

TO: CITY MANAGER

2003 September 22

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: SITING APPROVAL APPLICATION #03-49
 6697/6699 Arcola Street
 Lot 15 and Lot 16, Blk. 5, D.L. 96, Plan 1194
Edmonds Town Centre Plan

PURPOSE: To respond to an enquiry regarding the construction of two new single-family dwellings within the adopted Community Plan Six (Edmonds Town Centre).

RECOMMENDATION:

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

R E P O R T

A written request has been received from G & D International Developments requesting approval for construction of two new single-family dwellings on the two lots at 6697 Arcola Street (see **attached** Sketch #1) in accordance with the existing Residential District (R5) zoning. It should be noted that there will need to be an address change from Arcola Street to Sperling Avenue upon construction of two single-family dwellings.

One lot measures 9.45 m (31 ft.) by 37.58 m (123 ft.) with an area of 355 m² (3823 sq. ft.) and the other lot measures 10.06 m (33 ft.) by 37.58 m (123 ft.) with an area of 378 m² (4069 sq. ft.) The two lots together have an area of 733 m² (7892 sq. ft.). The lots currently accommodate an older duplex in poor condition which straddles the two lots. The lots are located within the adopted Edmonds Town Centre Plan (see **attached** Sketch #2) and are intended to form an eight lot assembly, encompassing 7077, 7069, 7043, 7031, 7019 Sperling Avenue as well as 6688 Balmoral Street for low rise apartment development utilizing RM3 District guidelines (maximum 50 units per acre).

The six lots of the proposed site assembly includes four older single family dwellings in fair to poor condition. However, the two adjacent single family dwellings located at 7069 and 7077 Sperling Street were built in 1991 and are in good condition. In light of the nature of the existing development directly adjacent to the subject properties, the achievement of a larger site assembly which would include the subject properties at 6697 Arcola Street does not appear feasible for the foreseeable future.

Although the outlined circumstances restrict the redevelopment potential of the subject properties in line with the adopted Edmonds Town Centre Plan, it is possible that these two lots, when consolidated, could accommodate a Comprehensive Development rezoning for a small infill

multiple-family development of four or five units. If the developer of the subject site prefers to pursue the development of two single family dwellings on two individual lots, 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 has already been discussed with the current owner and to date, he is not interested in pursuing a higher-density infill development. However, in the event that an application to construct two new single-family dwellings is received, unless otherwise directed by Council, this Department would release two building permits for the construction of two new single-family dwellings at 6697 Arcola Street subject to full compliance with the existing Residential District (R5) zoning, and requirements of the Chief Building Inspector.

This is for the information of Council.

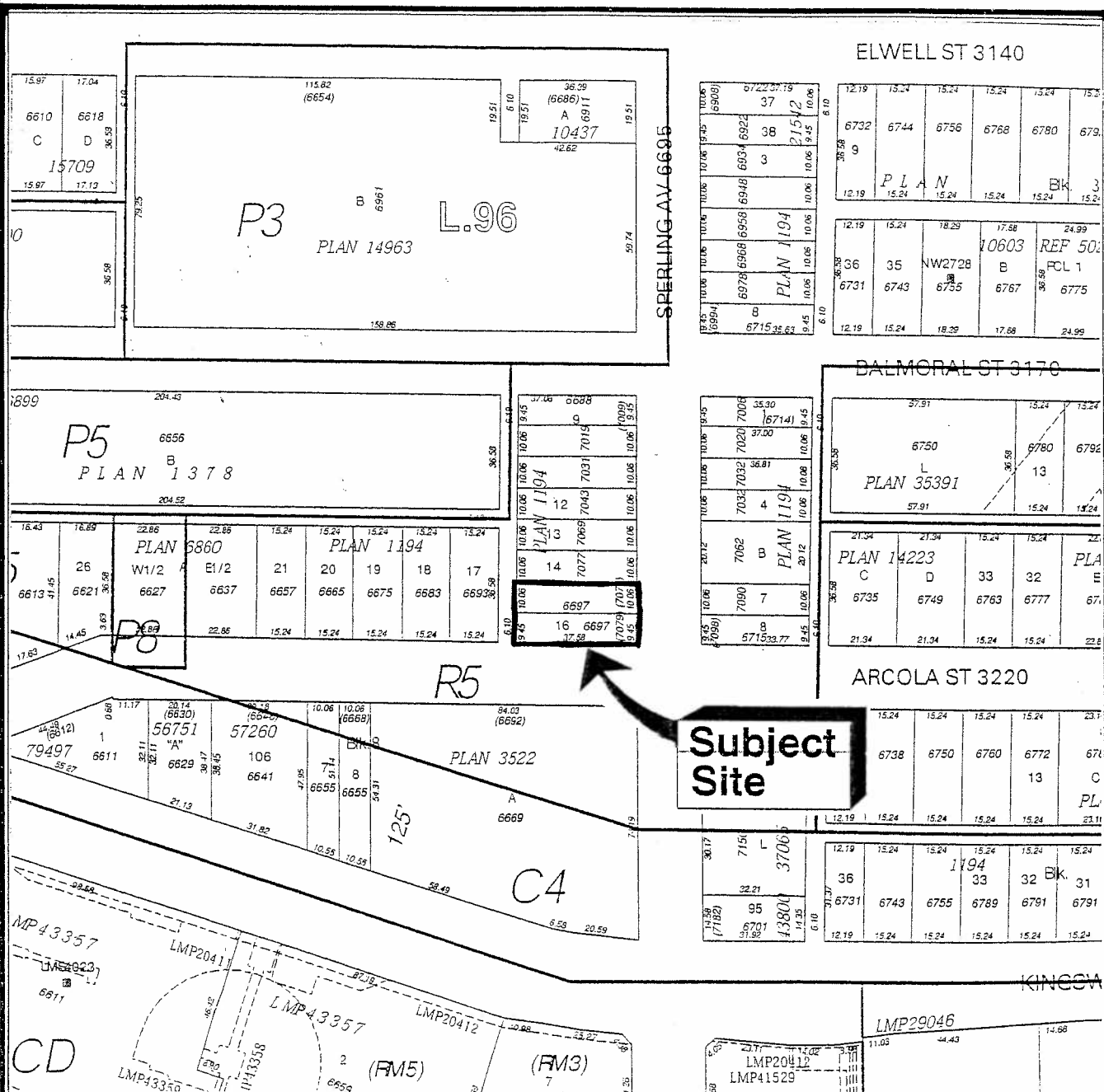


J.S. Belhouse, Director
PLANNING AND BUILDING

JJ:tn

Attachment (Sketches)

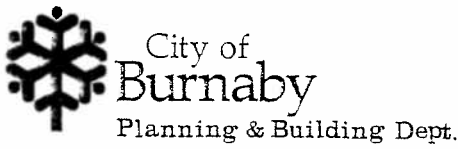
cc: Chief Building Inspector



Date:
September 2003

Scale:
1:2000

Drawn By:
J.J.



Subject Site:
6697 Arcola 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 - Nikkal Complex (Rez. Ref. # 7/93)
- 15 - B.C. Hydro Headquarters Complex (Rez. Ref. # 38/90)

Park, School, Trail, Ravine and Open Space Area

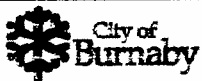
Completed or Rezoned in Accordance with Development Guidelines

● 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: September 2003

Proposed New Single Family Dwellings
6697 Arcola Street

Sketch #2