

TO: CITY MANAGER

1997 AUGUST 6

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: PROPOSAL TO CONSTRUCT DUPLEX  
AT 6990 ARCOLA STREET  
EDMONDS TOWN CENTRE

PURPOSE: To inform Council of an intended building permit application for a new two family dwelling within the designated Town Centre Core of the Edmonds Town Centre.

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**RECOMMENDATION:**

1. THAT this report be received for information.

**R E P O R T**

A written proposal from the prospective purchaser has been received for the construction of a new two-family dwelling on the property at 6990 Arcola Street in accordance with the prevailing R5 Residential District zoning. However, the property is located within the Town Centre Core area of the adopted Edmonds Town Centre Plan and forms part of a proposed site assembly (see **attached** Sketches #1 and #2) intended for mixed-use redevelopment as described below in the Plan:

***"Town Centre Core:** The existing commercial area surrounding the Middlegate Mall will be reinforced through a mix of street front retail stores and high rise apartments along both sides of Kingsway and Edmonds between Griffiths and Humphries. The future redevelopment of the Middlegate Mall will strengthen this site as the focus for this core."*

In addition to the subject lot, the proposed mixed-use redevelopment site includes both commercial and residential fronting on Kingsway and dwellings fronting on Arcola Street. The majority of the buildings are of relatively low value. At present the assessed value of the proposed site assembly area totals \$2,380,900 land and \$206,200 improvements of which the subject lot comprises \$280,300 land and \$13,300 improvements. It is therefore evident that development of a new dwelling on the subject site will tend to impede the assembly of the proposed redevelopment site, as the cost of land assembly would have to recognize the value of a new building.

Notwithstanding, it is acknowledged that the proposed new dwelling is a permitted use under the existing R5 Residential District zoning of the subject property, and that the potential timing of redevelopment of the proposed mixed-use site assembly is uncertain. In the circumstances, the only feasible alternative to issuance of a Building Permit for the proposed two-family dwelling would appear to be acquisition of the property by the City.

Given the location of this site near the periphery of the Core area and the uncertain timing of redevelopment, this potential acquisition is not seen as a priority at this time. Therefore, unless otherwise directed by Council, staff will process a building permit application for construction of a new dwelling on the property in the usual manner, subject to compliance with all applicable regulations.

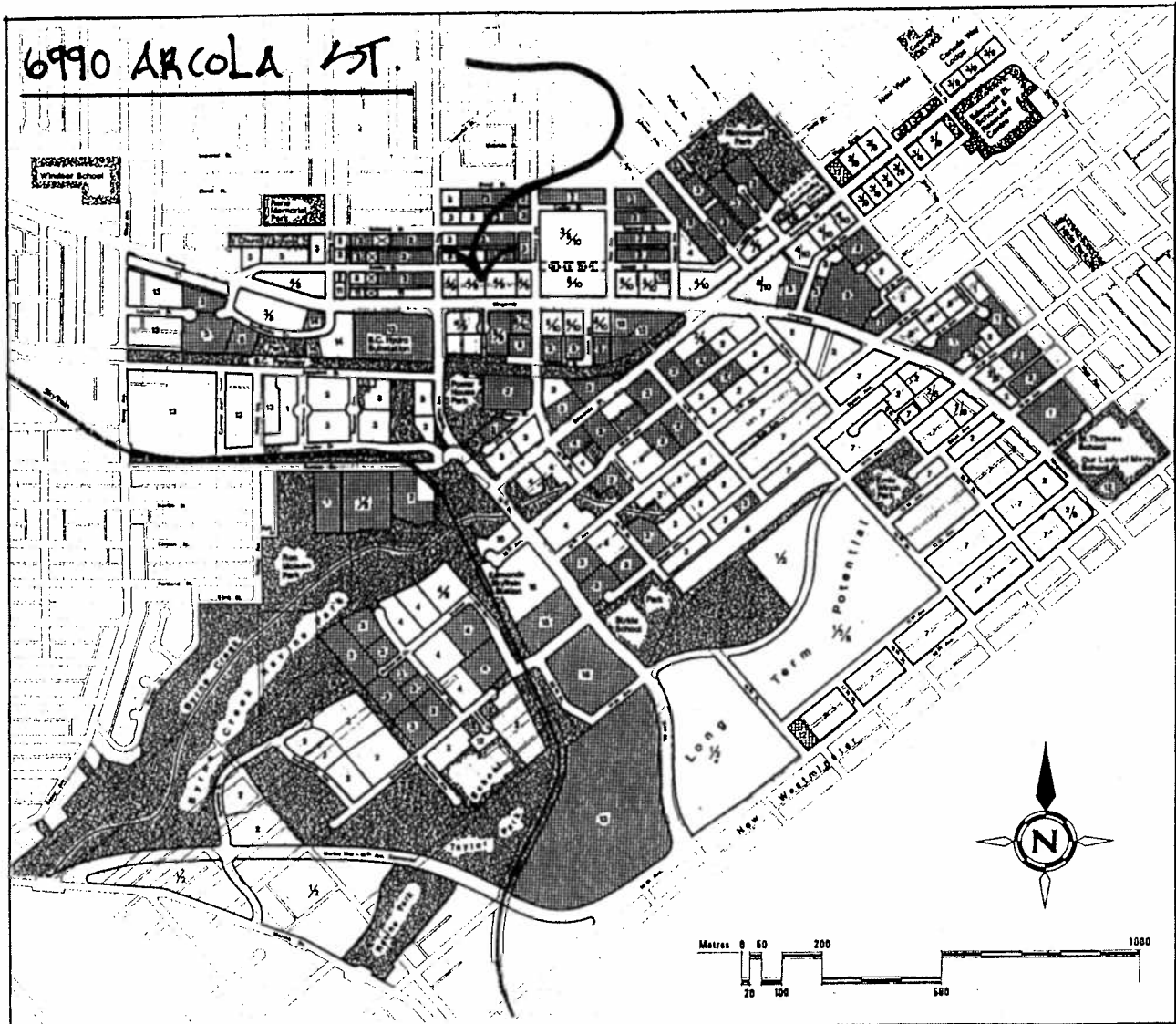
This is for the information of Council.



D. G. Stenson  
Director Planning and Building

RR:gk  
Attach

cc: Chief Building Inspector



**Legend:**

- High Rise Apartments
- 5 — RM5 — (100 units per acre maximum)
- 4 — RM4 — (80 units per acre maximum)

- Low Rise Apartments
- 3 — RM3 — (50 units per acre maximum)

- Low Rise Apartments / Ground-Oriented Multiple Family
- 2 — RM2 — (40 units per acre maximum)

- Ground-Oriented Multiple Family
- 1 — RM1 — (25 units per acre maximum)
- 6 — Townhousing — (12 units per acre maximum)

- Single and Two-Family Infill
- 7 — Potential Area Rezoning

- Commercial
- 8 — C1 Neighbourhood Commercial
- 9 — C2 Community Commercial
- 10 — C3 General Commercial
- 11 — C4 Service Commercial
- 12 — Institutional (Including Seniors Housing, Churches, etc.)
- 13 — Industrial
- 14 — Nikkei Complex (Rezoning Reference # 7/83)
- 15 — B.C. Hydro Headquarters Complex (Rezoning Reference # 36/90)
- 16 — Park, School, Trail, Ravine and Open Space Area
- 17 — Completed or Rezoned in Accordance with Development Guidelines

Development sites in the Edmonds Town Centre are generally to be zoned to Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.

**This Sketch is subject to updating on a continuous basis.**

Updated To: June 1997

35	PLAN 1194	P5	15508	15005	24
6731	6743	6755	6767	6779	6791

ELWELL ST. 3140

6732	6744	6756	6768	6780	6792	6804	6816	6828	6840	6852	6864	6876	6888
PLAN B1K3													

36	35	1060	REF 50218	7860	24
6731	6743	6755	6767	6779	6791

BALMORAL ST. 3170

6790	6780	6792	6804	6816	6828	6840	6852	6864	6876	6888	6900
PLAN 35391											

PLAN 14223	PLAN 14967	PLAN 18681	28138
6735	6747	6759	6771

ARCOLA ST. 3220

6796	6786	6798	6810	6822	6834	6846	6858	6870	6882	6894	6906
PLAN 15016											

6	32	17	LMP18919	PLAN 16653
6743	6755	6767	6779	6791

KINGSWAY 2660

P5	22422	3	4	11	154	155	B	12	13
6911	6923	6935	6947	6959	6971	6983	6995	7007	7019

6940	6952	6964	6976	6988	7000	7012	7024	7036	7048
PLAN 1264									

6900	6912	6924	6936	6948	6960	6972	6984	6996	7008
PLAN 30620									

6900	6912	6924	6936	6948	6960	6972	6984	6996	7008
PLAN 37294									

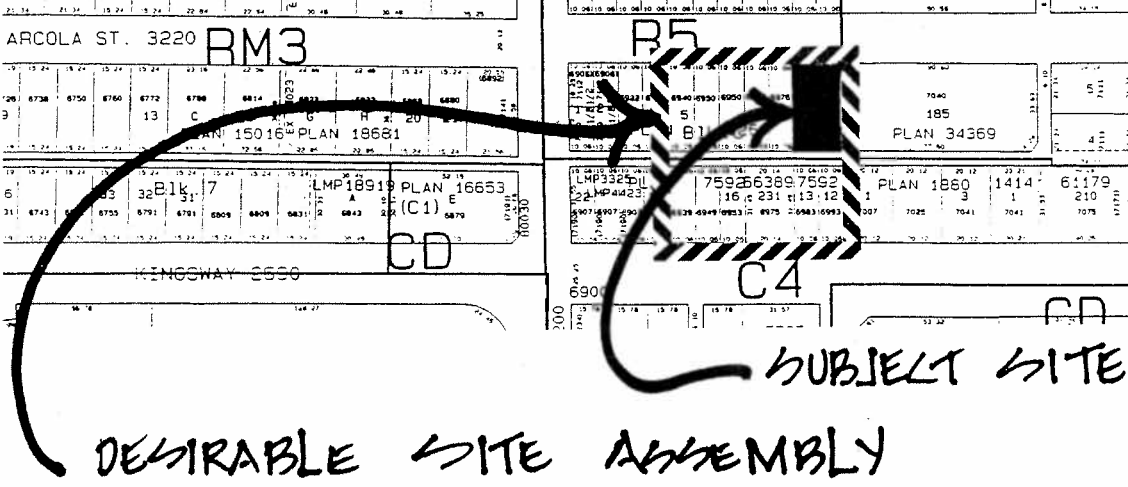
6930	6942	6954	6966	6978	6990	7002	7014	7026	7038
PLAN 33030									

6900	6912	6924	6936	6948	6960	6972	6984	6996	7008
PLAN 32050									

6900	6912	6924	6936	6948	6960	6972	6984	6996	7008
PLAN 34369									

6900	6912	6924	6936	6948	6960	6972	6984	6996	7008
PLAN 1860									


6900	6912	6924	6936	6948	6960	6972	6984	6996	7008
PLAN 1414									



Date: AUG. 6/97

Scale: N.T.S.

Drawn By: A.C.

 City of Burnaby  
 Planning & Building Dept

6990 ARCOLA ST.

SKETCH 2