

TO : CITY MANAGER

2002 July 15

FROM : DIRECTOR PLANNING AND BUILDING

SUBJECT : 7456 EDMONDS STREET
PRELIMINARY PLAN APPROVAL # 02-112
PROPOSED NEW COMMERCIAL BUILDING
Edmonds Town Centre Plan

PURPOSE : To inform Council of an application for Preliminary Plan Approval within the Edmonds Town Centre Plan Area.

RECOMMENDATION :

1. THAT this report be received for information purposes.

REPORT

1.0 INTRODUCTION

The Planning and Building Department has received an application for Preliminary Plan Approval (PPA #02-112) to build a new commercial building at 7456 Edmonds Street (see *attached* Sketch #1) under the prevailing Service Commercial District (C4) zoning.

The property with a site area of 14,940 sq. ft is located at the intersection of Edmonds Street and Humphries Avenue just north of Kingsway. A major fire in June 2001, destroyed a commercial building with a gross floor area of 5,674 sq.ft. which housed an equipment rental company on the subject property. The property is currently vacant. There is an existing Church across Edmonds Street facing the property with the Eastburn Community Centre adjacent to the church. An Auto Repair Shop occupies the property across the flanking Humphries Avenue and the rear of the property abuts single family homes . The property to the immediate north is a one storey building being used as a public assembly space and most of the other buildings on either side of Edmonds Street in the vicinity are one or two storey buildings occupied by typical C4 uses.

The subject property is located within the Edmonds Town Centre Plan, adopted by Council on 1994 September 26. The Edmonds Town Centre Plan indicates that the property is designated for redevelopment subject to the assembly of suitable sites for mixed use development based on Multiple Family Residential District (RM3) and Community Commercial District (C2) as guidelines (see *attached* Sketch #2).

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7456 EDMONDS STREET; PPA #02-112
Proposed New Commercial Building
Edmonds Town Centre Plan Area
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The proposed building is a two storey commercial building with a gross floor area of 6,889 sq. ft. which will be offered for lease to the general market place. The building is being constructed on the existing foundations of the previous building with an additional 1,200 sq.ft of floor area being added to the second storey. The front yard is proposed to be appropriately landscaped and an existing access to the subject property from Edmonds Street is being eliminated. The parking and loading functions are located towards the rear and side and are accessed from the flanking Humphries Avenue. The rear yard of the subject property is appropriately screened from the neighboring residential properties.

The various options available for redevelopment of the subject property in line with the Edmonds Town Centre Plan have been discussed with the owner and he has insisted on pursuing the redevelopment under the prevailing zoning citing concern regarding the current financial viability of developing the property in line with the Community Plan. The possibility of pursuing acquisition of the site has been ruled out due to the lack of interest by the owner in pursuing such an option at the present time.

Although the proposed development is not compatible with the Community Plan, due to the extent of existing viable businesses and buildings on the surrounding C4 commercial properties, it is considered that the assembly and redevelopment of the subject property and the adjacent residential properties in line with the Community Plan designations would only occur pursued in the medium to longer term. Furthermore, the subject property has prevailing Service Commercial District (C4) zoning that permits the proposed development and an apparent unwilling vendor for a potential sale to the City.

Therefore, unless otherwise directed by Council, the subject Preliminary Plan Approval application will continue to be processed and approved once all usual requirements are met.

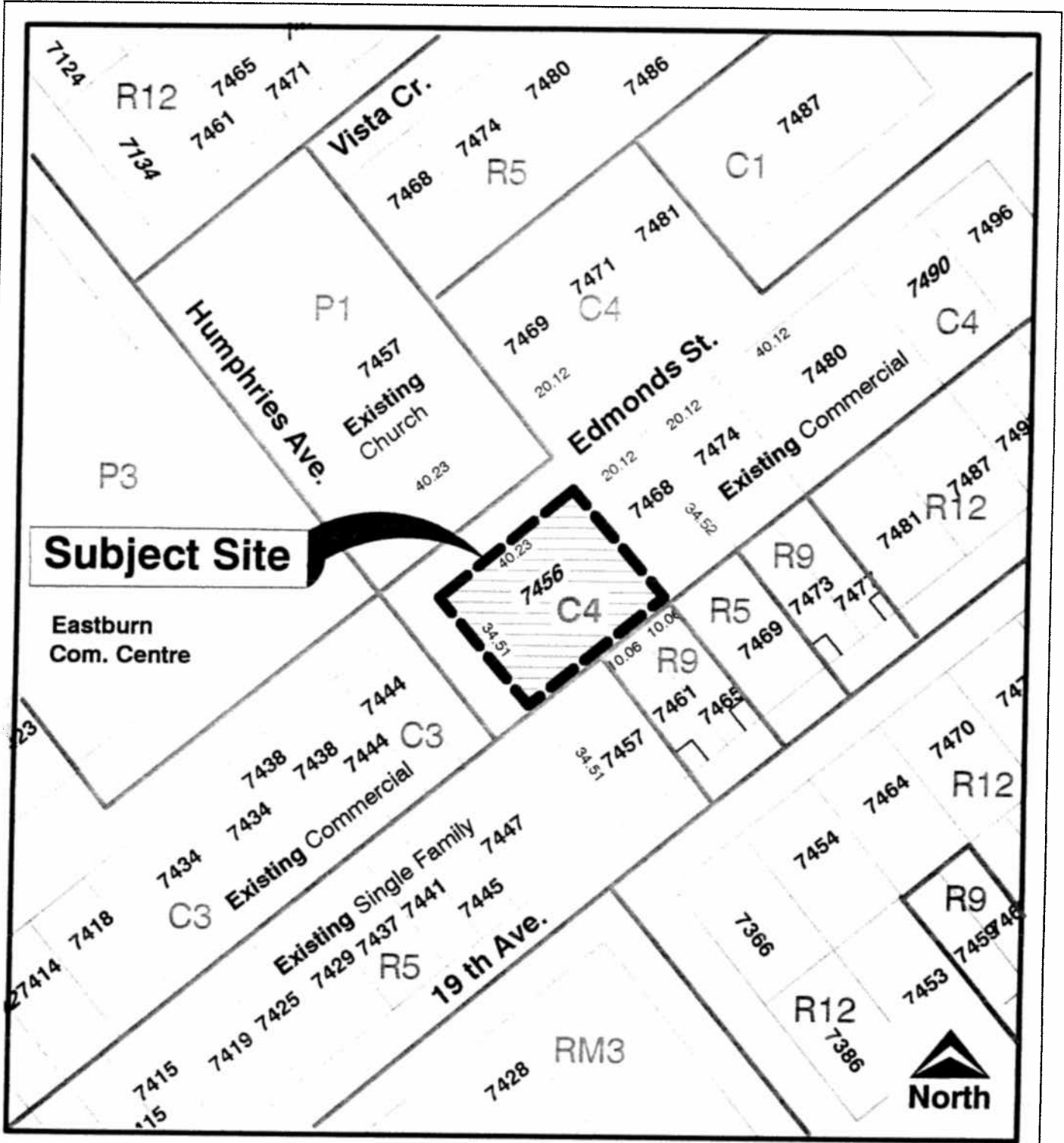


J. S. Belhouse
Director Planning and Building

VT:cda
Atts.

cc: Chief Building Inspector

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City of Burnaby

Planning And Building Department

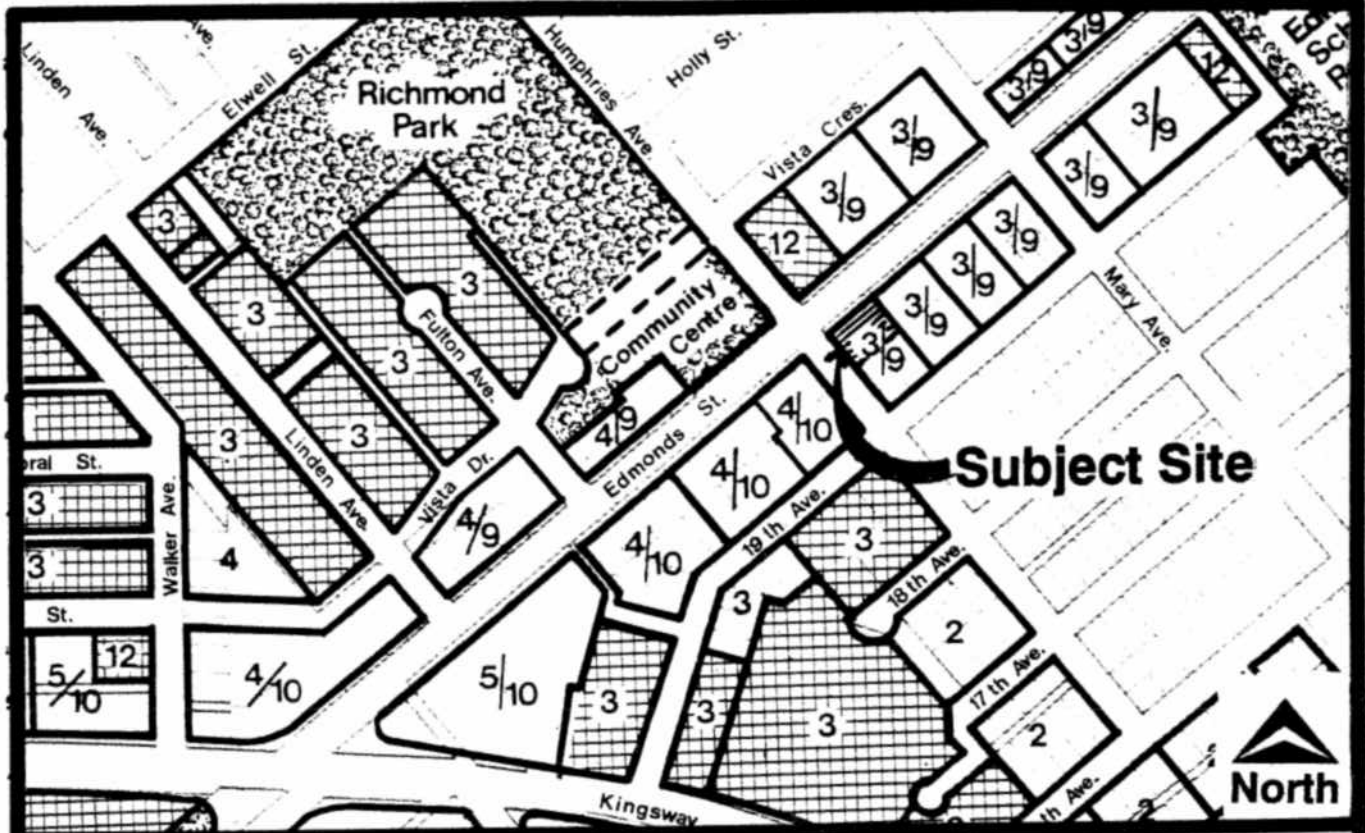
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Drawn By: J.P.C.

7456 Edmonds Street (PPA # 02-112)

Date: July 2002

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. # 7/93)
- 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

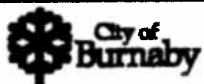
Development Sites in the Edmonds Town Centre are generally to be Zoned to Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.

 This Sketch is subject to updating on a Continuous basis.

Updated To: July 2001

 North

Edmonds Town Centre Plan Development Guidelines



Planning And Building Department

Scale: N.T.S.

Drawn By: J.P.C.

7456 Edmonds Street (PPA # 02-112)

Date: June 2002

Sketch # 2