

TO: CITY MANAGER 2003 February 20

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE:15.750.5

**SUBJECT: REQUEST FOR CONSTRUCTION OF TWO FAMILY DWELLING
7204 - 18TH AVENUE (TRIPP)
EDMONDS TOWN CENTRE PLAN - SUB-AREA 2**

PURPOSE: To inform Council of a request to construct a new two-family 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 has been received from the agent of the buyer of 7204-18th Avenue proposing the construction of a new two-family dwelling (see *attached* Sketch #1) in accordance with the existing Residential District (R5) zoning. The lot, which measures 20.12 m (68 ft.) by 50.29 m (165 ft.) with an area of 1011.71 m² (10, 890 sq.ft.), is located within the adopted Edmonds Town Centre Plan (see *attached* sketch #2). This property is intended to form part of a five lot site assembly currently comprised of single family dwellings fronting on 18th Avenue. The site assembly encompasses 7204, 7210, 7214, 7216 and 7222-18th Avenue and is designated for low-rise/ground-oriented multiple-family development utilizing the RM2 District zoning (maximum of 40 units per acre) as guidelines.

The five lots of the desired site assembly, including the subject site, are currently developed with primarily older single-family dwellings utilizing the Residential District R5 zoning designation. The smaller R9 District zoned lots adjacent to the subject property at 7210 & 7214-18th Avenue were created in 1987. The two newer single-family dwellings on these small 33 ft. wide lots are considered to block early RM2 redevelopment of a five lot site assembly. However, a smaller 2-lot assembly area to the east encompassing 7216 and 7222-18th Avenue would still achieve a reasonable redevelopment site. Also of note, directly to the south-east at 7211 & 7217-17th Avenue are two strata titled two-family dwellings (see *attached* Sketch #1). In light of the substantial nature of existing developments surrounding the subject property, the achievement of a large site assembly which would include the subject property at 7204-18th Avenue does not appear feasible for the foreseeable future.

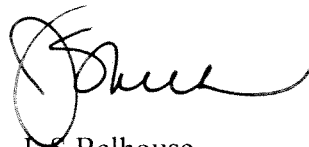
Although the outlined abutting circumstances restrict the redevelopment potential of the subject

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7204 - 18th Avenue
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property in line with the adopted Edmonds Town Centre Plan, it is possible that this relatively large lot with its access to two street frontages 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 site would be encouraged and the current owner of the subject property will be informed of this option. 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 7204-18th Avenue 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.

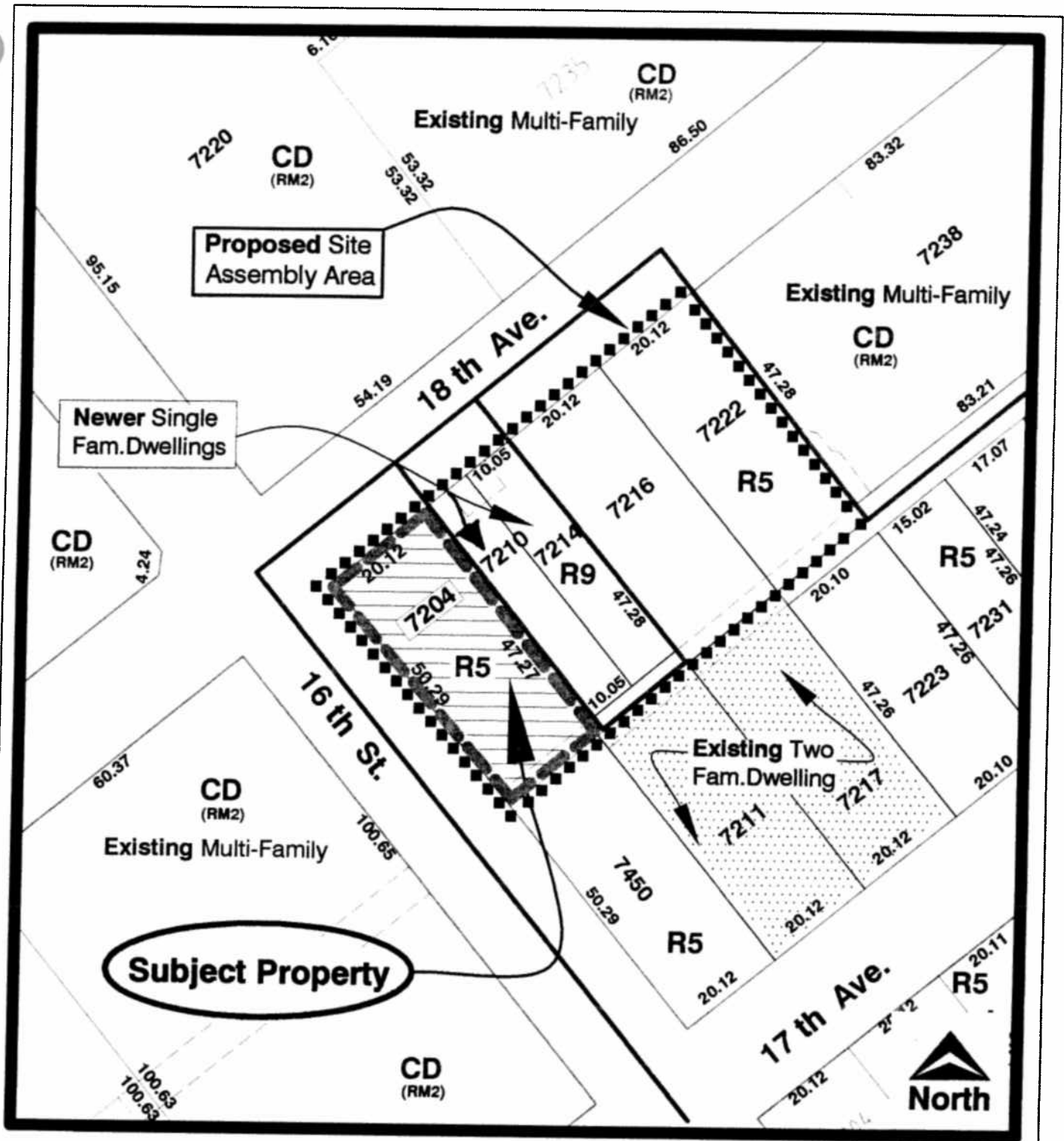


J. S. Belhouse
Director Planning and Building

JS:gk
Attachments

cc: Chief Building Inspector

P:\Johannes Schumann\7204 18th Ave Council Report.wpd



Planning and Building Department

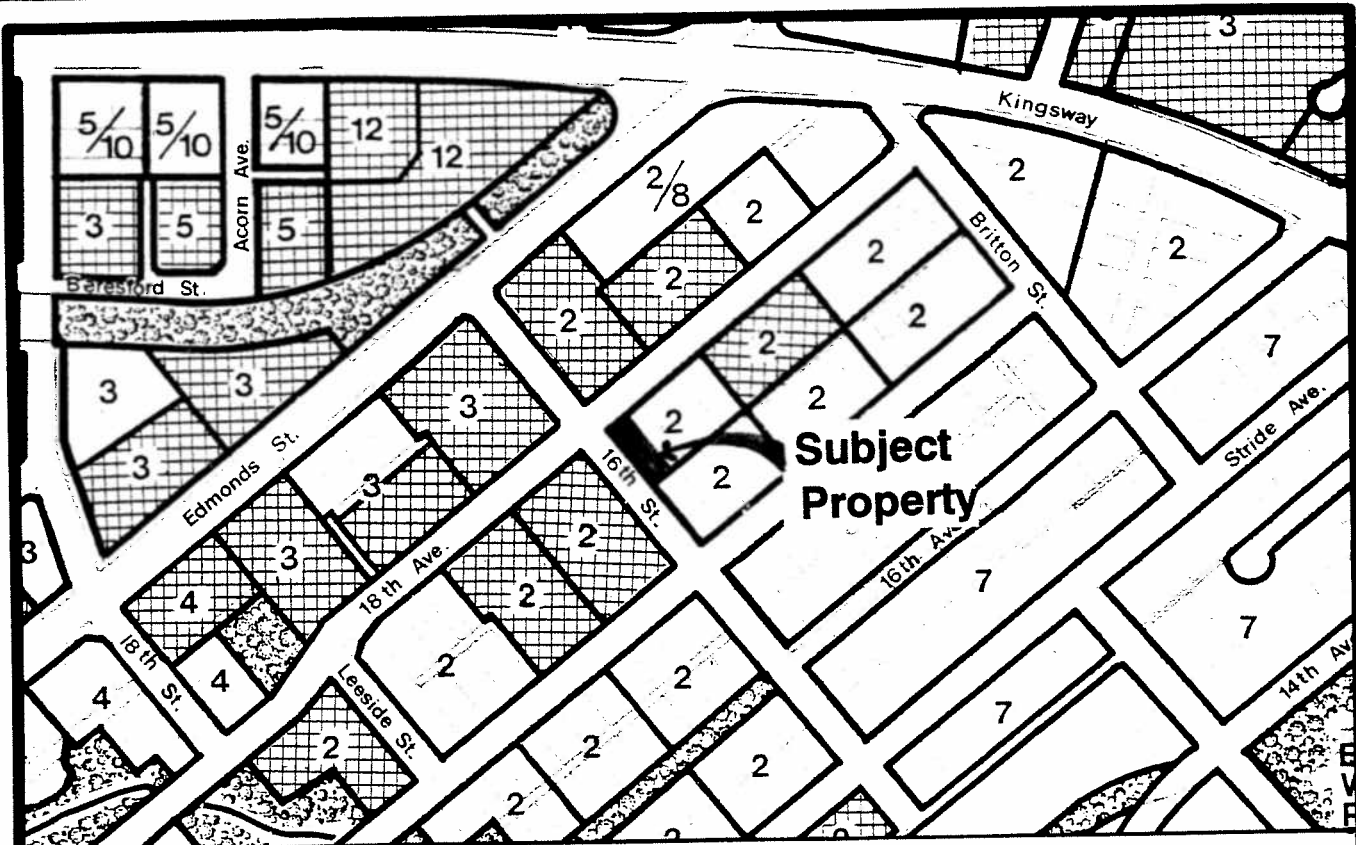
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Drawn By: J.P.C.

Date: February 2003

Request for Construction of Two Fam. Dwelling
7204 - 18 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.

Updated To: March 2002



**Edmonds Town Centre Plan
Development Guidelines**



Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

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Sketch # 2