

TO: MUNICIPAL MANAGER
1992 JANUARY 14

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: PROPOSED SERVICE COMMERCIAL DEVELOPMENT
6908 KINGSMAY
EDMONDS TOWN CENTRE

PURPOSE: To inform Council that a Building Permit for the proposed development will be issued upon completion of all requirements unless otherwise directed by Council.

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RECOMMENDATION:

- 1) THAT this report be received for information purposes.

REPORT

1.0 INTRODUCTION:

The Planning and Building Department has received an application for construction of a two-storey service commercial retail/office building with a gross floor area of 413.9 m² (4,455 sq. ft.) on the subject site which is located at the south-east corner of Kingsway and Griffiths Avenue (see attached sketch #1). The proposed development is consistent with the existing C4 Service Commercial District zoning of the site, but conflicts with the adopted Community Plan for the area, and with future road widenings required along Griffiths Avenue and Kingsway.

2.0 COMMUNITY PLAN CONSIDERATIONS:

The subject property forms part of a larger site designated for mixed-use redevelopment under RM4 Multiple Family Residential and C2 Community Commercial District guidelines by the Community Plan 6 for the Edmonds Town Centre (see attached sketch #2). The subject property is currently occupied by an older single-storey commercial building in poor condition and an older dwelling, while other properties in the proposed assembly are occupied by relatively modest commercial developments including an automobile dealership, as well as an older dwelling.

It is considered that construction of the proposed new commercial building on the subject property will tend to impede the assembly of the proposed redevelopment site, as the cost of land assembly would have to recognize the value of the new construction. The applicant has been advised of the Community Plan provisions but nevertheless intends to proceed with redevelopment of the subject property on its own.

3.0 FUTURE ROAD REQUIREMENT:

No road right-of-way is required from the subject property to permit construction of the 19th Street - Griffiths Avenue project currently being pursued. In the future, however, a 5.3 m (17.4 ft.) wide dedication on Griffiths Avenue to allow extension of the third northbound climbing/right-turn lane and provision of a separated sidewalk will be required, as well as a 6.63 m (21.8 ft.) wide dedication for Kingsway widening. Including the corner truncation, road dedications totalling approximately 405 m² (4,360 sq. ft.) will therefore eventually be required from the subject property, representing over half the total site area of 772 m² (8,310 sq. ft.). Sketch #3 attached shows the required future road dedications as well as the current and future planned road works. The current proposed development conflicts with these future road requirements, however, it is anticipated that the required dedications would be obtained in conjunction with the future consolidation and rezoning of a land assembly for redevelopment in accordance with the adopted Community Plan.

4.0 CONCLUSION:

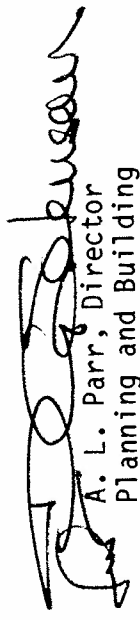
Although construction of the proposed commercial development would inhibit site assembly and redevelopment in accordance with the adopted Community Plan, and conflicts with future road right-of-way requirements, it is acknowledged that the proposed development is permitted by the present zoning of the site. An alternative to issuing a Building Permit for the proposed development would be acquisition of the subject site for future land assembly and road right-of-way purposes. Given the uncertain timing of a future private site assembly and redevelopment to include this property, and the fact that the road right-of-way is not required at the present time, acquisition is not being recommended.

Accordingly, upon completion of all requirements, a Building Permit will be issued for the proposed development unless otherwise directed by Council.

RR:ap

Attach.

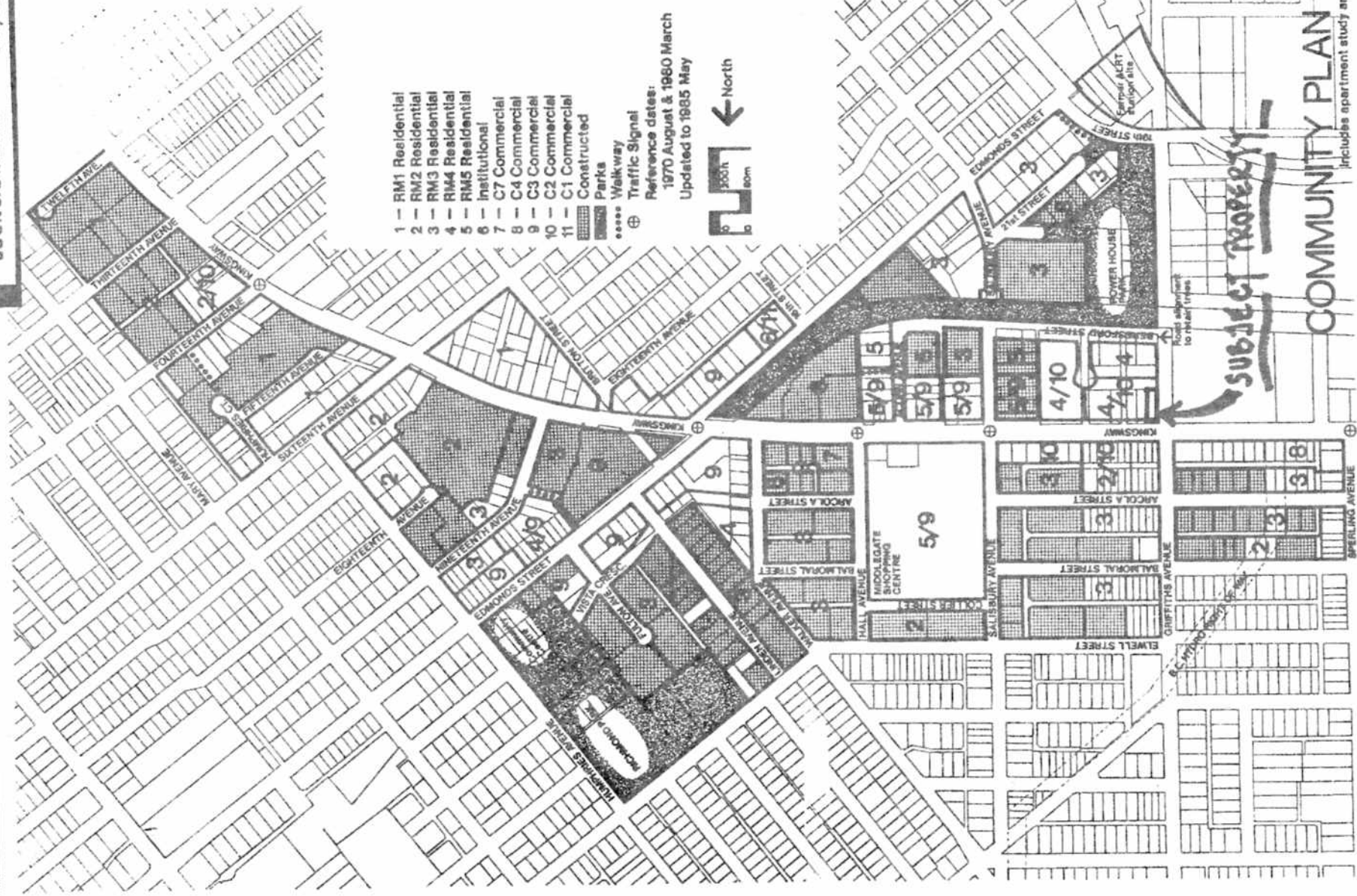
- c.c. Chief Building Inspector
- Director Engineering
- Director Finance
- Municipal Solicitor
- P.P.A. #9962



A. L. Parr, Director
Planning and Building

ITEM 3
 MANAGER'S REPORT NO. 5
 COUNCIL MEETING 92/01/20

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Planning &
 Building Inspection
 Department

6908 KINGSWAY

Date:

JANUARY 1992

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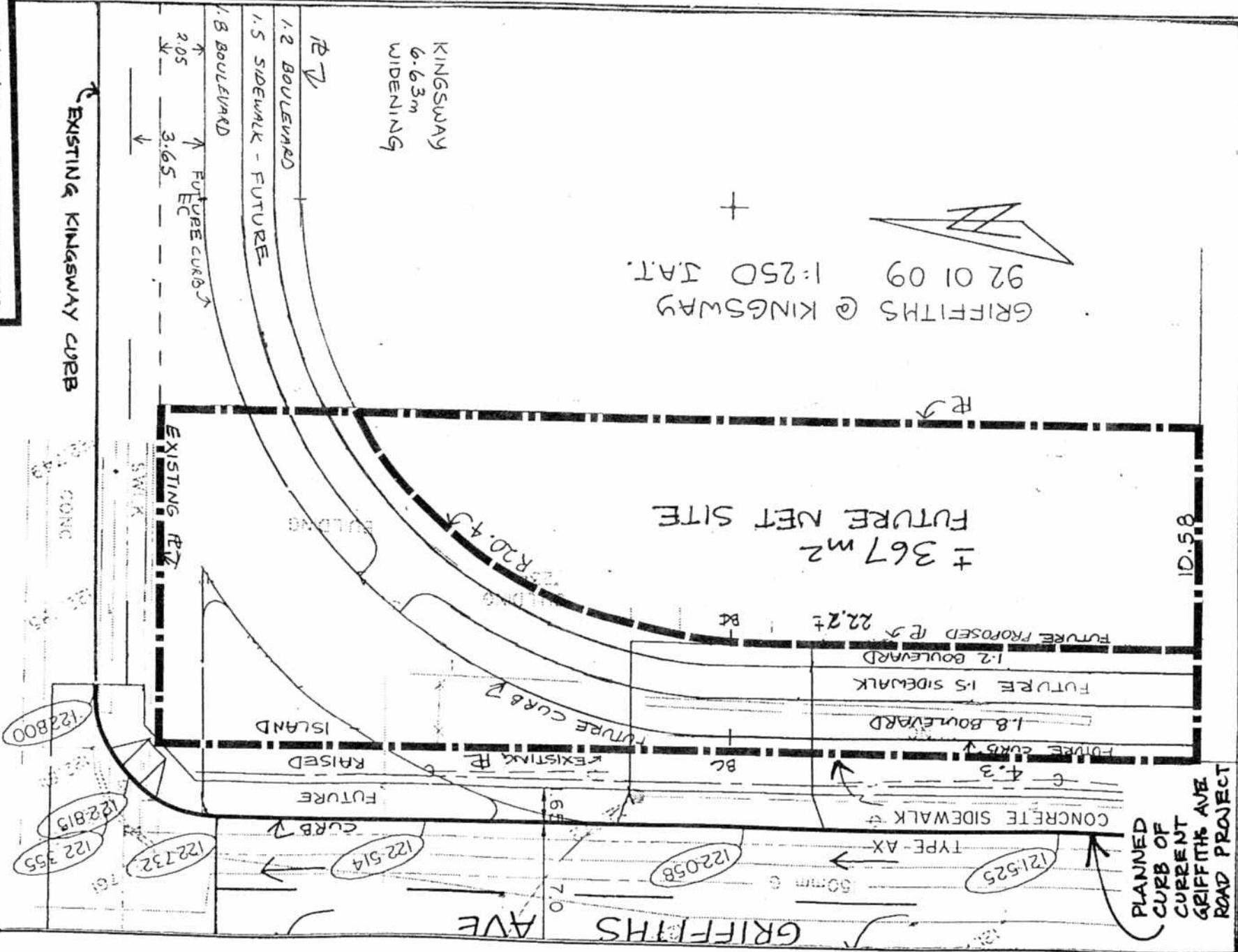
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ITEM 3
 MANAGER'S REPORT NO. 5
 COUNCIL MEETING 92/01/20

KINGSWAY



Date: 92. JAN.

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6908 KINGSWAY

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SKETCH #3

