

ITEM 2  
MANAGER'S REPORT NO. 58  
COUNCIL MEETING 89/09/18

RE: PROPOSED COMMERCIAL DEVELOPMENT  
7390/7398 EDMONDS STREET  
PRELIMINARY PLAN APPROVAL NO. 9446  
EDMONDS TOWN CENTRE SOUTH - COMMUNITY PLAN SIX

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 SEPTEMBER 13

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: PROPOSED COMMERCIAL DEVELOPMENT  
7390/7398 EDMONDS STREET  
PRELIMINARY PLAN APPROVAL #9446  
EDMONDS TOWN CENTRE SOUTH - COMMUNITY PLAN SIX

PURPOSE: To inform Council that Preliminary Plan Approval for the proposed development will be issued upon completion of all requirements unless otherwise directed by Council.

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RECOMMENDATION:

- 1) THAT a copy of this report be sent to Dr. N. C. Tseng, #7-7311 Kingsway, Burnaby, B.C., V5E 1G8.

R E P O R T

The Planning and Building Inspection Department has received an application for a commercial building to accommodate a pharmacy and medical offices at 7390 and 7398 Edmonds Street which are intended to be consolidated into one legal parcel. The proposed development is consistent with the existing C3 General Commercial District zoning of the site, but conflicts with the adopted Community Plan for the area. In accordance with established policy, this report is therefore being submitted for Council's information. A submission by the applicant regarding the subject proposals also appears on this week's Council agenda.

The subject properties (see attached sketch 1) form part of a larger site designated for mixed use commercial/residential Comprehensive Development based on C3 and RM4 guidelines in adopted Community Plan Six for the Edmonds Town Centre South (see sketch 2 attached). The proposed consolidation size is desirable to achieve appropriate residential and commercial situations (including setbacks, landscaping, outdoor areas and vehicular access) given the limited depth of the properties fronting both Edmonds Street and Nineteenth Avenue, and the lack of a lane. For the information of Council, it is noted that the Municipality owns two vacant properties within the proposed redevelopment site assembly (7412 Edmonds Street and 7409 19th Avenue).

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The subject properties, 7390 and 7398 Edmonds Street, are currently occupied by older dwellings in poor repair. The remainder of the properties in the consolidation proposed by the adopted Community Plan are also occupied by older dwellings or vacant with the exception of 7414 Edmonds Street which was developed with a small commercial building with one residential unit under the prevailing C3 zoning approximately 10 years ago. It is evident that development of another commercial building on the subject site would tend to impede or delay assembly of the redevelopment site proposed by the Plan, as the cost of land assembly would have to recognize the value of the new development.

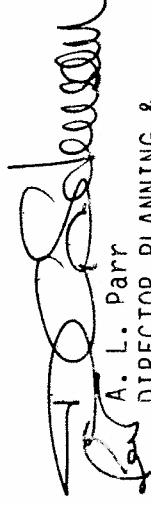
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Notwithstanding, it is acknowledged that the proposed development is permitted under the existing zoning, that the potential timing of redevelopment of the proposed Comprehensive Development site assembly is uncertain, and that similar development was previously approved within the same proposed assembly. In the circumstances, the only feasible alternative to the processing of the subject Preliminary Plan Approval would appear to be Municipal acquisition of the subject properties, which is not being recommended in this case. Accordingly, upon completion of all requirements, staff propose to issue Preliminary Plan Approval for the proposed development unless otherwise directed by Council.

This is for the information of Council.

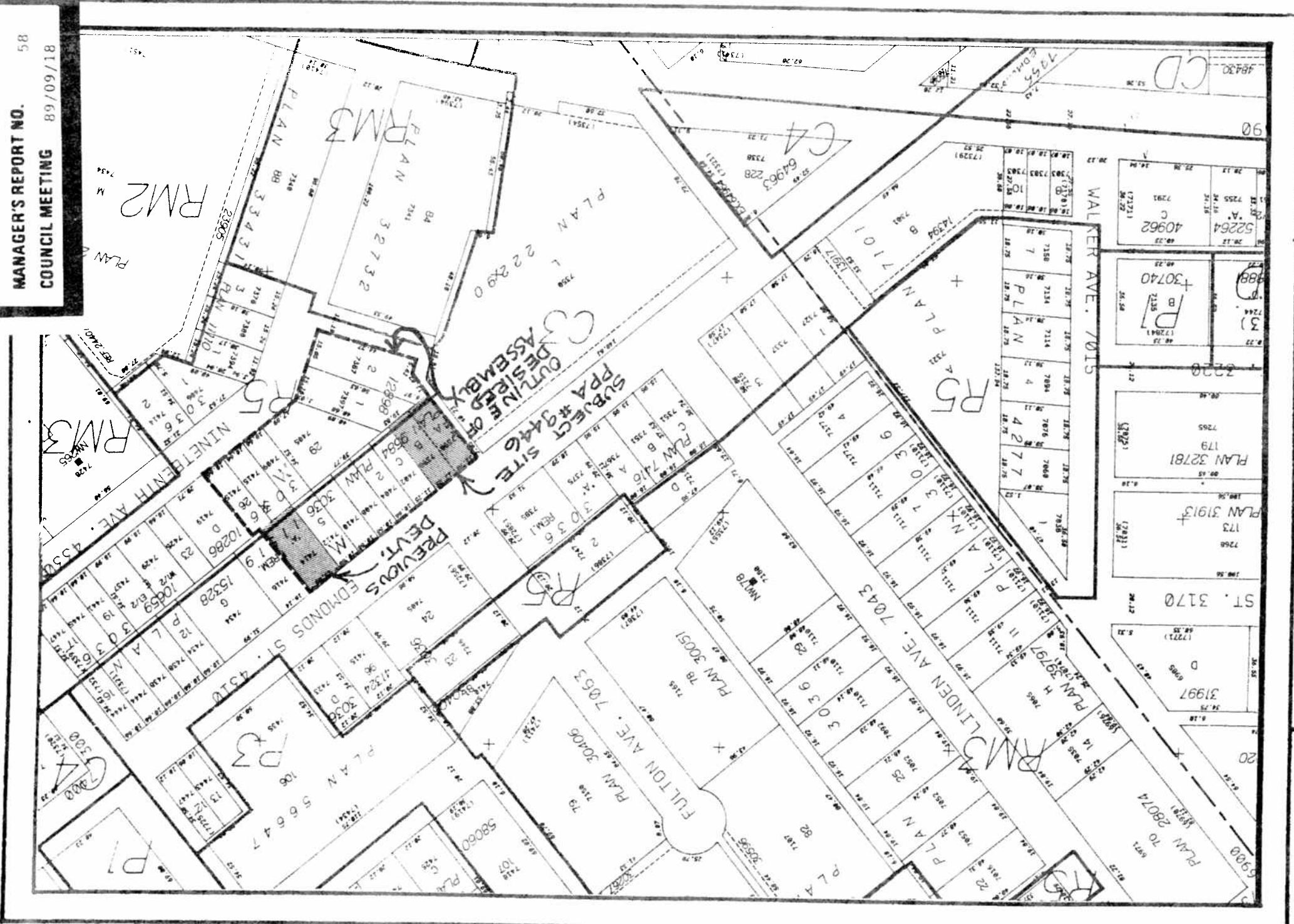
RR:ap

Attachments



A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

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Date 1989 SEPT.  
Scale 1:2000  
SKETCH 1

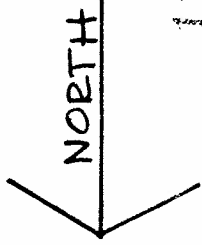


BURNABY  
Planning &  
Building Inspection  
Department

PPA # 9446

7390/7398

EDMONDS ST.



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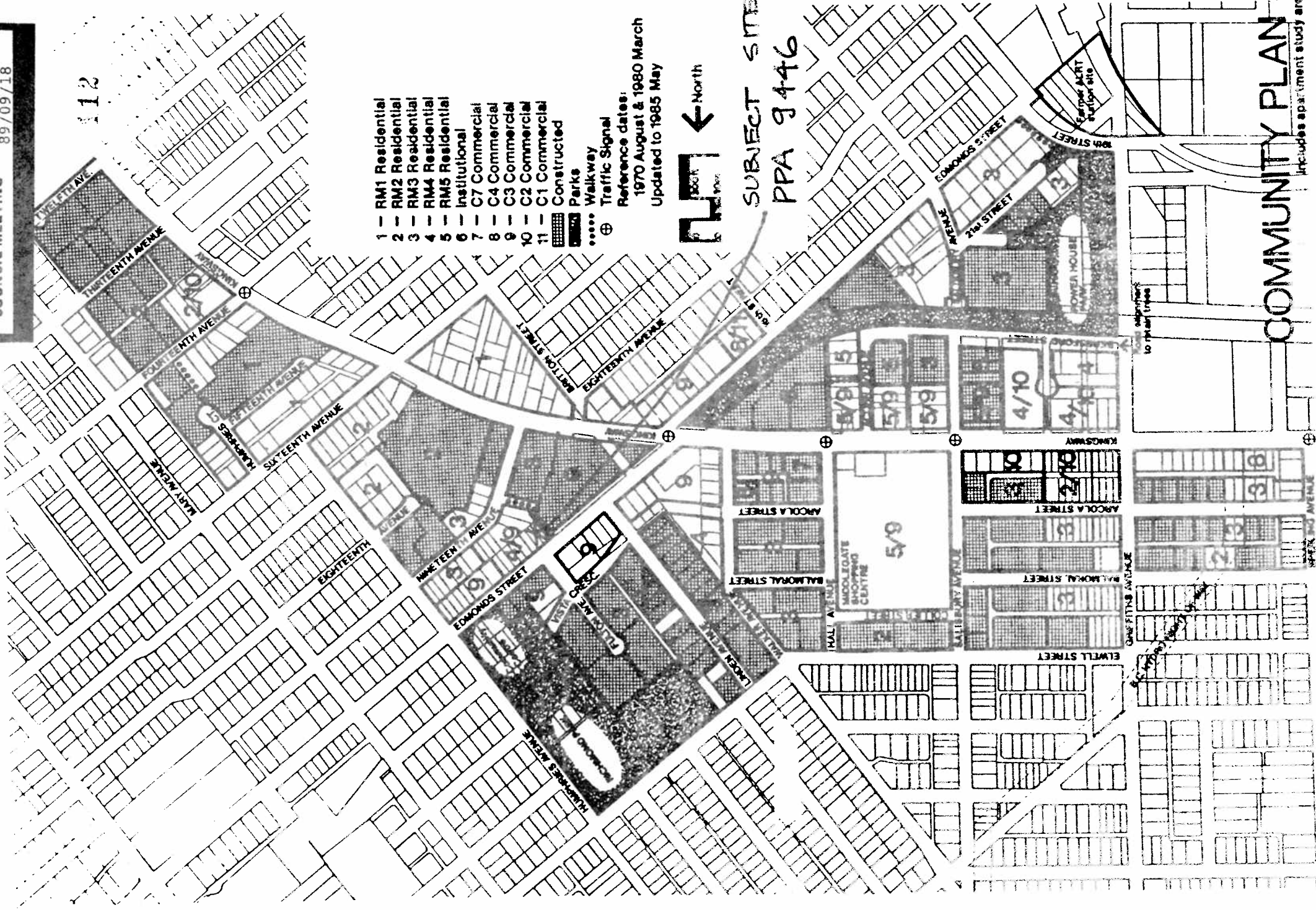
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- 1 - RM1 Residential
- 2 - RM2 Residential
- 3 - RM3 Residential
- 4 - RM4 Residential
- 5 - RM5 Residential
- 6 - Institutional
- 7 - C7 Commercial
- 8 - C4 Commercial
- 9 - C3 Commercial
- 10 - C2 Commercial
- 11 - C1 Commercial
- Constructed
- Parks
- Walkway
- Traffic Signal

Reference dates:  
 1970 August & 1980 March  
 Updated to 1985 May



SUBJECT SITE  
 PPA 9446



COMMUNITY PLAN SIX  
 Includes apartment study areas O & P

SKETCH Z