

TO: CITY MANAGER 2002 June 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REQUEST FOR CONSTRUCTION OF A NEW DWELLING**
6993 BALMORAL STREET
Edmonds Town Centre

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

RECOMMENDATION:

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

REPORT

A request to construct a new dwelling on the property at 6993 Balmoral Street (see *attached* Sketch #1) in accordance with the existing Residential District (R5) zoning has been received. The lot, which measures 10.06 m (33 ft.) by 36.58 m (120 ft.), with an area of 368.0 m² (3,961 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 RM3 zoning district and a maximum density of 50 units per acre as guidelines.

The indicated site assembly for redevelopment comprises six properties, all of which are occupied by dwellings with the assessed values of the improvements on each lot ranging from \$2,000 to \$49,700. At present, the assessed value of the proposed site assembly (which has a total area of 2,208 m²/23,767 sq.ft.) totals \$1,021,000 land and \$147,000 improvements, of which the subject lot comprises \$166,000 land and \$2,500 improvements. The total current assessed value of the site assembly (land and improvements) is \$1,168,000 which equates to \$49 per sq. ft. The relatively high value of the site for single-family use is a function of its current small lot configuration. This suggests that a site assembly for redevelopment at RM3 density is unlikely in the foreseeable future.

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 single family dwelling would appear to be acquisition of the property by the City.

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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 to the north and west, this Department, unless otherwise directed by Council, would be prepared to release a building permit for a new dwelling at 6993 Balmoral Street, 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.

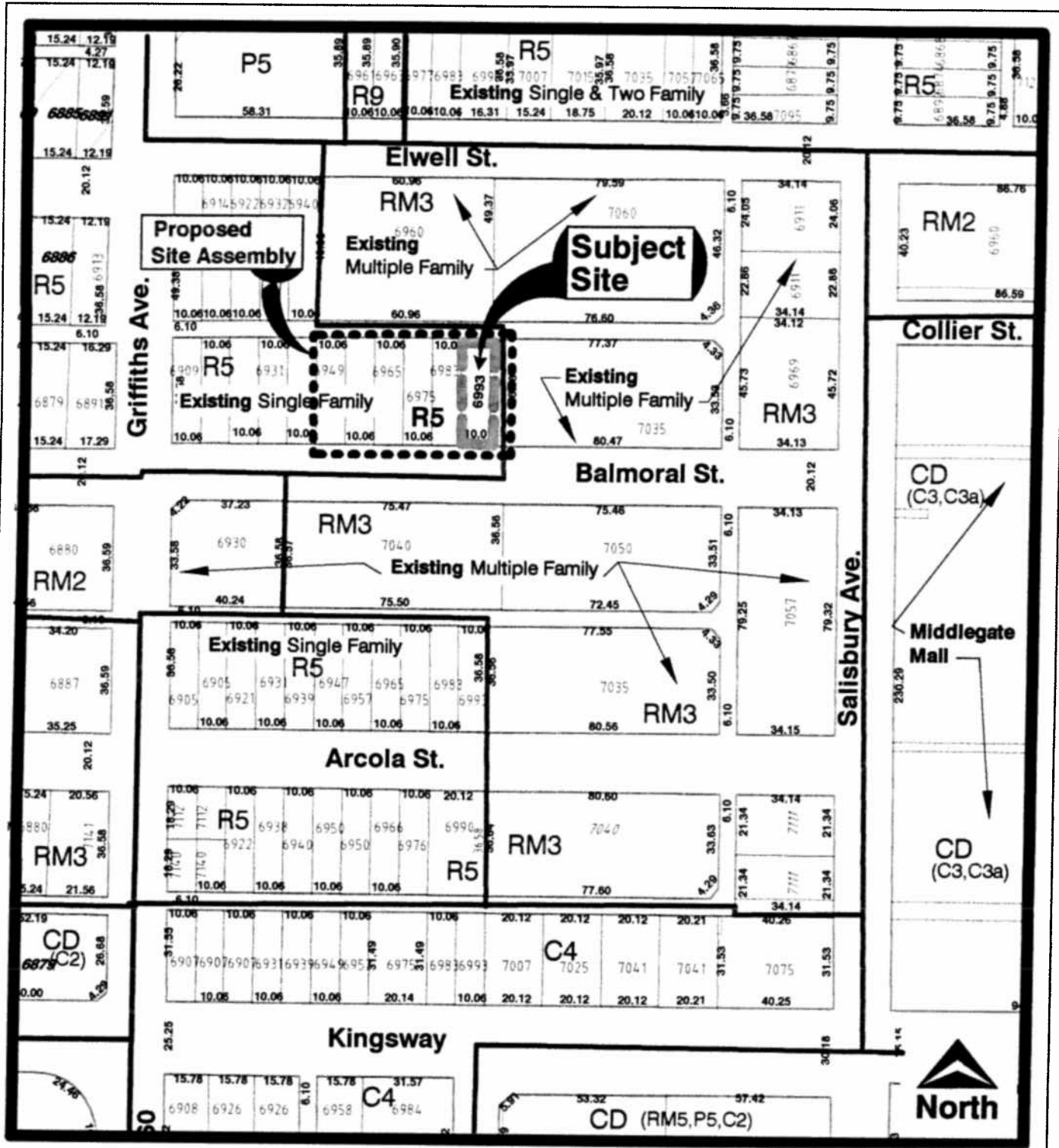
This is for the information of Council.


J. S. Belhouse
Director Planning and Building

RR:hr
Attachment

cc: Chief Building Inspector

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Planning And Building Department

Scale: 1 = 2000

Drawn By: J.P.C.

Date: June 2002

**Proposed New Single Family Dwelling
6993 Balmoral St.**

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

Edmonds Town Centre Plan Development Guidelines



Planning And Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: June 2002

Proposed New Single Family Dwelling
6993 Balmoral St.

Sketch # 2