

ITEM	6
MANAGER'S REPORT NO.	11
COUNCIL MEETING	93/02/15

TO: CITY MANAGER

FROM: ACTING DIRECTOR PLANNING AND BUILDING

SUBJECT: **COMMUNITY PLAN SIX - EDMONDS TOWN CENTRE  
APPLICATION TO CONSTRUCT TWO NEW DWELLINGS  
6922 AND 6932 ARCOLA STREET**

1993 FEBRUARY 09

PURPOSE: To inform Council of a request for approval of construction of two new single-family dwellings within the adopted Community Plan Six (Edmonds Town Centre).

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**RECOMMENDATION:**

1. THAT this report be received for information purposes.

**R E P O R T**

A letter has been received requesting approval for construction of two new single-family dwellings at 6922 and 6932 Arcola Street (see Sketch #1) under the current R5 Residential District zoning of the site. The lot at 6922 Arcola Street is presently occupied by an older dwelling while the lot at 6932 Arcola Street is vacant. The lots are located within Community Plan Six (see Sketch #2) and form part of a consolidated site designated for mixed-use commercial/multi-family residential development based on C2 and RM2 guidelines.

In addition to the subject lots, the proposed mixed-use development site includes lots occupied by two older dwellings at 7112 and 7140 Griffiths Avenue as well as a two storey commercial building at 6907 Kingsway and one older dwelling at 6931 Kingsway. It is therefore evident that development of new dwellings on each of the subject lots 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 two new dwellings.

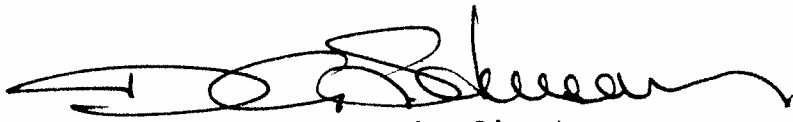
Notwithstanding, it is acknowledged that the proposed new dwellings are a permitted use under the existing R5 Residential District zoning of the subject property, and that the potential timing of

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Redevelopment of the proposed mixed-use site assembly is uncertain. In the circumstances, the only feasible alternative to issuance of Building Permits for the proposed single-family dwellings would appear to be acquisition of the properties by the City, which is not being recommended in this case. Therefore, unless otherwise directed by Council, staff will process building permit applications for construction of two new single-family dwellings on the properties in the usual manner, subject to compliance with all applicable regulations.

This is for the information of Council.



D.G. Stenson, Acting Director  
Planning and Building

RR:yg

Attach.

cc: Chief Building Inspector

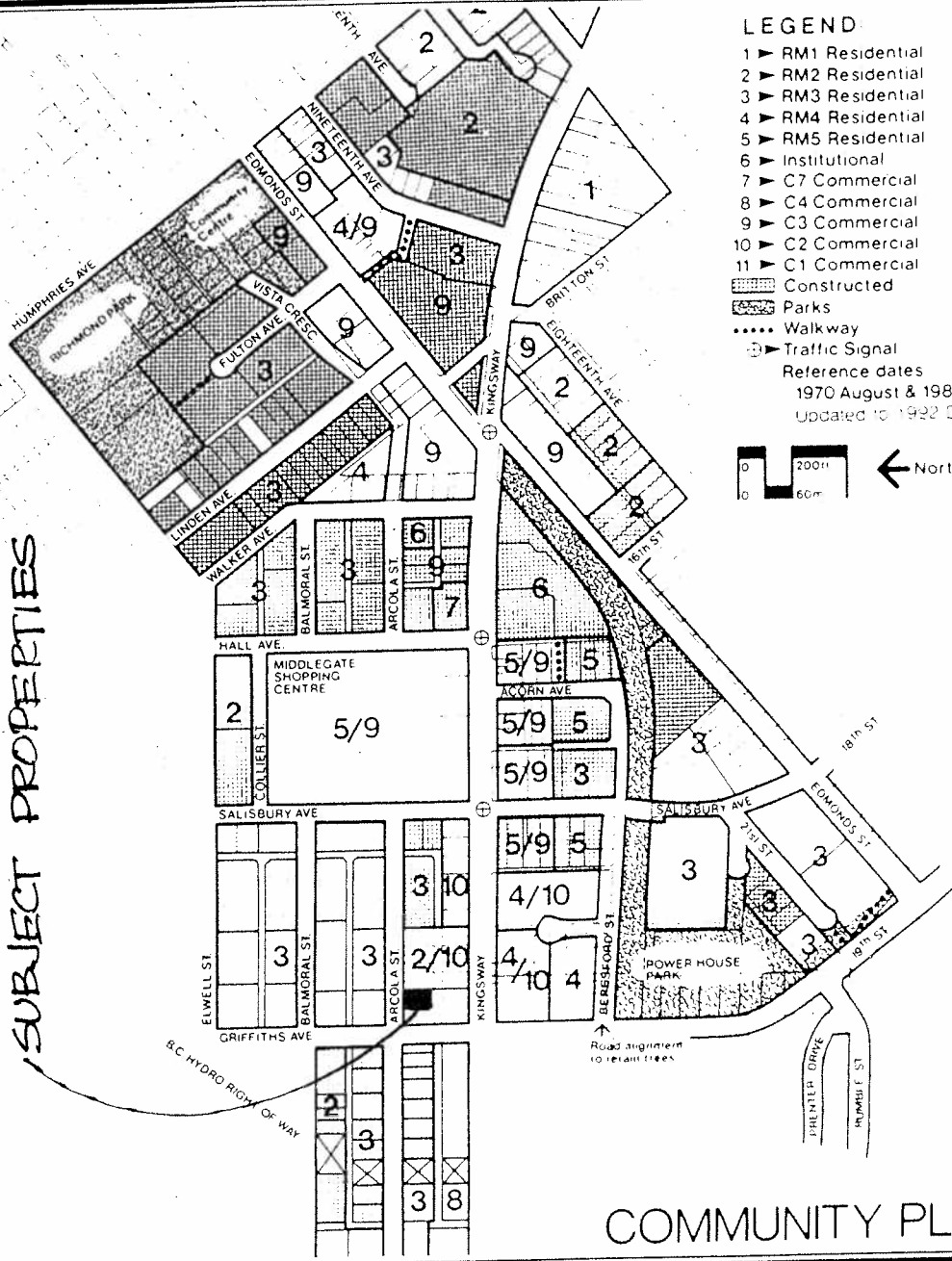
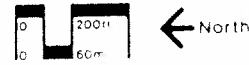


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SUBJECT PROPERTIES

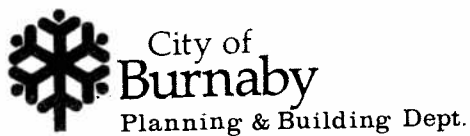
**LEGEND**

- 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 1992 December



**COMMUNITY PLAN SIX**

Date: 93. FEB



Scale:

SKETCH#2

6922 / 6933 ARCOLA ST.