

TO: CITY MANAGER

2002 April 10

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: SUBDIVISION REFERENCE #02-4
PROPOSAL TO SUBDIVIDE 7439/7445 - 15th AVENUE
TO CONSTRUCT DUPLEX AT 7439 - 15TH AVENUE
Edmonds Town Centre**

PURPOSE: To inform Council of a subdivision application for a new two-family dwelling within a designated low-rise multi-family development area of the Edmonds Town Centre.

RECOMMENDATION:

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

REPORT

An application has been made by the owner of 7439 and 7445 - 15th Avenue to subdivide a 2.88 m wide portion from 7445 - 15th Avenue to consolidate with 7439 - 15th Avenue in order to create a 22.94 m wide lot which would permit a two-family dwelling in accordance with the prevailing R5 Residential District zoning. However, the properties are located within the adopted Edmonds Town Centre Plan and 7439 - 15th Avenue forms part of a proposed site assembly (see *attached* Sketches #1 and #2) intended for low-rise multi-family redevelopment at RM2 density.

The subject lot accommodates a small older dwelling. The proposed six lot redevelopment site also includes one new and four other, generally modest, dwellings. On 1999 May 12, Council received an information report on a new two-family dwelling proposed for 7445 - 15th Avenue immediately to the east of the subject site, which was subsequently built. To the south, there is an RM1 type townhouse development, while to the north and west are single family dwellings.

It is evident that the construction of a new two-family dwelling will impede the proposed redevelopment, as the cost of land assembly would have to recognize the value of a new two-family building. However, the proposed new two-family dwelling is a permitted use under the existing R5 Residential District Zoning of the subject property. In addition, it should be noted that the new two-family dwelling constructed at 7445 - 15th Avenue was sited to ensure that this new two-family dwelling would meet the side yard requirement if the needed portion of that lot was consolidated with 7439 - 15th Avenue in the future.

CITY MANAGER

Re: Proposal to Subdivide 7439/7445 - 15th Avenue
to Construct Duplex at 7439 - 15th Avenue
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When an information report went to Council on 2001 February 26 on a proposed new single family dwelling for 7439 - 15th Avenue, it was noted that the only alternative to the issuance of a Building Permit would be acquisition of the property by the City. This was not pursued, given the number of small lots in the area and the reasonable existing development such as the new two family dwelling at 7445 - 15th Avenue, and the new house constructed to the north of the site, which indicated that redevelopment in this portion of the block in the near future is unlikely.

As the proposed subdivision meets all the technical requirements for this zone, the only alternative to the Approving Officer's approval of the subdivision plan would be acquisition of the property by the City. However, the potential acquisition of 7439 - 15th Avenue to prevent development of a new two-family dwelling is not seen as a priority at this time given that redevelopment of this block is not likely in the short to medium term future.

Therefore, unless otherwise directed by Council, once the Subdivision has been approved, staff will process a Building Permit for the property for a new two-family dwelling in the usual manner, subject to compliance with all applicable regulations.

It is noted that staff are currently reviewing a range of alternate multi-family housing forms being applied in differing urban jurisdictions. Certain of these involve forms more suited to smaller assembly areas. Staff's review may lead to future recommendations for such applications that could be applied in circumstances such as these.

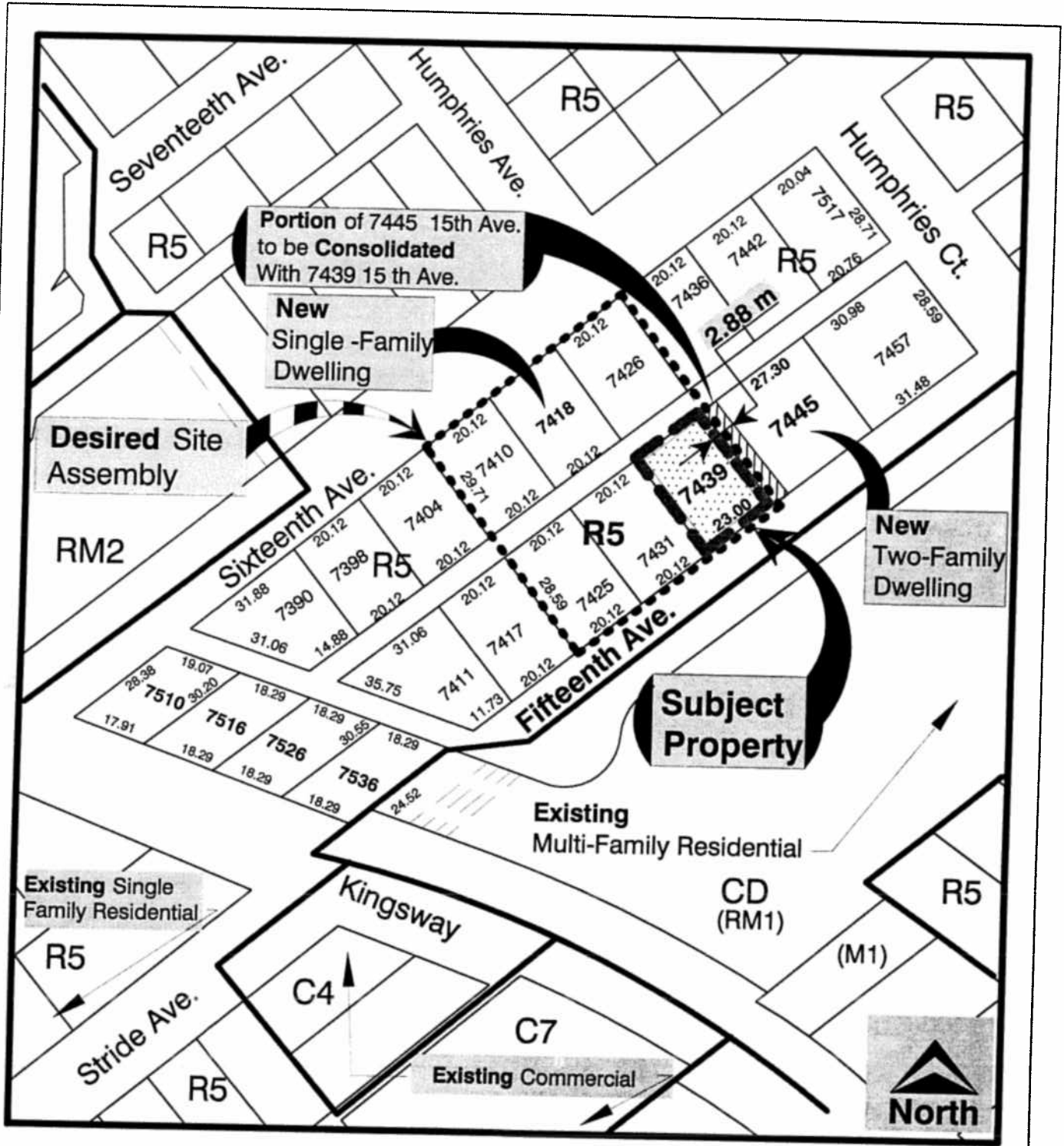


J. S. Belhouse
Director Planning and Building

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SK:hr
Atts.

cc: Chief Building Inspector
Director Engineering
Director Engineering, Environmental Services Division

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City of Burnaby
 Planning And Building Department

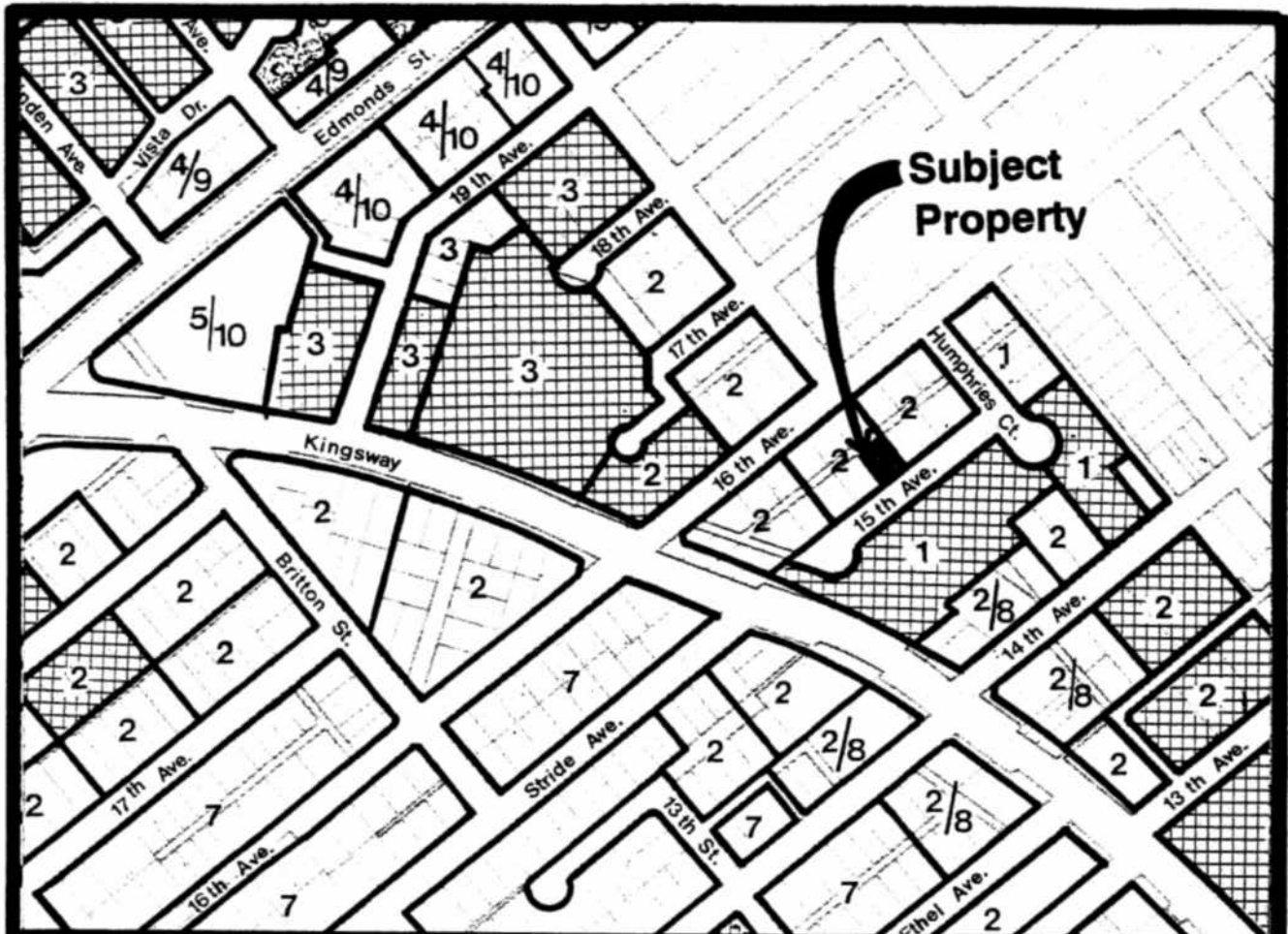
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Drawn By: J.P.C.

Date: April 2001

7439 Fifteenth Ave.

Sketch # 1



Legend:

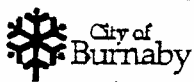
- High Rise Apartments**
- 5 — RM5 — (100 units per acre maximum)
- 4 — RM4 — (80 units per acre maximum)
- Low Rise Apartments**
- 3 — RM3 — (50 units per acre maximum)
- Low Rise Apartments / Ground-Oriented Multiple Family**
- 2 — RM2 — (40 units per acre maximum)
- Ground-Oriented Multiple Family**
- 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 — Nikkal Complex (Rezoning Reference #7/93)
- 15 — B.C. Hydro Headquarters Complex (Rezoning Reference #38/90)
- 16 — Park, School, Trail, Ravine and Open Space Area
- 17 — 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 as a continuous basis.



Edmonds Town Centre Plan Development Guidelines



Planning And Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: April 2002

7439 Fifteenth Ave.

Sketch # 2