

TO: CITY MANAGER

1997 JUNE 11

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: Land Assembly Pattern in the 7200 Block of 18th Avenue

PURPOSE: To respond to a direction from Council to report on questions raised at the Public Hearing on 1996 December 18 for Rezoning Reference #26/95.

RECOMMENDATIONS:

1. **THAT** a copy of this report be sent to the owners of the properties at 7262, 7268 and 7274 Eighteenth Avenue.

REPORT

1.0 BACKGROUND

At the Public Hearing held on 1996 December 10 for the proposed townhouse development, which is located in the eastern third of the 7200 block of 17th Avenue, the owners of the properties to the north of the site being rezoned (on 18th Avenue) raised questions about the future lot consolidation of their properties which also are proposed for redevelopment under the terms of the Edmonds Town Centre Plan. In response, Council passed the following motion at the time of Second Reading:

"THAT staff prepare a report on the concerns raised at the Public Hearing for Bylaw Number 10496 (RZ # 26/95), particularly related to the creation of a land-locked site and including information on the potential for a City land assembly in this area."

The purpose of this report is to respond to this question.

2.0 CURRENT SITUATION:

The Edmonds Town Centre Plan includes the large block bounded by 16th Street on the south-west, 18th Avenue on the north-west, Britton Street on the north-east, and 17th Avenue on the south-east. The area is proposed for future low-rise, Comprehensive Development apartments/townhousing utilizing the RM2 District as guidelines. (Refer **attached** sketches #1 and #2). The block was proposed to be formed into six assembled sites in the Plan. Three sites would front on 17th Avenue and three on 18th Avenue. One project on 18th Avenue has been completed in mid-block (RZ # 42/95) and the east end of the 17th Avenue block is the subject of RZ # 26/95 which appears elsewhere on this agenda for Third Reading.

On the 18th Avenue side of this block at its east end there are seven remaining lots, most containing older homes, that are proposed in the Plan for assembly. This would be a mirror image of the land assembly that has taken place on the 17th Avenue frontage for RZ #26/95. Two new homes have been built in the past five years at 7280 and 7288 18th Avenue, which could affect the timing of land assembly at the easterly end of the block. The construction of the two recent houses occurred prior to

the expansion of the Edmonds Town Centre Plan which took place in September 1994.

After reviewing this situation, staff conclude that a variation on the adopted guideplan, consisting of the lots containing three older homes at 7262, 7268 and 7274 18th would, if assembled, provide a logical net development site of 0.46 acres (20,000 sq. ft.) with a similar remaining future development site to the east (Refer sketch #2). On an interim basis, the lane would be turned out to 18th Avenue either on a statutory right-of-way or as a dedication. In the future, once the remaining houses which front on 17th Avenue and which use the lane are redeveloped, the lane which presently serves them would no longer be required. The portion of the lane which turns out to 18th Avenue would be re-incorporated within the initial site to avoid leaving an unused lane allowance.

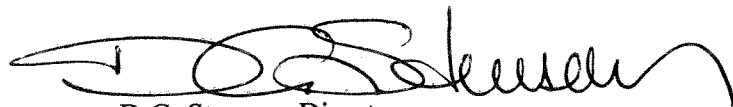
3.0 POTENTIAL FOR LAND ASSEMBLY BY THE CITY

The two resident owners at 7262 and 7268 18th Avenue wish to sell and have in the past signed agreements with developers to allow for potential redevelopment. At the Public Hearing a delegation suggested that the owner of 7274 18th Avenue does not want to sell, or has an unrealistic opinion of land value which has hampered the potential for lot assembly. This issue was raised at the Public Hearing as one of the other options might have been to develop a through lot development from 18th to 17th Avenues which had been of interest to these owners. The through-lot assembly from 18th to 17th Avenues was not foreseen in the Community Plan assembly pattern, and may have been a potential but possibly less attractive development pattern option.

The City has in the past in certain circumstances, purchased land in order to facilitate implementation of the development plan for an area. In this case the owners of the property at 7268 18th Avenue have had their property listed for sale and have provided a letter offering the property for sale to the City. While the potential does exist for the City to initiate a land assembly, staff do not believe this is warranted but suggest that private assembly of the three lots at 7262, 7268 and 7274 18th Avenue would provide a net site area of approximately 20,000 sq.ft. which this department would be prepared to support for rezoning. The assembly by the City does not seem warranted in this area as we do not hold any other properties in the block and it does appear that a market land assembly would be possible based upon the three lots with a further land assembly consisting of the remaining four lots to occur at a later date.

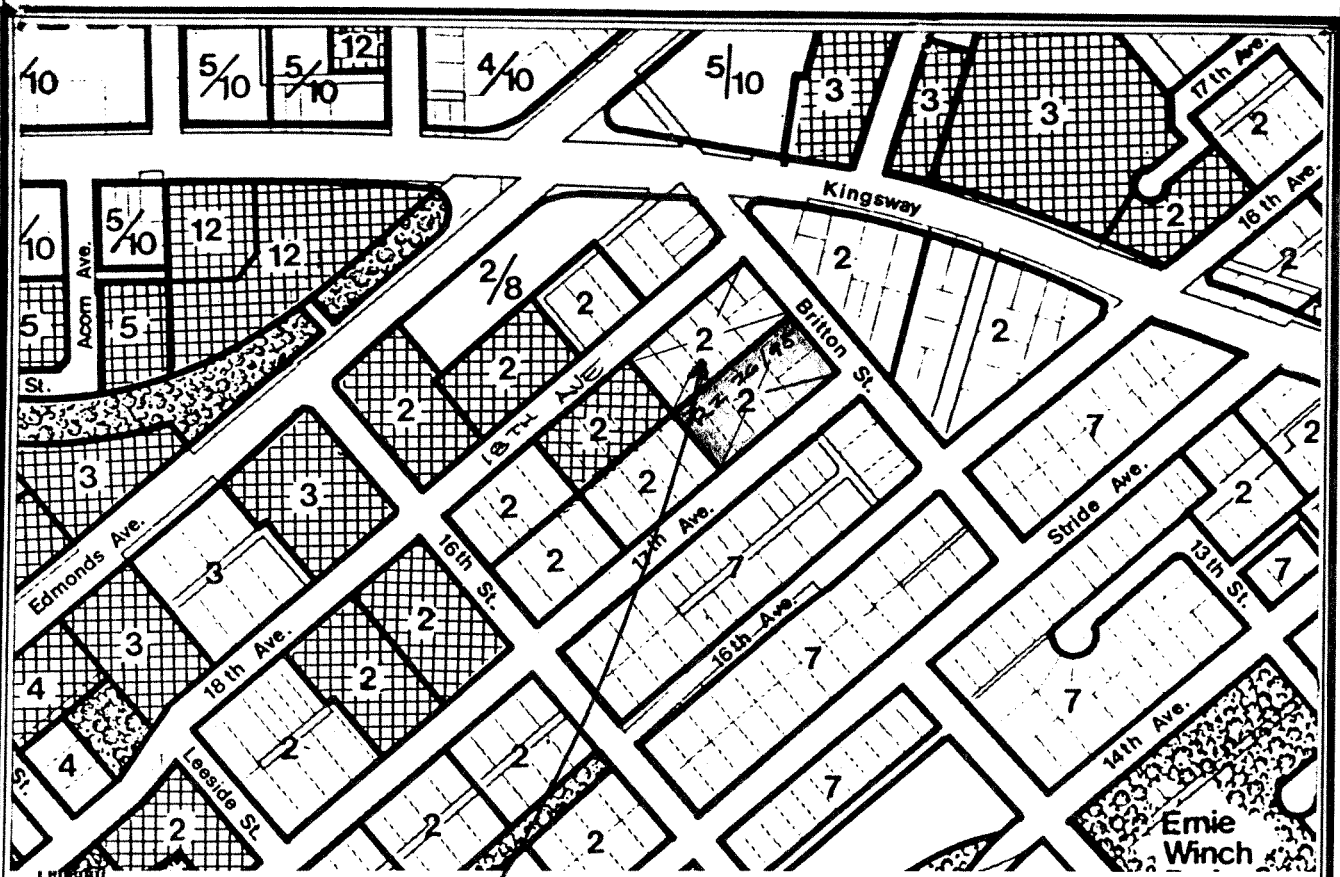
This solution would, in the opinion of staff, provide a viable option for the orderly re-development of this block of 18th Avenue.

This is for the information of Council.



D.G. Stenson, Director
PLANNING AND BUILDING

BR/gk
Attach



- 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 / Green-Oriented Multiple Family
 - 2 — RM2 — (40 units per acre maximum)
 - Green-Oriented Multiple Family
 - 1 — RM1 — (25 units per acre maximum)
 - 6 — Townhousing — (12 units per acre maximum)
 - Single and Two-Family lots
 - 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 — Nākkai Complex (Rezoning Reference #7/93)
- 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.

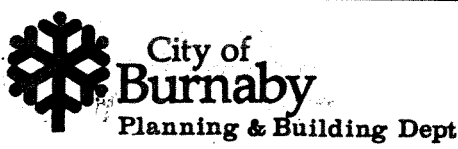


Edmonds Town Centre Plan Development Guidelines

Date:
1997 FEBRUARY

Scale:

Drawn By:



18th AVE PROPOSED DEVELOPMENT SITE
FROM EDMONDS T.C. PLAN.

SKETCH 1

