

**TO:** CITY MANAGER

2002 January 8

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: PROPOSAL TO CONSTRUCT A DUPLEX**  
At 7421 - 14th Avenue  
Edmonds Town Centre

**PURPOSE:** To inform Council of an intended building permit application for a new two-family dwelling within the designated Edmonds Town Centre.

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**RECOMMENDATION:**

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

**R E P O R T**

A written proposal from the agent for the prospective purchaser has been received for the construction of a new two-family dwelling on the property at 7421 14th 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 (see **attached** Sketches #1 and #2) intended for mixed-use development based on rezoning to CD (RM2 and C1).

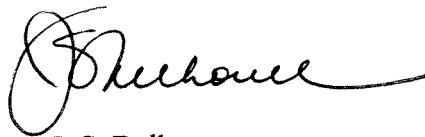
In addition to the subject lot, the proposed mixed-use redevelopment site includes a viable commercial development fronting on Kingsway and two older dwellings fronting on 14th Avenue. At present the assessed value of the proposed site assembly area totals \$1,042,000 land and \$83,200 improvements of which the subject lot comprises \$238,000 land and \$17,600 improvements. It is therefore evident that development of a new 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 the new building.

Notwithstanding, it is acknowledged that the proposed new dwelling is a permitted use under the existing R5 Residential District zoning of the subject property, and that the potential redevelopment of the proposed mixed-use site is likely a medium to longer term proposition. In the circumstances, the only feasible alternative to issuance of a Building Permit for the proposed two-family dwelling would appear to be acquisition of the property by the City, which would likely involve a long term holding scenario.

*City Manager*  
*Proposal to Construct a Duplex*  
*7421 - 14th Avenue*  
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In addition, given the fact that the proposed development of a duplex on the subject site would not be incompatible with the existing adjacent townhousing, this potential acquisition 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 dwelling on the property in the usual manner, subject to compliance with all applicable regulations.

This is for the information of Council.

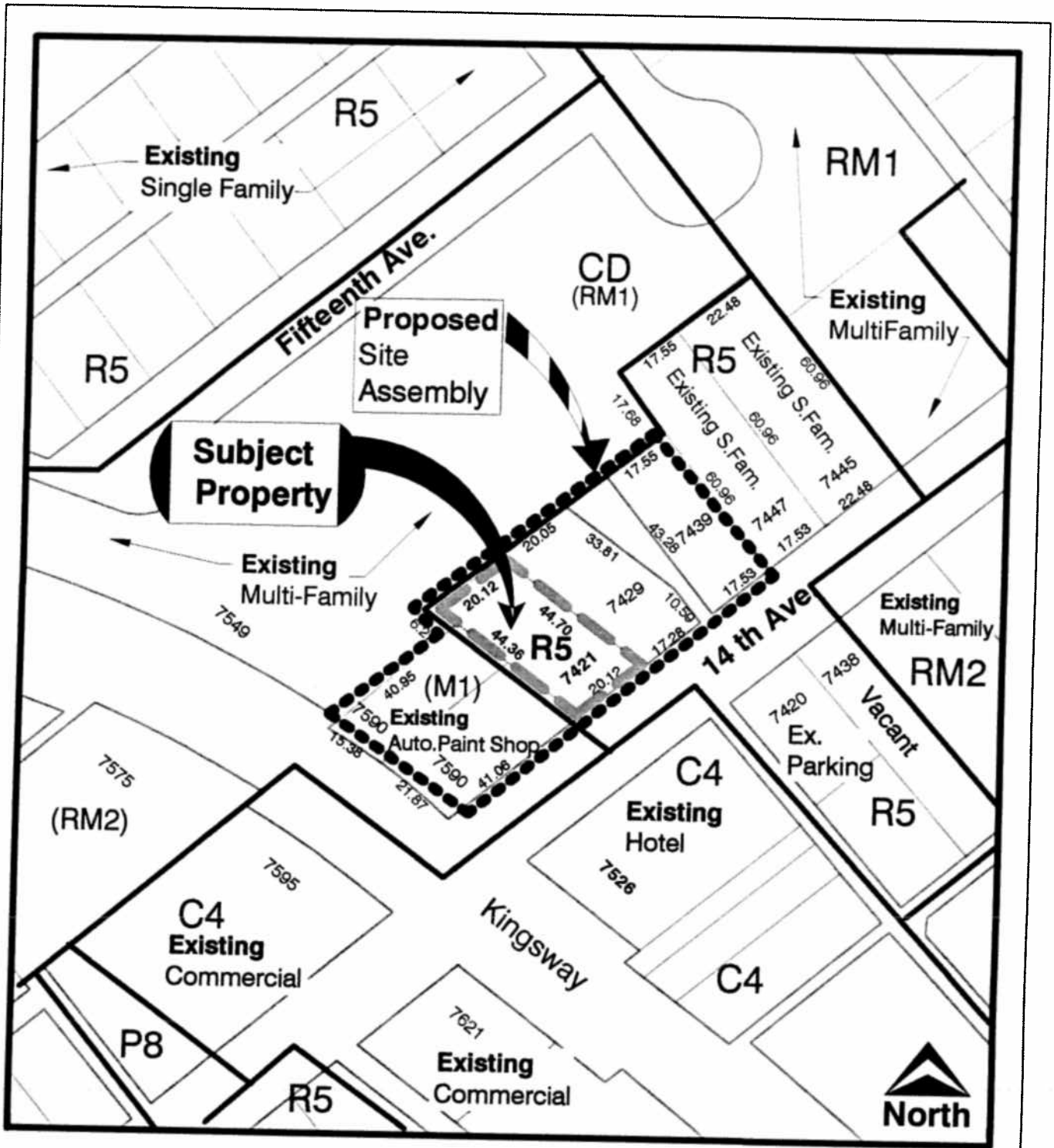


J. S. Belhouse  
Director Planning and Building

RR:gk  
Attach

cc: Chief Building Inspector  
Director Finance

7426



Planning And Building Department

Scale: 1 = 1500

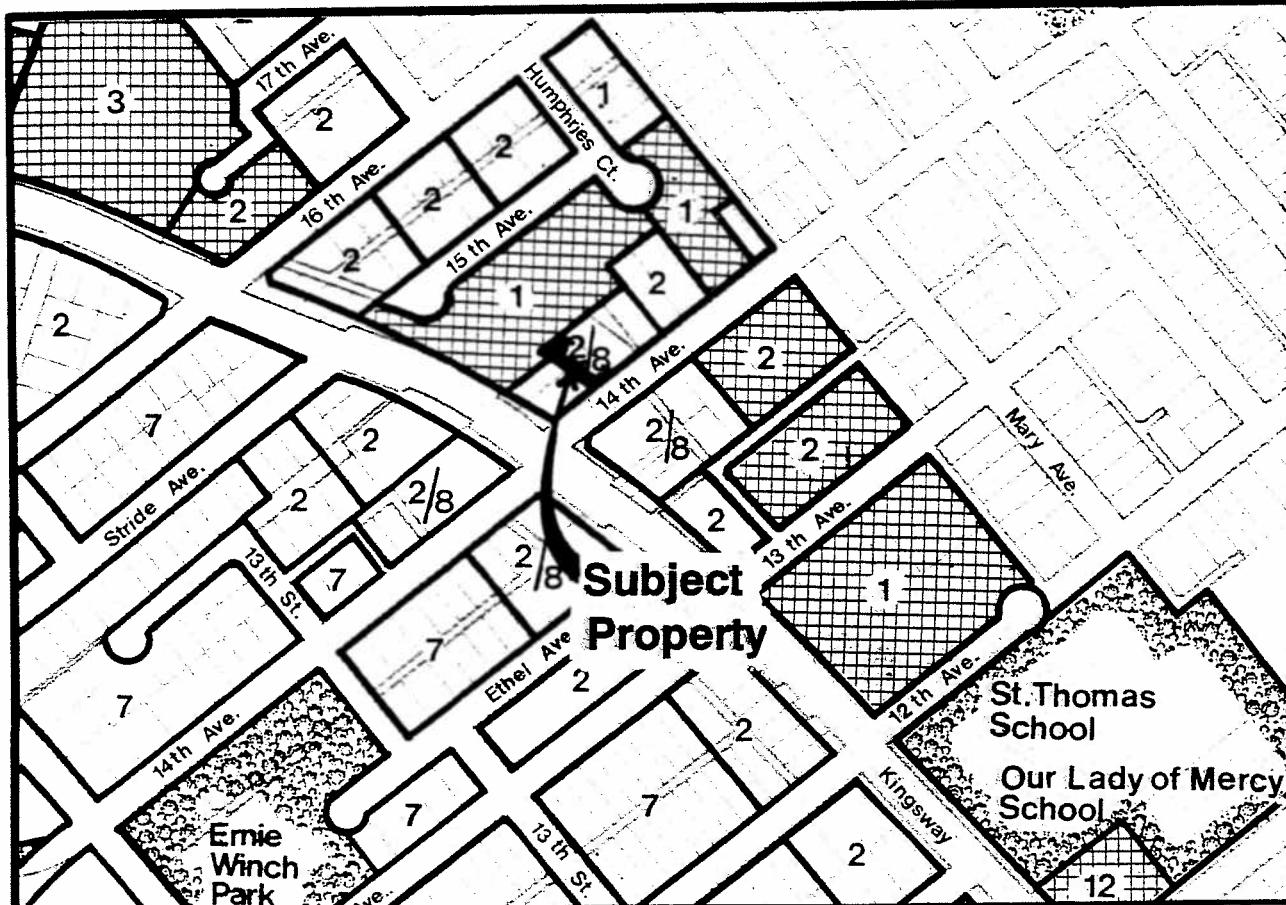
Drawn By: J.P.C.

Date: Jan. 2002

### Subject Site

7421-14 th. Ave.

Sketch # 1



**Legend:**

- High Rise Apartments**
- 5 — RMS (100 units per acre maximum)
- 4 — RMA (80 units per acre maximum)
- Low Rise Apartments**
- 3 — RMG (50 units per acre maximum)
- Low Rise Apartments / Ground-Oriented Multiple Family**
- 2 — RMZ (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 — Nibkai Complex (Rezoning Reference #7/93)
- 15 — B.C. Hydro Headquarters Complex (Rezoning Reference #36/90)
- 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: Jan. 2002

## Subject Site

7421-14 th. Ave.

Sketch # 2