

**TO :** CITY MANAGER  
**FROM :** DIRECTOR PLANNING AND BUILDING  
**SUBJECT :** 7456 EDMONDS STREET  
PRELIMINARY PLAN APPROVAL # 02-112  
PROPOSED NEW COMMERCIAL BUILDING  
*Edmonds Town Centre Plan*

2002 July 31

**PURPOSE :** To provide information as requested by Council regarding the potential acquisition of the subject property located within the Edmonds Town Centre Plan Area.

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**RECOMMENDATION :**

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

**REPORT**

**1.0 BACKGROUND**

On 2002 July 22, Council received a report for information purposes in reference to a Preliminary Plan Approval application for a new commercial building on the subject property. The report was tabled at that time with a direction to staff to determine the possibility of a development more in line with the adopted Community Plan or the option of City acquisition of the subject property.

**1.1 DISCUSSION**

The alternative option of developing the subject property in line with the Edmonds Town Centre Plan, or the possibility of City acquisition of the property were further discussed with the owner at a meeting on 2002 July 29. The owner indicated that he had explored the potential of pursuing a larger site assembly for redevelopment but was not successful in this regard due to the financial viability of such an option and the unavailability of an adjacent property in the proposed assembly area.

He expressed his desire to rebuild in line with the prevailing C4 District zoning at the present time using the existing foundation to expedite the construction. He did not express a willingness to consider City acquisition of the property at the present time. However, he suggested that he might consider City acquisition of the subject property sometime in the future, if appropriate, recognizing that new improvements would be made to the property.

In summary, the owner would like to consider the eventual redevelopment to a more intensive use and higher density in line with the adopted Edmonds Town Centre Plan in the medium to long term when appropriate conditions exist. At the present, he intends to pursue the proposed development of a new commercial building under the prevailing C4 District zoning.

This is for information of Council



J. S. Belhouse  
Director Planning and Building

VT/gk  
cc: Chief Building Inspector