

TO: CITY MANAGER

2001 FEBRUARY 26

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: PROPOSAL TO CONSTRUCT SINGLE-FAMILY DWELLING
AT 7439 - 15TH AVENUE
EDMONDS TOWN CENTRE**

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

RECOMMENDATION:

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

R E P O R T

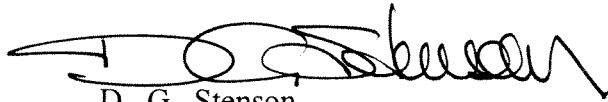
A written proposal has been received for the construction of a new single-family dwelling on the property at 7439 - 15th Avenue in accordance with the prevailing R5 Residential District zoning. However, the property is located within the adopted Edmonds Town Centre Plan and forms part of a proposed site assembly intended for low-rise multi-family redevelopment at RM2 density (see *attached* Sketches #1 and #2).

In addition to the subject lot, the proposed redevelopment site includes one new and four other, generally modest, dwellings. Immediately to the east of the subject site, there are two semi-detached dwellings. To the south, there is an RM1-type townhouse development, while to the north and west are single-family dwellings. The 2001 assessed value of the proposed site assembly area totals \$1,186,000 land and \$227,200 improvements of which the subject lot comprises \$200,200 land and \$9,200 improvements. It is therefore evident that development of a new single-family 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. It is noted that the City owns property in the immediate vicinity at 7536 Kingsway (see *attached* Sketch #1), and is currently negotiating for 7526, 7516 and 7510 Kingsway primarily for the purposes of substantial road widening dedications and future improvements to Kingsway under the authority received by Council on 2000 March 13.

Notwithstanding, it is acknowledged that the proposed new dwelling is a permitted use under the existing R5 Residential District zoning of the subject property. In the circumstances, the only

feasible alternative to issuance of a Building Permit for the proposed single-family dwelling would appear to be acquisition of the property by the City. However, given the small lots in the area, and reasonable existing development, such as adjacent semi-detached dwellings and a new house directly north of the subject site, redevelopment in this portion of the block in the near future is unlikely. The site assembly is also on the periphery of the Town Centre area. Consequently, the construction of a new single-family dwelling on the subject property is not strategic to the viability of the Edmonds Town Centre Plan, nor a major impediment to the long-term redevelopment of this block in line with the Plan. Accordingly, the potential acquisition of 7439 - 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 single-family dwelling on the property in the usual manner, subject to compliance with all applicable regulations.

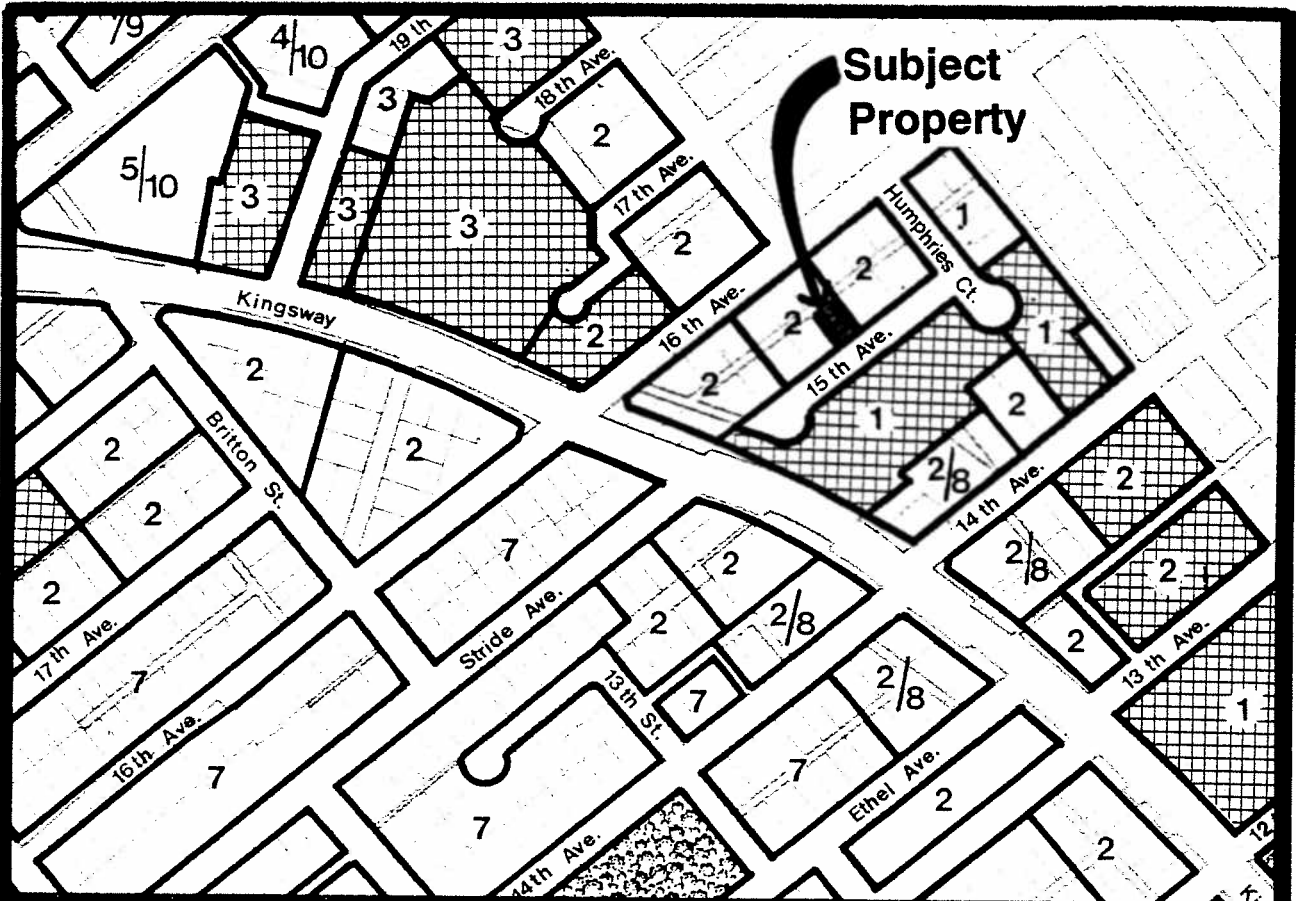
This is for the information of Council.



D. G. Stenson
Director Planning and Building

EK/ds
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 — Nihilai 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.



City of Burnaby
Planning & Building Department

Edmonds Town Centre Plan Development Guidelines



City of Burnaby

Planning And Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: March 2001

7439 Fifteenth Ave.

Sketch # 2