

TO: CITY MANAGER 2003 February 20
FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 15.750.5
SUBJECT: **REQUEST FOR CONSTRUCTION OF TWO FAMILY DWELLING**
7429 - 14TH AVENUE (PREDEVILLE)
EDMONDS TOWN CENTRE PLAN - SUB-AREA 1
PURPOSE: To inform Council of a request to construct a new two-family dwelling within the Edmonds Town Centre Plan

RECOMMENDATION:

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

R E P O R T

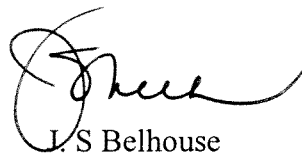
A written enquiry has been received from the owner of 7429-14th Avenue (see *attached* Sketch #1) proposing the construction of a new two-family dwelling in accordance with the existing Residential District (R5) zoning. The lot, which measures 19.48 m (64 ft.) by 44.63 m (146 ft.) with an area of 854.77 m² (9, 201 sq.ft.) and accommodates an older single-family dwelling, is located within the adopted Edmonds Town Centre Plan (see *attached* Sketch #2). This property is intended to form part of a four lot site assembly, encompassing 7590 Kingsway, 7421, 7429 and 7439-14th Avenue for low-rise/ground-oriented multiple-family development utilizing the RM2 District (maximum of 40 units per acre) in conjunction with neighbourhood commercial C1 uses and densities.

The five lots of the proposed site assembly include an automobile service facility at 7590 Kingsway, a new two-family dwelling presently under construction at 7421-14th Avenue (which was the subject of a previous report to Council), an older single family dwelling on the subject property and one other older dwelling at 7439-14th. In light of the substantial nature of the existing development surrounding the subject property, the achievement of a larger site assembly which would include the subject property at 7429 -14th Avenue does not appear feasible for the foreseeable future. However, the potential of creating a smaller assembly area to the east, encompassing 7439, 7447, 7453-14th Avenue as well as a remnant existing right-of-way adjacent 7439-14th Avenue, as a multiple-family development could still be possible.

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Although the outlined abutting circumstances restrict the redevelopment potential of the subject property in line with the adopted Edmonds Town Centre Plan, it is possible that this relatively large lot could on its own accommodate a Comprehensive Development rezoning for a small infill multiple-family development of four or five units. However, if the developer of the subject site prefers to pursue the development of a two-family dwelling it is acknowledged that this is a permitted use under the existing Residential District (R5) zoning.

Given the existence of substantial single and two-family development within the proposed site assembly and within the surrounding area, it is considered that City acquisition of this site as part of a larger site assembly is not merited at this time. The pursuit of a rezoning application for a site specific, higher-density infill project by the developer of the subject property by itself is possible and would be encouraged. This option for the subject property has already been discussed with the current owner. However, in the event that an application for a two-family dwelling is received, unless otherwise directed by Council, this Department would release a building permit for a new two-family dwelling at 7429-14th Avenue subject to full compliance with the existing Residential District (R5) zoning, and requirements of the Chief Building Inspector.

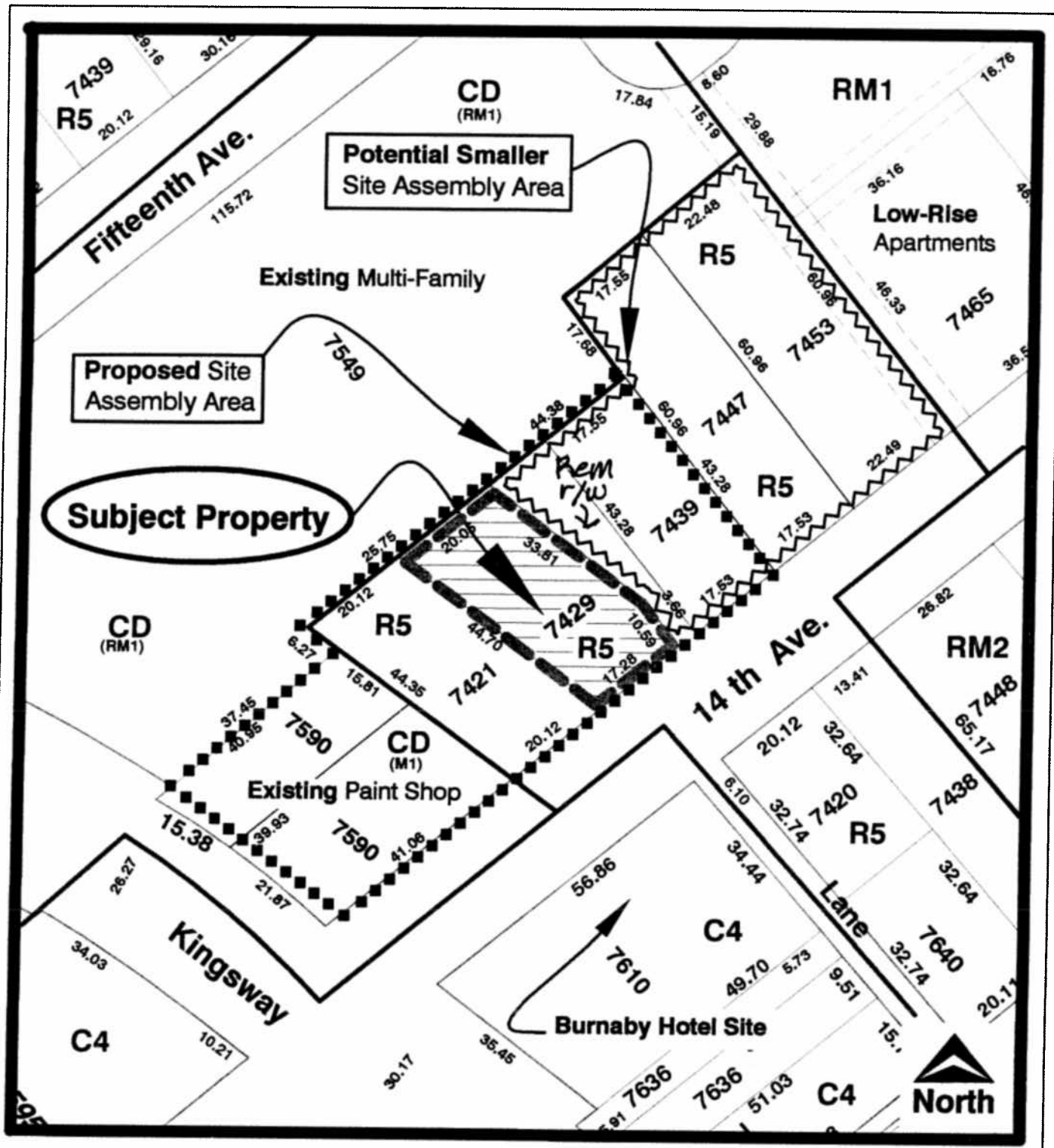


J. S. Belhouse
Director Planning and Building

JBS:gk
Attachments

cc: Chief Building Inspector

P:\Johannes Schumann\7429 14th Ave\7429 14th Ave Council Report.wpd



Planning and Building Department

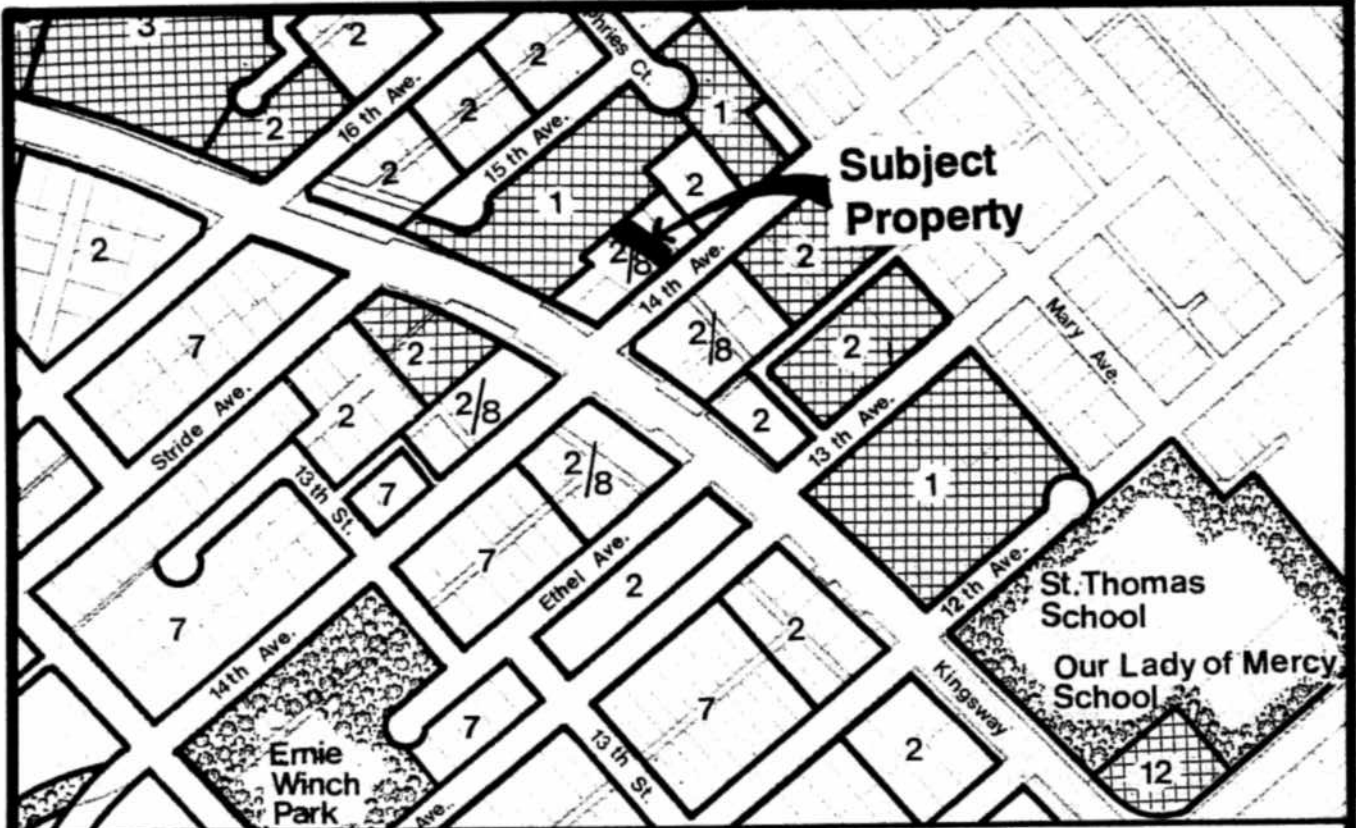
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Drawn By: J.P.C.

Date: March 2003

Request for Construction of Two Fam. Dwelling
7429 – 14 th. 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. # 7/93)
- 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.



**Edmonds Town Centre Plan
Development Guidelines**



Planning and Building Department

Scale: N.T.S.
 Drawn By: J.P.C.
 Date: February 2003

**Request for Construction of Two Fam. Dwelling
 7429 – 14 th. Ave.**

Sketch # 2