

TO: MUNICIPAL MANAGER 1992 AUGUST 05
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: KINGSWAY - SOUTH SIDE
16TH AVENUE TO 10TH AVENUE

PURPOSE: To respond to a request to review the potential for designating the south side of Kingsway between 16th Avenue and 10th Avenue to low-density multiple-family housing.

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RECOMMENDATION:

1. THAT staff be authorized to pursue a review of the south side of Kingsway between 16th Avenue and 10th Avenue as outlined in this report.

REPORT

1.0 INTRODUCTION:

Appearing on the 1992 July 27 Council Meeting agenda was a letter from Baker McGarva Hart, Architects, indicating that they intended to propose a rezoning to multiple-family for a site on the south side of Kingsway between Stride Avenue and 14th Avenues (7543/7585 Kingsway as shown on attached Sketch #1).

The letter requested that the Municipality examine the possibility of redesignating the area on this side of Kingsway between 10th Avenue and 16th Avenue to low-density multiple-family housing.

2.0 DISCUSSION:

The current zoning of the area of Kingsway in question falls largely within a number of commercial zoning districts, i.e. C2 Community Commercial District, C4 Service Commercial District, and C7 Drive-In Restaurant District. For many years, however, this has not been a successful commercial area, and it currently includes a number of vacant sites as well as buildings in poor condition. With time, staff also consider that this commercial strip could become the source of increasing social and safety concerns.

The area in question is located on the periphery of, but outside the Edmonds Town Centre, and is across Kingsway from an area within the Town Centre Plan which is designated and has been largely developed for low-density multi-family uses (see Sketch #2). Another adjacent area within the Edmonds Town Centre Plan designated for low-density multi-family redevelopment is located to the west of the subject area, across 16th Avenue.

Another site within the area in question, 7505 Kingsway (see Sketch #1) which is zoned R5 Residential District, is currently the subject of a subdivision application, S.D. #69/92, to create four one or two-family lots in accordance with the existing zoning. There is an existing dwelling on this parcel which has been identified as having some heritage significance, but which would have to be relocated in order to preserve it if the proposed four lot subdivision is to proceed. Another dwelling of heritage significance is also located on the adjacent property at 7527 Kingsway.

The subject south side of Kingsway between 16th Avenue and 10th Avenue could be considered to respond to Kingsway in a similar fashion to the low-density multiple-family housing which has been developing on the north side of Kingsway within the context of the Apartment Study Area "p" and the Edmonds Town Centre. In concept, there would then be existing single and two-family residential neighbourhoods on both sides of Kingsway with a band of primarily low-density multiple-family housing centered on the Kingsway corridor with a buffering landscape treatment alongside the roadway. In general, this would also have the effect of strengthening street-oriented commercial development along Kingsway west of Edmonds Street and along Edmonds Street north of Kingsway.

Given the current development interest in the area as represented in part by the subject request and the lack of success of this portion of Kingsway as a commercial strip, the pursuance of an expeditious localized review of this south side Kingsway frontage as a south side extension of the low-density multiple-family housing designation in place on the north side of Kingsway may be opportune. The fact that such low-density multiple family development would be oriented to families and likely towards the affordable housing range are also relevant considerations.

3.0 CONCLUSION:

Council concurrence is requested to the conclusion of this report that a localized review of the subject area is warranted.

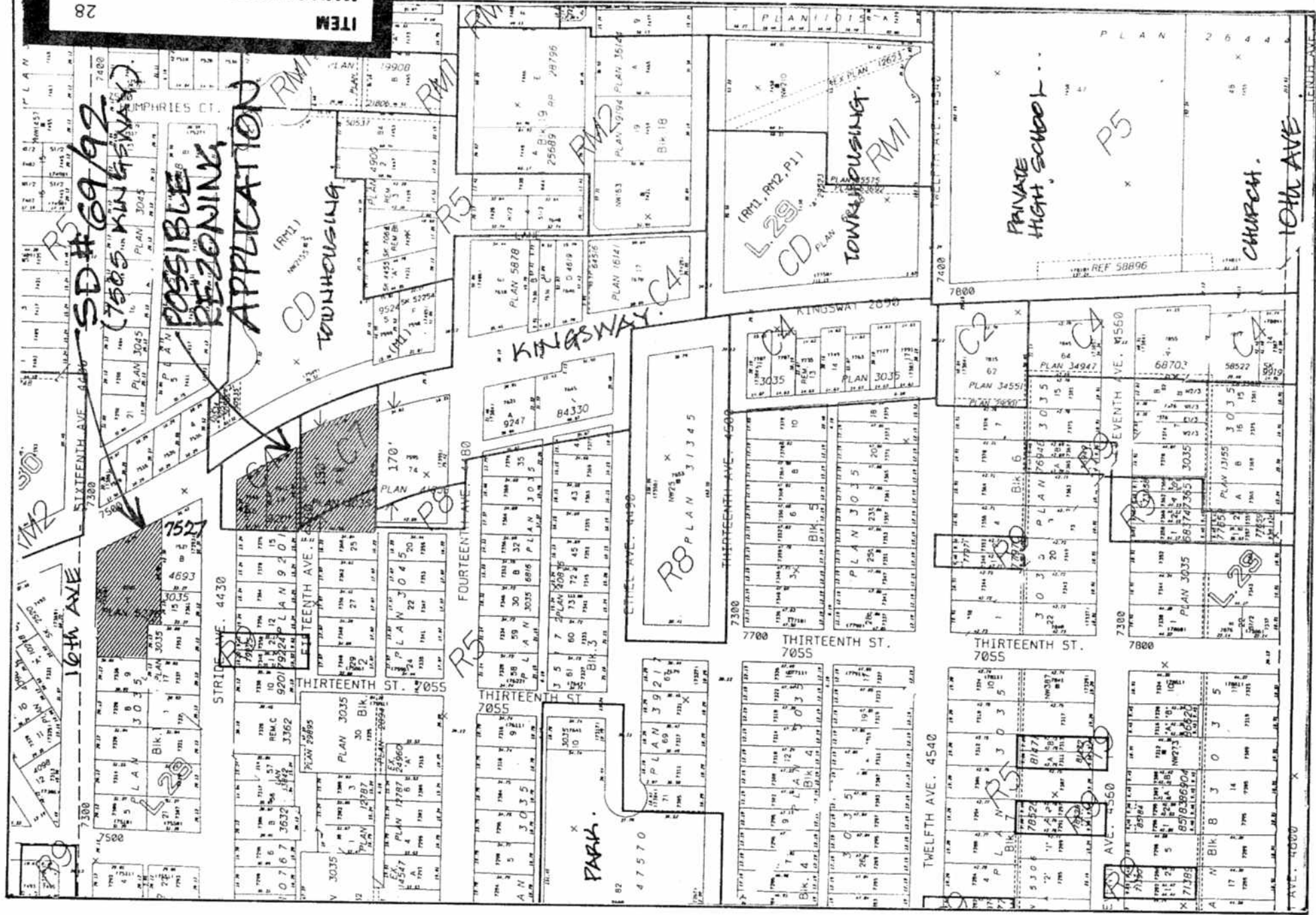


D.G. Stenson, Acting Director
Planning and Building

RR:yg

Attach.

ITEM 28
 MANAGER'S REPORT NO. 52
 COUNCIL MEETING 92/08/10



KINGSWAY
16TH - 10TH AVENUES
SKETCH #1



192

Date:
92 AUG.

Scale:
1:3000

Drawn By:

PROPOSED
REVIEW
AREA

ITEM
MANAGER'S REPORT NO.
COUNCIL MEETING 92/08/10

28
52

SKETCH #2

193

