

TO: CITY MANAGER

1999 MAY 12

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: PROPOSAL TO CONSTRUCT DUPLEX
AT 7445 - 15TH AVENUE
EDMONDS TOWN CENTRE**

PURPOSE: To inform Council of an intended building permit application for a new two-family dwelling within a designated low-rise multi-family development area of the Edmonds Town Centre.



RECOMMENDATION:

1. **THAT** this report be received for information.

R E P O R T

A written proposal has been received for the construction of a new two-family dwelling on the property at 7445 15th Avenue in accordance with the prevailing R5 Residential District zoning. However, the property is located within the adopted Edmonds Town Centre Plan and forms part of a proposed site assembly (see **attached** Sketches #1 and #2) intended for low-rise multi-family redevelopment at RM2 density.

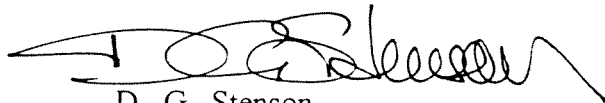
In addition to the subject lot, the proposed redevelopment site includes four other, generally modest, dwellings. At present the assessed value of the proposed site assembly area totals \$1,169,000 land and \$110,000 improvements of which the subject lot comprises \$257,000 land and \$8,900 improvements. 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.

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Given the location of the desired site assembly on the periphery of the Town Centre area, its redevelopment is not seen as essential to the success of the Edmonds Town Centre Plan. Accordingly, the potential acquisition of 7445 15th Avenue to prevent development of a new dwelling 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.

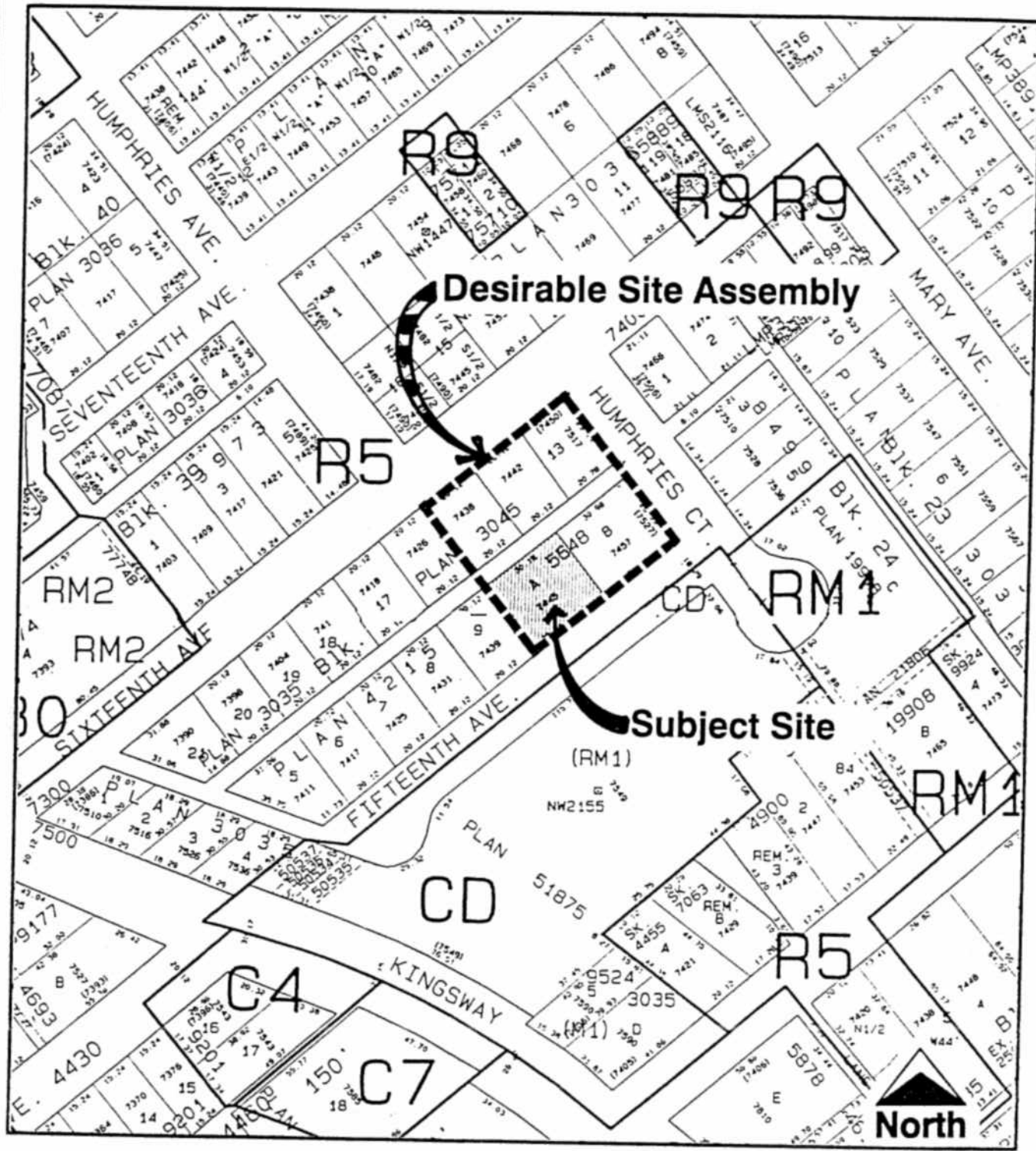
This is for the information of Council.



D. G. Stenson
Director Planning and Building

RR:gk
Attach

cc: Chief Building Inspector



City of Burnaby

Planning And Building Department

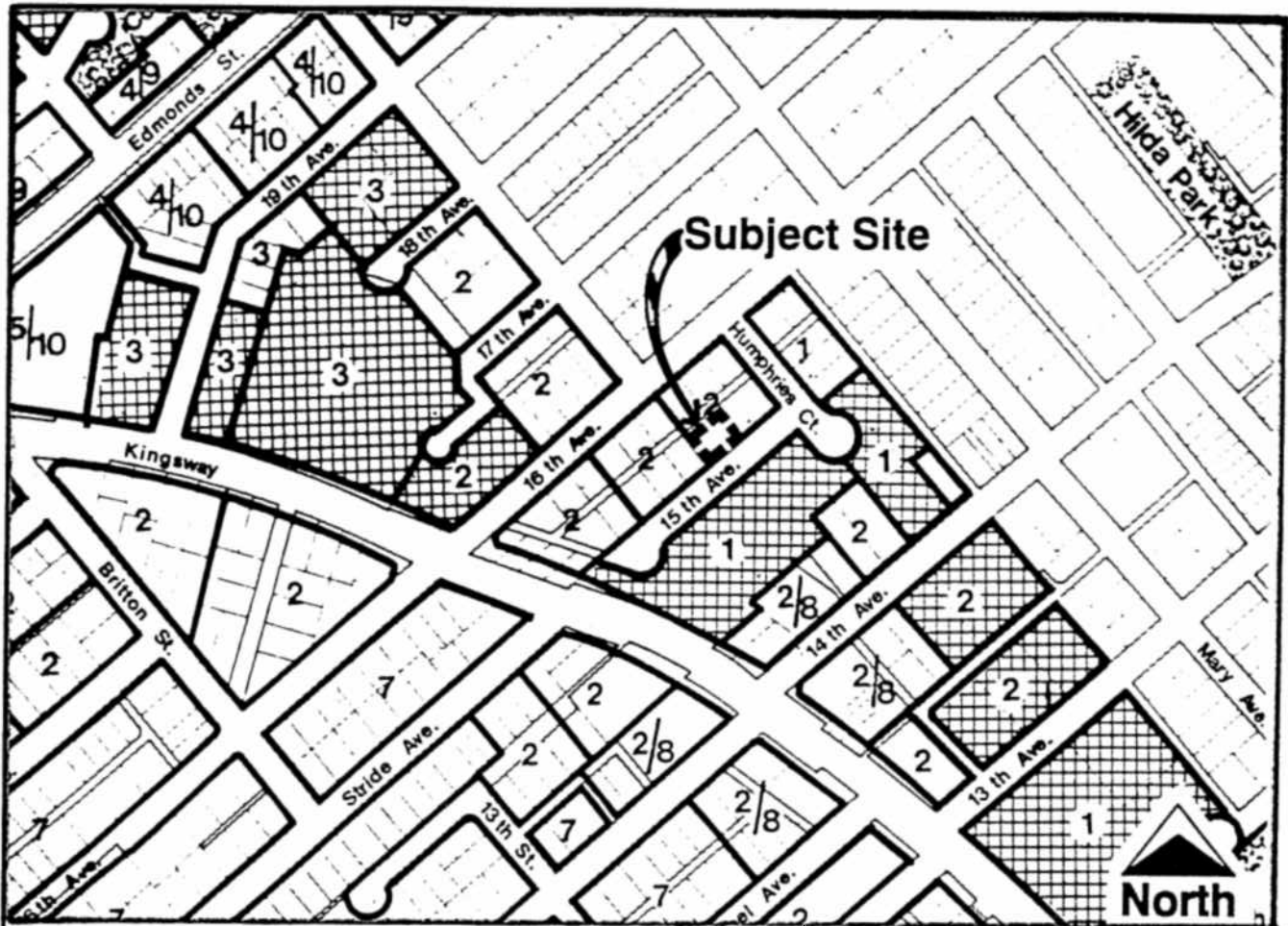
Scale: 1=2000

Drawn By: JPC

Date: May 1999

7445 Fifteenth Ave.

Sketch # 1



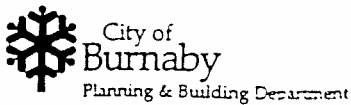
Legend:

- High Rise Apartments**
- 5 — RMS (100 units per acre maximum)
- 4 — RMA (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 — Nálkus Complex (Rezoning Reference #7/93)
- 15 — B.C. Hydro Headquarters Complex (Rezoning Reference #36/90)
- Park, School, Trail, Ravine and Open Space Area
- 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



Planning And Building Department

Scale: N.T.S.

Drawn By: JPC

Date: May 1999

7445 Fifteenth Ave.

Sketch #2