

**TO:** CITY MANAGER

2002 SEPTEMBER 9

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REQUEST FOR CONSTRUCTION OF A NEW DWELLING  
7176 - 17TH AVENUE  
EDMONDS TOWN CENTRE**

**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.

**R E P O R T**

A written enquiry proposing construction of a new two-family dwelling on the property at 7176 - 17th Avenue (see **attached** Sketch #1) in accordance with the existing Residential District (R5) zoning has been received. The lot, which measures 20.12m (66 ft.) by 33.34m (109 ft.) with an area of 670.8 m<sup>2</sup> (7,221 sq. ft.), is located within the Council-adopted Edmonds Town Centre Plan (see **attached** Sketch #2) 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 potential purchaser's agent has been informed of the objectives of the Edmonds Town Centre Plan as it relates 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. The property across the lane from the subject lot, 7177/79 - 16th Avenue is, however, already developed with a duplex as is the adjacent lot, 7183 - 16th Avenue. This suggests that multi-family redevelopment on the suggested site in accordance with the adopted Edmonds Town Centre Plan is unlikely in the immediate future although smaller assemblies might be pursued. 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.

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 timing of redevelopment of a multi-family site assembly in the block is uncertain.

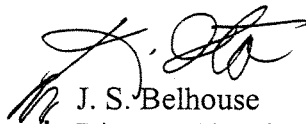
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*City Manager*  
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*7176 - 17th Avenue*  
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Overall, considering the existence of new and large dwellings within the subject block, this Department, unless otherwise directed by Council, would release a building permit for a new two-family dwelling at 7176 - 17th Avenue subject to full compliance with the existing R5 Residential District, and requirements of the Chief Building Inspector.

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

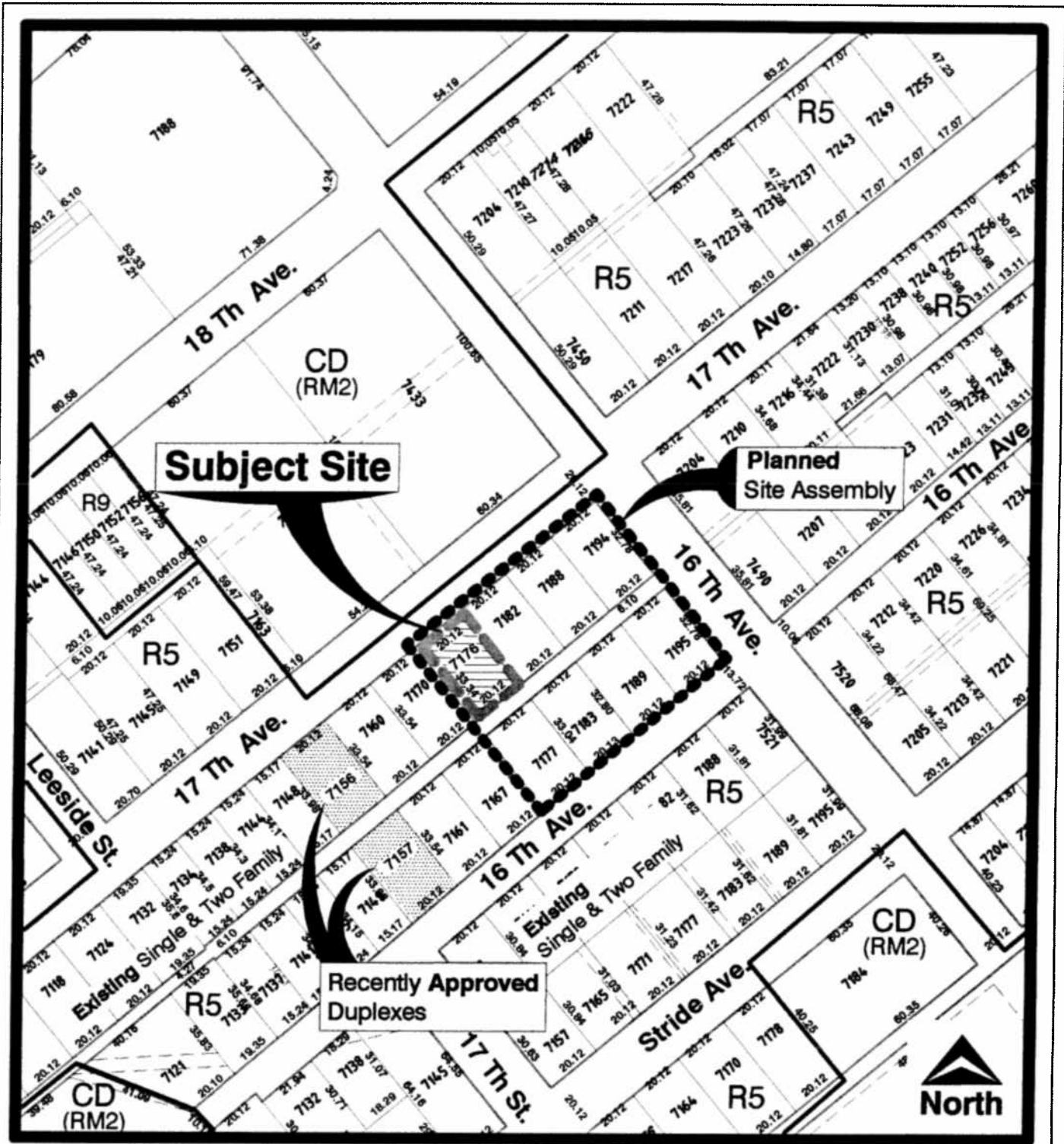
This is for the information of Council

  
J. S. Belhouse  
Director Planning and Building

*RRJ.*  
RR:gk  
Attach

cc: Chief Building Inspector

P:\Robert Renger\PL - Request for Const. 7176-17th Ave.



**Planning And Building Department**

Scale: 1 : 2000

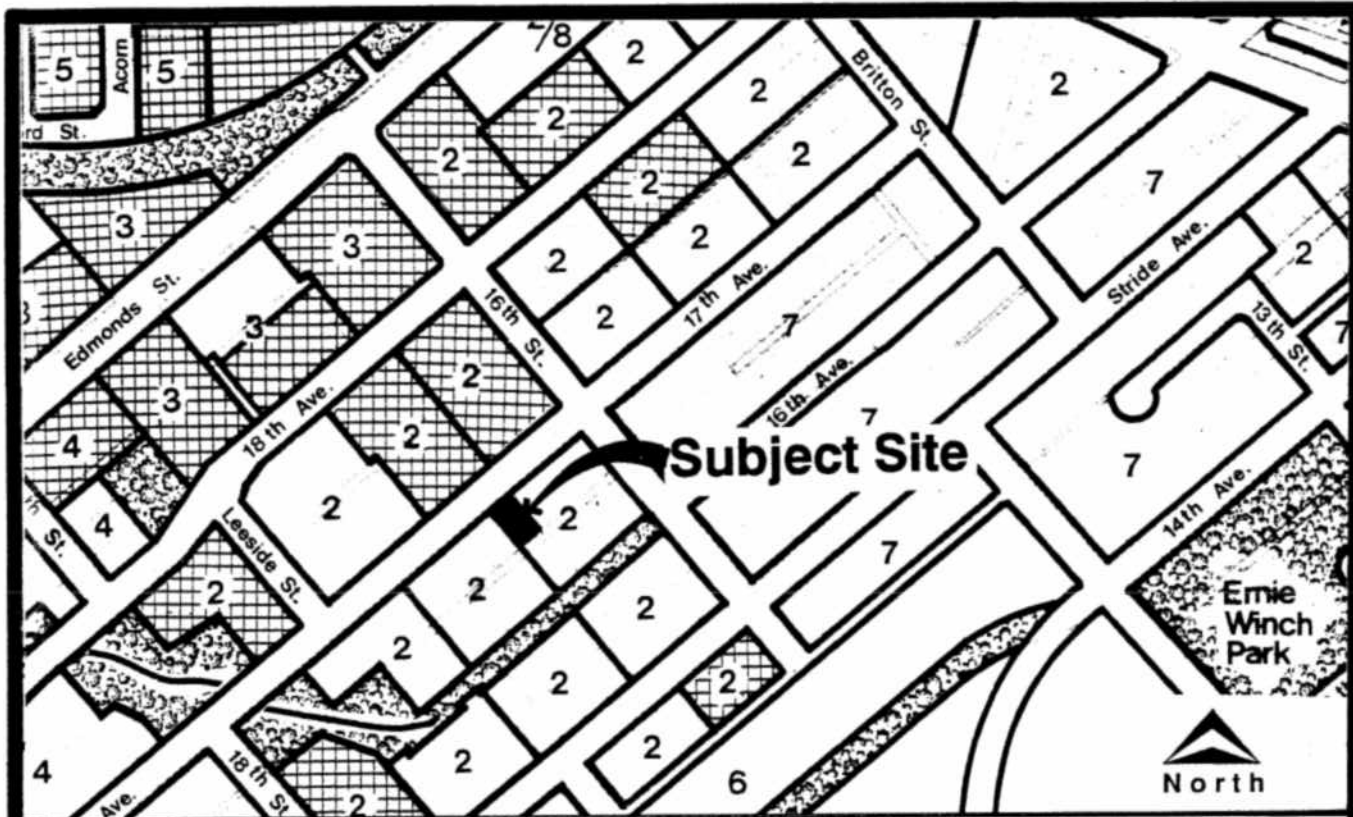
Drawn By: J.P.C.

Date: September 2002

**Proposed Duplex**

7176 – 17th 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 — Nikkei Complex (Rez. Ref. # 7/83)

15 — B.C. Hydro Headquarters Complex (Rez. Ref. # 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.

Updated To: March 2002



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: September 2002

**Proposed Duplex**

7176 -- 17 th Ave.

Sketch # 2