

**TO:** CITY MANAGER

2002 OCTOBER 31

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REQUEST FOR CONSTRUCTION OF A NEW DWELLING  
7376 18<sup>th</sup> STREET  
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 7376 18th Street (see **attached** Sketch #1) in accordance with the existing Residential District (R5) zoning has been received. The lot, which measures 19.55m (64 ft.) by 40.23 m (132 ft.) with an area of 786.44 m<sup>2</sup> (8,465 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 RM4 zoning district and a maximum density of 80 units per acre as guidelines. The owners have 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 three properties. The adjacent property to the north of the subject lot, 7358/7360 18<sup>th</sup> Street is, however, already developed with a duplex, which was constructed in 1986. The assessment value of the improvements at 7358/7360 18<sup>th</sup> Street is \$204,000. The adjacent property to the south of the subject lot, 7109/7111 18<sup>th</sup> Avenue is also developed with a duplex, constructed in 1982, which has an assessed value of improvements of \$185,000. This property at 7109/7111 18<sup>th</sup> Avenue, however, is currently for sale with a listed price of \$540,000. The existence of these newer two family dwellings of high value on either side of the subject property suggests that multi-family redevelopment on the suggested site in accordance with the adopted Edmonds Town Centre Plan is unlikely in the immediate future.

It is noted that staff are currently reviewing a range of alternate housing forms being applied in different urban jurisdictions. Certain of these involve forms that tend to be accommodated on smaller site assembly or individual lots. Staff are currently working with applicants on two rezonings for infill multiple family developments. These sites will act as demonstration projects on

the feasibility of developing smaller infill sites for multiple family dwellings and will help inform future recommendations for such applications. The subject property is considered to be a potential candidate site for another infill demonstration project. Staff considered the potential City purchase of the property, but concluded that infill multiple family developments are best pursued on a market basis by the private sector.

Staff will advise the owners that a rezoning application for an infill demonstration project could be considered. However, if the owners or potential purchasers of the subject site prefer to pursue the development of a two-family dwelling, it is acknowledged that this is a permitted use under the existing R5 Residential District zoning of the subject property.

For this reason, and given the existence of newer two family dwellings within the planned assembly site, this Department, unless otherwise directed by Council, would release a building permit for a new two-family dwelling at 7376 18<sup>th</sup> Street subject to full compliance with the existing R5 Residential District, and requirements of the Chief Building Inspector.

This is for the information of Council.

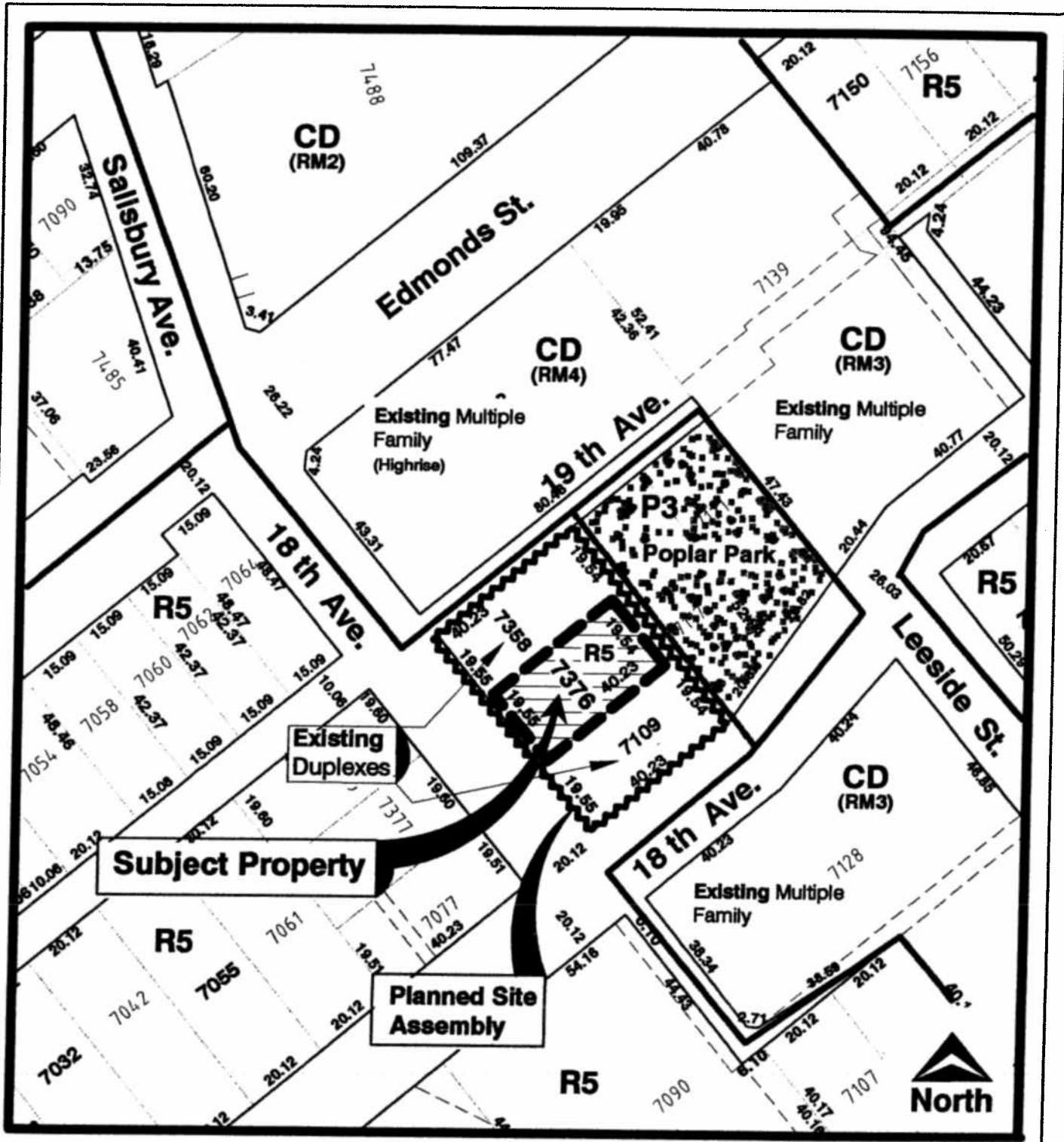


J.S. Belhouse  
Director Planning and Building

JK  
Attach

cc: Chief Building Inspector

P:\Gulzar\Jennifer\PL - Request for Const 7376 18th St.wpd



**Planning and Building Department**

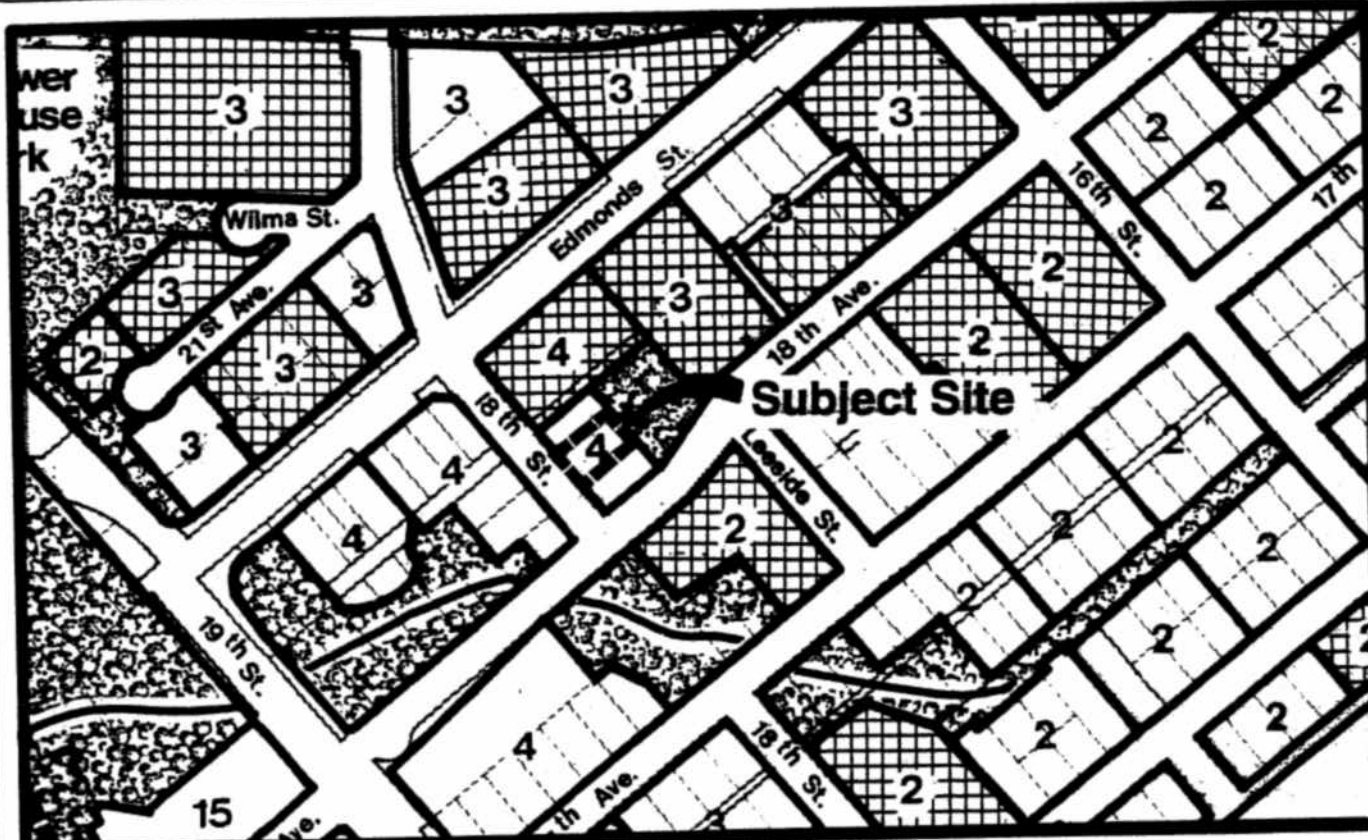
Scale: 1 = 1500

Drawn By: J.P.C.

Date: October 2002

**Proposed Duplex**  
7376 - 18 th Street

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

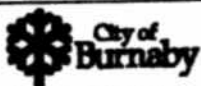
● Development Sites in the Edmonds Town Centre are generally to be Zoned to Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.

● This Sketch is subject to updating on a Continuous basis.

Updated To: March 2002



**Edmonds Town Centre Plan  
Development Guidelines**



**Planning and Building Department**

Scale: N.T.S.

Drawn By: J.P.C.

Date: October 2002

**Proposed Duplex**  
7376 - 18 th Street

Sketch # 2