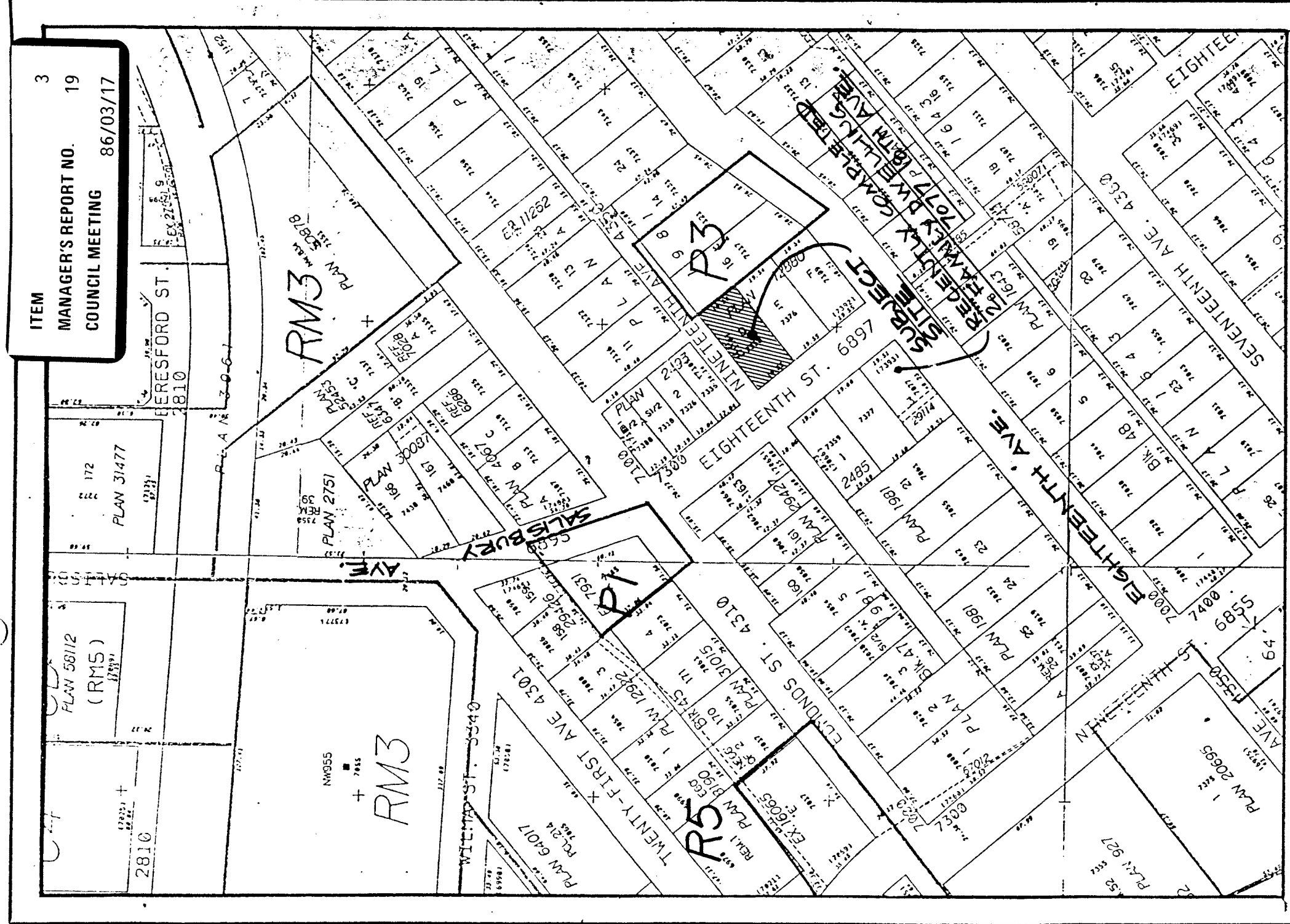
A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

RR/g1

Atts.

cc: Chief Building Inspector

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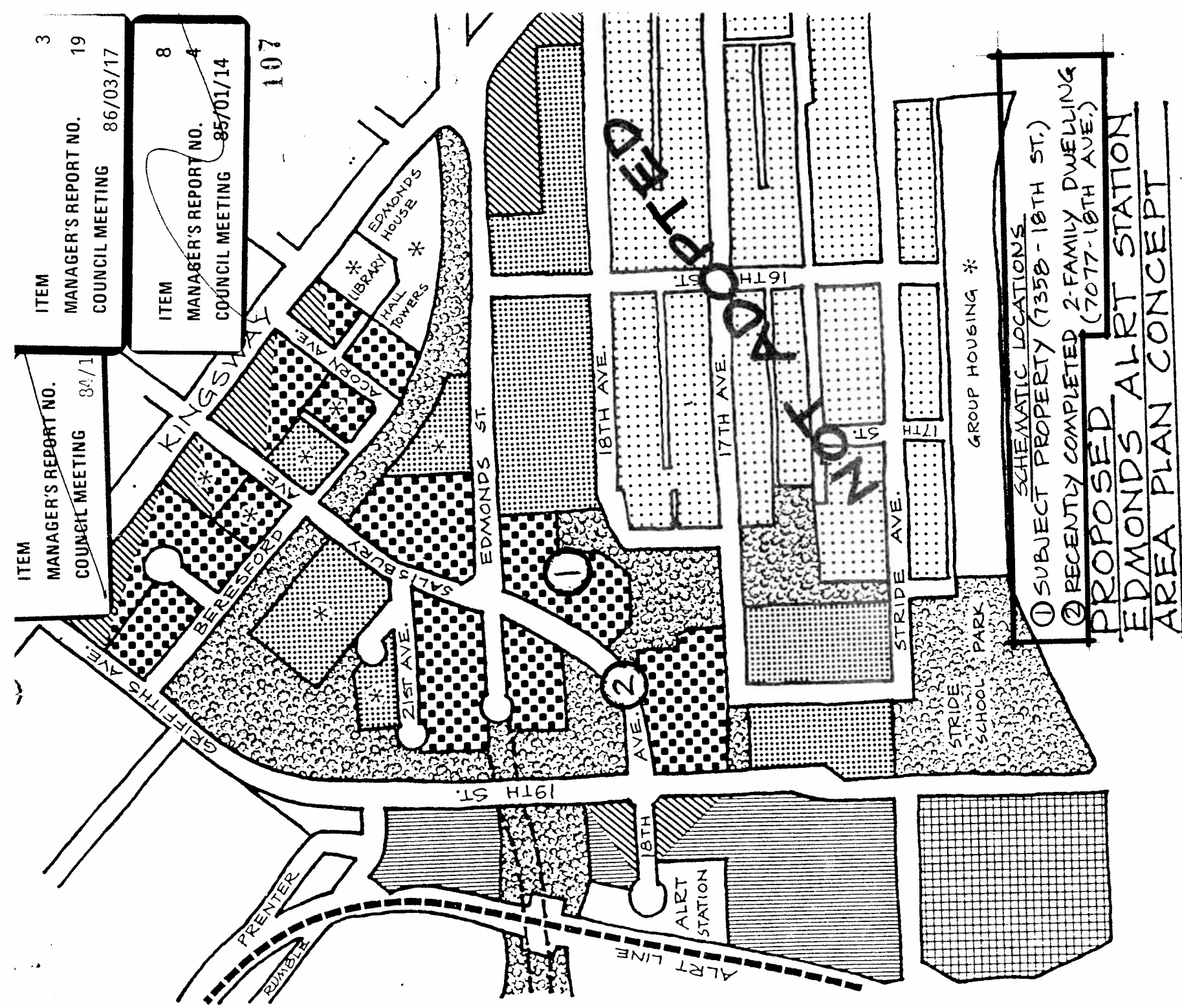


Burnaby Planning Department

Date	198 FEB.
Scale	1 : 2000
Drawn By	

7358 EIGHTEENTH ST. 106

SKETCH 1


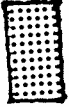







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ITEM 8
 MANAGER'S REPORT NO. 4
 COUNCIL MEETING 85/01/14

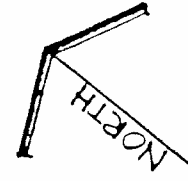
107

SUBJECT PROPERTY (7358 - 18TH ST.)
RECENTLY COMPLETED 2-FAMILY DWELLING (7077-18TH AVE.)
PROPOSED
EDMONDS ALRT STATION
AREA PLAN CONCEPT

- SUBJECT PROPERTY (7358 - 18TH ST.)**
RECENTLY COMPLETED 2-FAMILY DWELLING (7077-18TH AVE.)
PROPOSED
EDMONDS ALRT STATION
AREA PLAN CONCEPT
-  MULTIFAMILY RESIDENTIAL - HIGH RISE APTS.
 -  MULTI-FAMILY RESIDENTIAL - LOW RISE APTS.
 -  ONE & TWO FAMILY RESIDENTIAL
 -  RETAIL COMMERCIAL
 -  LOW / MEDIUM DENSITY OFFICE
 -  INDUSTRIAL
 -  PARK, SCHOOL, TRAIL & RAVINE AREAS

* SITE DEVELOPED IN ACCORDANCE WITH PLAN

SKETCH 2



1:5000
 1984 NOV.