

TO: CITY MANAGER

2002 FEBRUARY 12

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REQUEST FOR CONSTRUCTION OF A NEW DWELLING
7447 HUMPHRIES AVENUE
EDMONDS TOWN CENTRE**

PURPOSE: To inform Council of a request to construct a new two-family dwelling within the Edmonds Town Centre.

RECOMMENDATION:

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

R E P O R T

A request to construct a new two-family dwelling on the property at 7447 Humphries Avenue (see **attached** Sketch #1) in accordance with the existing Residential District (R5) zoning has been received. The lot, which measures 20.12 m (66 ft.) by 34.51 m (113 ft.), with an area of 694.3 m² (7,474 sq.ft.), is located within the Council-adopted Edmonds Town Centre Plan (see **attached** Sketch #2) within a block designated for Comprehensive Development District using the RM2 zoning district and a maximum density of 40 units per acre as guidelines.

The indicated site assembly for redevelopment comprises six properties, all of which are occupied by older dwellings with relatively low assessed values. At present, the assessed value of the proposed site assembly (which has a total area of 4,166 m²/44,842 sq.ft.) totals \$1,302,000 land and \$150,400 improvements, of which the subject lot comprises \$217,000 land and \$20,900 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 a 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 timing of redevelopment of the proposed multi-family site assembly is uncertain. 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.

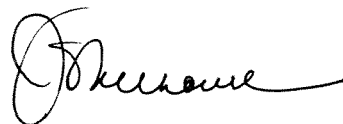
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*City Manager
Request for Construction of a New Dwelling
7447 Humphries Avenue
2002 February 12 Page 2*

Recognizing that this is not a key site within the Town Centre, and is located on its periphery adjacent to a one and two-family area, this Department, unless otherwise directed by Council, would be prepared to release a building permit for a new two-family dwelling at 7447 Humphries 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.

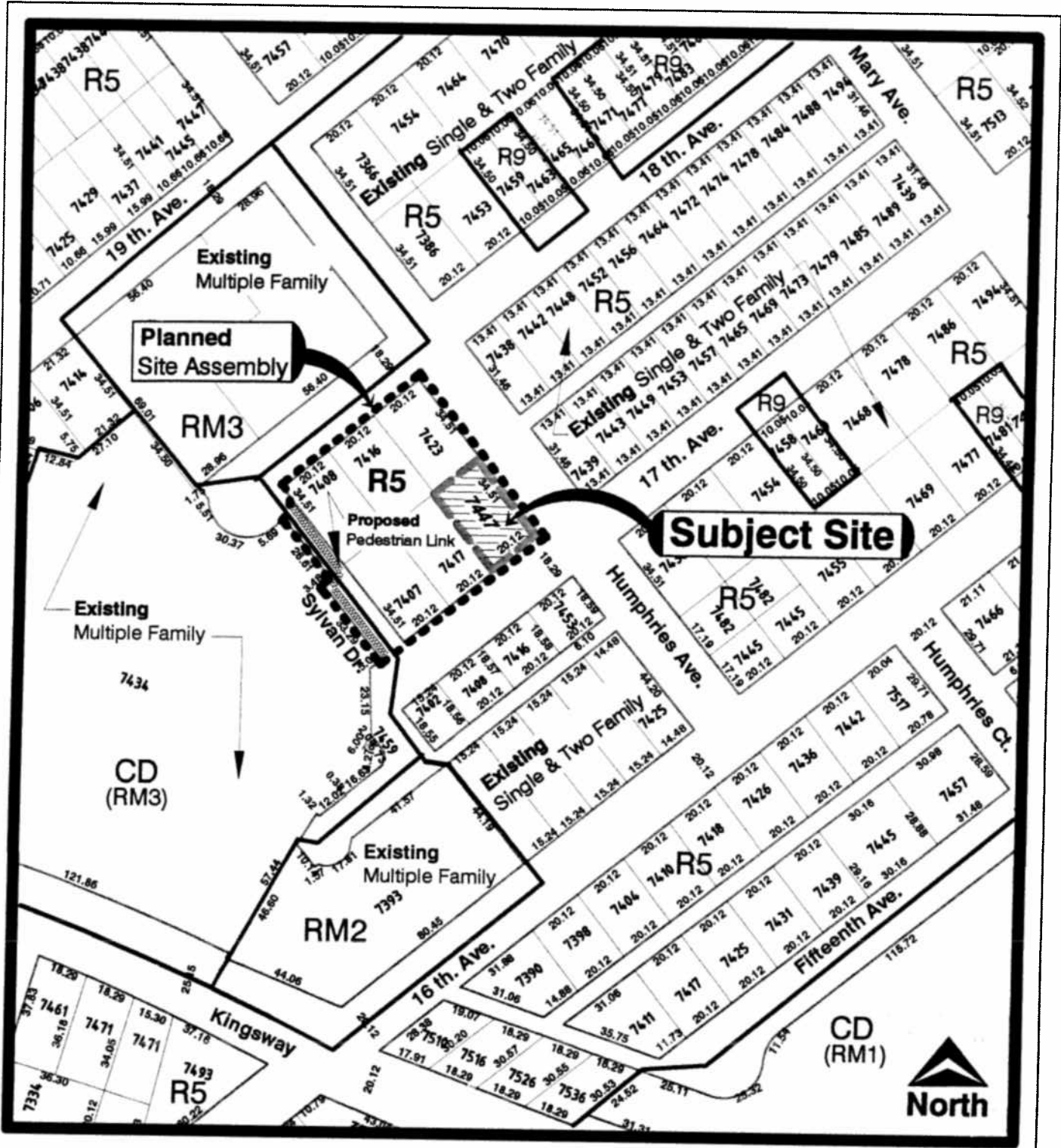
This is for the information of Council.



J. S. Belhouse
Director Planning and Building

RR:gk
Attachment

cc: Chief Building Inspector

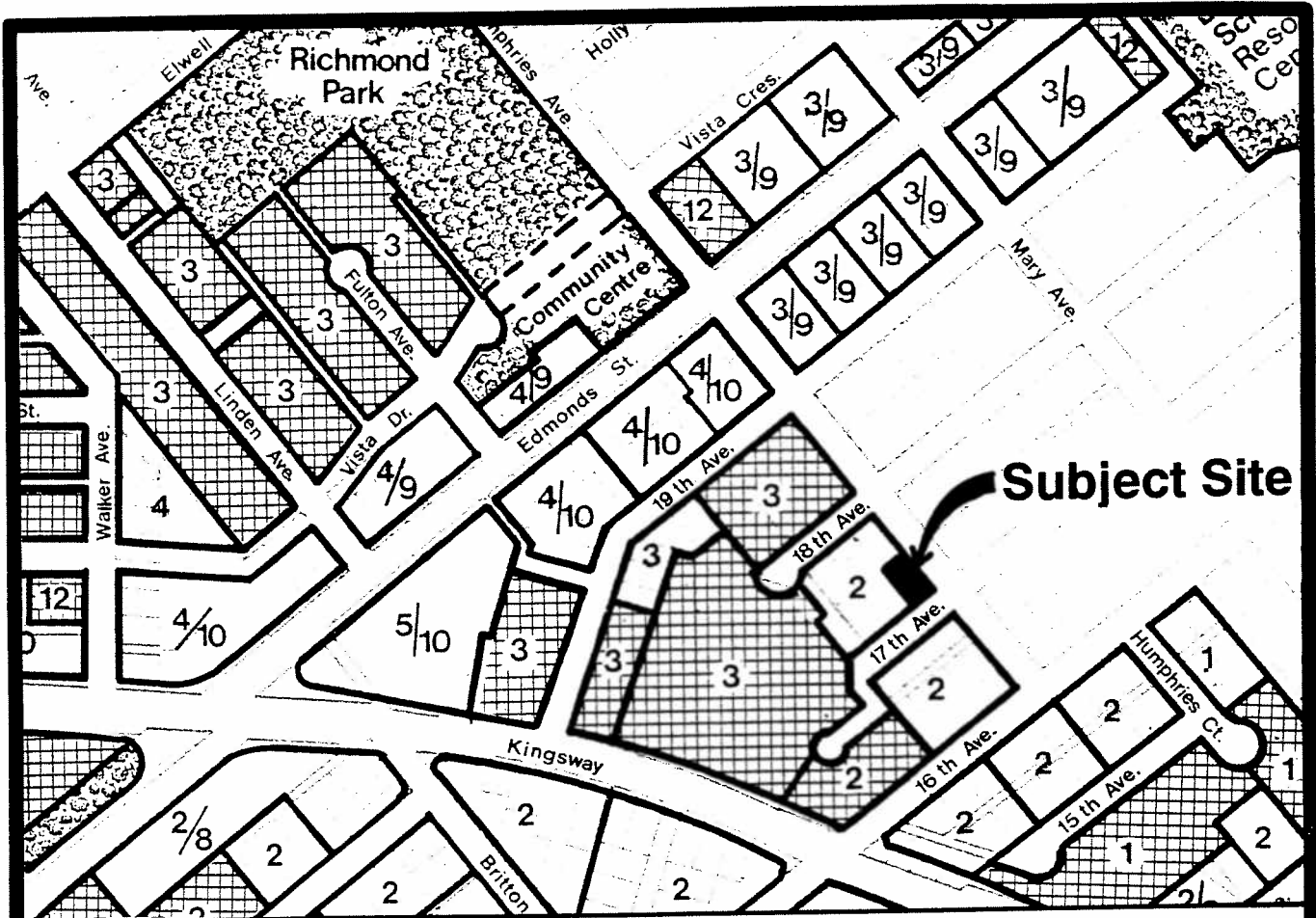


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 Drawn By: J.P.C.
 Date: February 2002

Proposed Duplex
 7447 Humphries Ave.

Sketch # 1



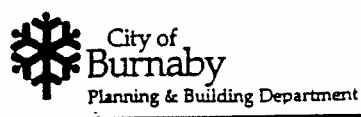
Subject Site

Legend:

- High Rise Apartments**
- 5 — RMS (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 — Nikkai 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**



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Scale: N.T.S.
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 Date: February 2002

Proposed Duplex
 7447 Humphries Ave.

Sketch # 2