

TO: CITY MANAGER
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REQUEST FOR CONSTRUCTION OF A NEW DWELLING
7156 - 17TH AVENUE
EDMONDS TOWN CENTRE

2000 November 14

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

A written enquiry proposing construction of a new two-family dwelling on the property at 7156 - 17th 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 m² (7,312 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 owner's agent was informed of the objectives of the Edmonds Town Centre Plan as it related to the subject property, but notwithstanding this a request to develop a new two-family dwelling under the prevailing zoning has been forwarded.

The indicated site assembly for redevelopment comprises eight properties, which include some relatively new and large dwellings, as well as one dwelling (at 7170 - 17th Avenue two lots over to the north-east) 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.

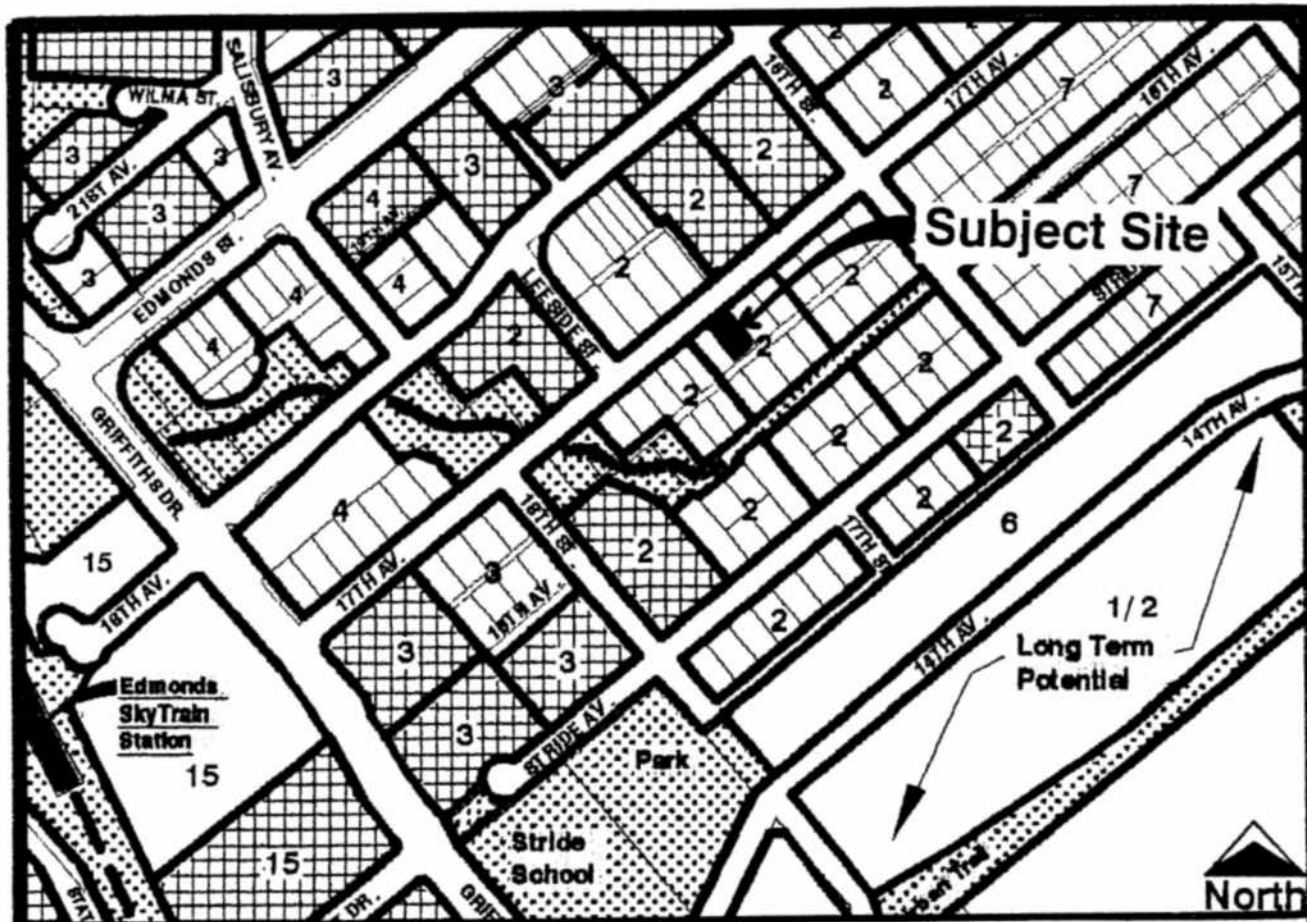
Overall, considering the existence of new and large dwellings within the subject block, this Department, unless otherwise directed by Council, would release a building permit for a new two-family dwelling at 7156 - 17th Avenue subject to full compliance with the existing R5 Residential District, and requirements of the Chief Building Inspector.

This is for the information of Council



J. S. Belhouse
Director Planning and Building

RR:gk
Attach
cc: Chief Building Inspector



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 — Nidkal Complex (Rezoning Reference #7/93)
 15 — B.C. Hydro Headquarters Complex (Rezoning Reference #38/90)

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: Nov. 2001

7156 17 th. Ave.

Sketch # 1