

TO: CITY MANAGER

2000 JULY 25

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REQUEST FOR CONSTRUCTION OF A NEW DWELLING
7118 STRIDE AVENUE
EDMONDS TOWN CENTRE**

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

RECOMMENDATION:

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

REPORT

An application to construct a new two-family dwelling on the property at 7118 Stride 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 40.23 m (132 ft.) with an area of 809.3 m² (8712 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 seven properties with modest dwellings, and was the subject of a rezoning application (RZ #55-96) in line with the adopted plan some years ago. The applicant did not pursue this application, however, and it did not proceed to First Reading or Public Hearing. This suggests that multi-family redevelopment on an appropriately consolidated site in accordance with the adopted Edmonds Town Centre Plan is possible but not immediately imminent. However, should a new two-family dwelling be permitted on the subject property, it would make multi-family redevelopment less likely, potentially leading to further applications for new dwellings to replace some of the other older, smaller dwellings nearby.

Overall, this is not considered an exceptionally strategic block for multi-family redevelopment within the Edmonds Town Centre Plan, and it is recognized that the proposed dwelling is permitted under the existing R5 zoning. Therefore, this Department, unless otherwise directed by Council, would in the present circumstances, be prepared to release a building permit for a new two-family dwelling at 7118 Stride 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.

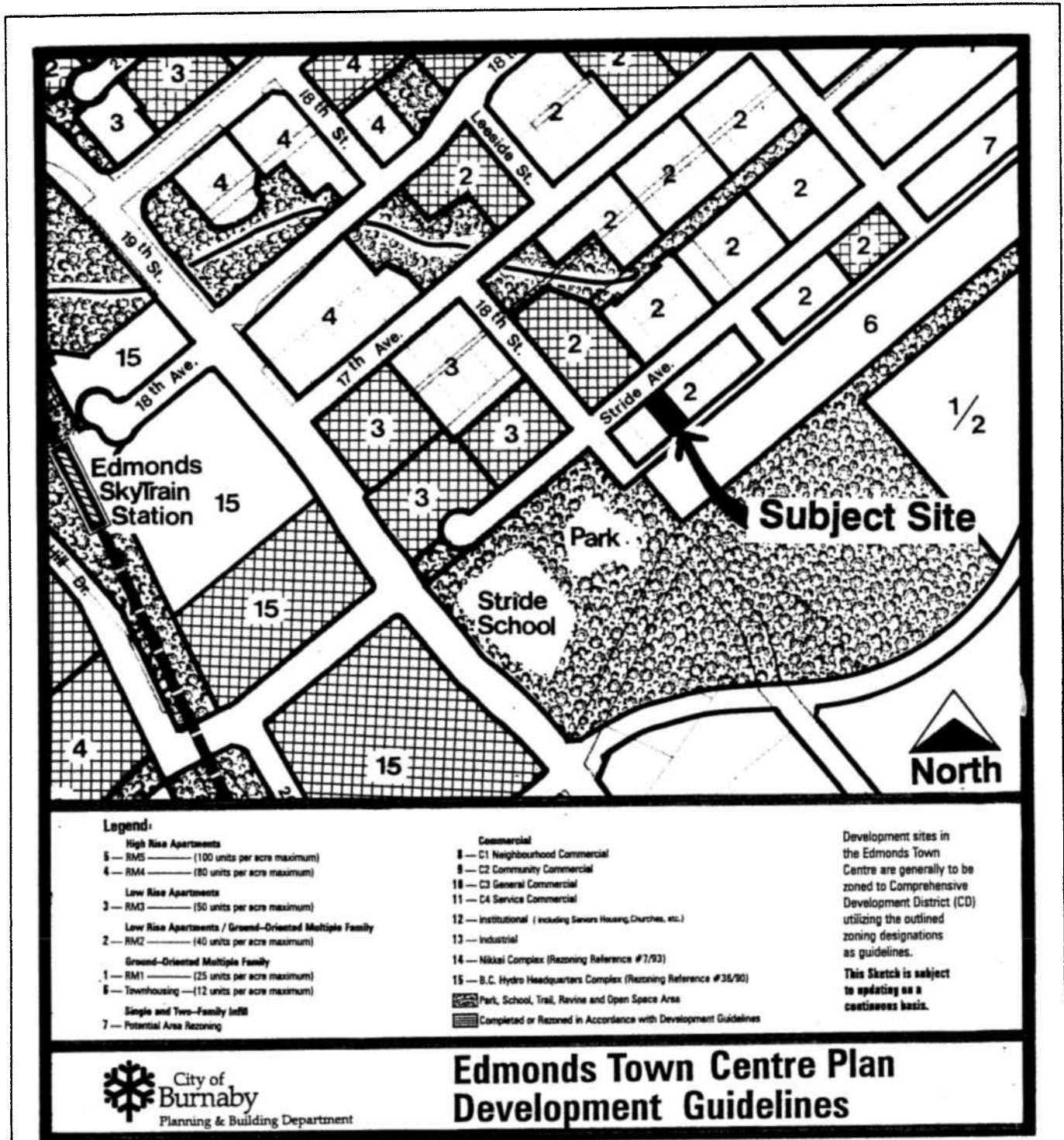


D. G. Stenson
Director Planning and Building

RR:dh

cc: Chief Building Inspector

c:\Planners\RR\7118 Stride Ave.Council Rpt.wpd



Edmonds Town Centre Plan Development Guidelines



Planning And Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: July 2000

7118 Stride Ave.

Sketch # 1