

**TO:** CITY MANAGER

2000 July 13

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REQUEST FOR CONSTRUCTION OF A NEW DWELLING  
7157 - 16TH AVENUE  
EDMONDS TOWN CENTRE**

**PURPOSE:** To inform Council of a request to construct a new dwelling within the Edmonds Town Centre.

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**RECOMMENDATION:**

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

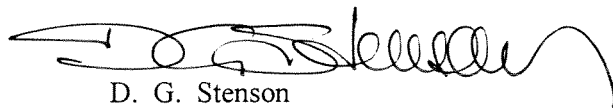
**REPORT**

An application to construct a new two-family dwelling on the property at 7157 - 16th Avenue (see *attached* Sketch #1) in accordance with the existing Residential District (R5) zoning has been received. The lot, which measures 20.12 m (66 ft.) by 33.8 m (111 ft.) with an area of 679 m<sup>2</sup> (7312 sq. ft.) is located within the Council-adopted Edmonds Town Centre Plan within a block designated for Comprehensive Development on suitable consolidated sites using the RM2 zoning district and a maximum density of 40 units per acre as guidelines.

The indicated site assembly for redevelopment comprises eight properties, which include some relatively new and large dwellings, as well as one dwelling (7170 - 17th Avenue) which is listed on the preliminary heritage inventory. This suggests that multi-family redevelopment on an appropriately consolidated site in accordance with the adopted Edmonds Town Centre Plan is unlikely in the immediate future. However, should a new two-family dwelling be permitted on the subject property, it would strengthen the existing single and two-family dwelling character of the block, potentially leading to further applications for new dwellings to replace some of the other older, smaller dwellings nearby.

Overall, considering the existence of new and large dwellings within the subject block, this Department, unless otherwise directed by Council, would be prepared to release a building permit for a new two-family dwelling at 7157 - 16th Avenue subject to full compliance with the existing R5 Residential District and requirements of the Chief Building Inspector.

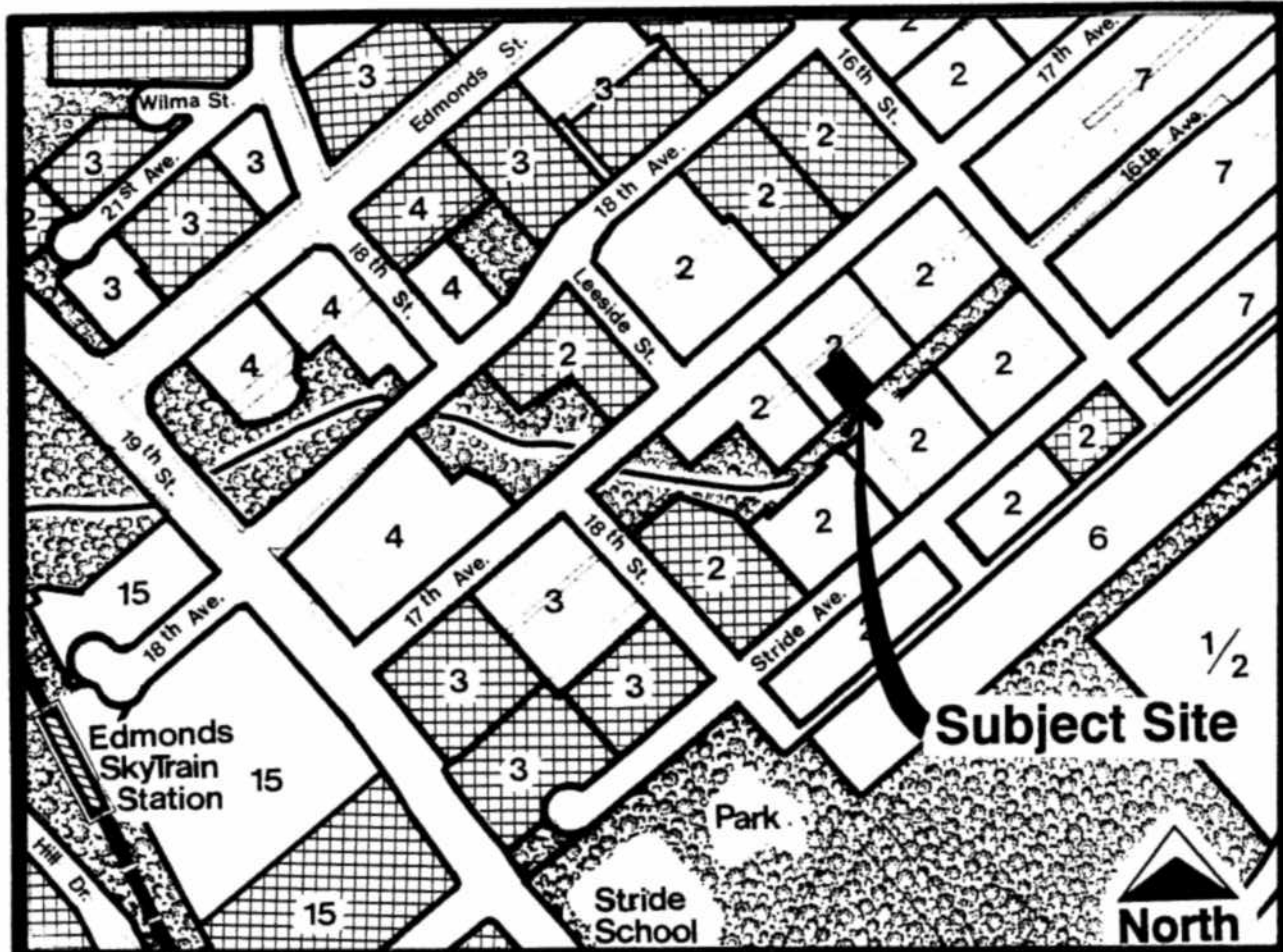
This is for the information of Council



D. G. Stenson  
Director Planning and Building

RR:dh  
Attachment

cc: Chief Building Inspector  
c:\Planners\RR\7157-16thAve.CouncilRpt.wpd



**Legend:**

- High Rise Apartments**
- 5 — RMS (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 — Niskai Complex (Rezoning Reference #7/93)
- 15 — B.C. Hydro Headquarters Complex (Rezoning Reference #35/90)
- 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: J.P.C.

Date: July 2000

# 7157 16th Avenue

Sketch #1