

TO: CITY MANAGER

2003 September 30

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: SITING APPROVAL #03-51
 6990 Arcola Street (Lot A, D.L. 95, Plan 12434)
 Request for the Construction of Two-Family Dwelling
Edmonds Town Centre Plan

PURPOSE: To inform Council of a request to construct a new two-family dwelling within the Edmonds Town Centre Plan

RECOMMENDATIONS:

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

REPORT

A written enquiry has been received from the owner of 6990 Arcola Street (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 20.12 m (66 ft.) by 36.58 m (120 ft.) with an area of 736 m² (7,922 sq. ft.) accommodates an older single-family dwelling. It is located within the adopted Edmonds Town Centre Plan (see *attached* Sketch #2) and is intended to form part of a 12 lot site assembly for mixed use high rise apartment development utilizing the RM4 District (maximum 80 units per acre) in conjunction with community commercial C2 uses fronting on Kingsway. Recently, the Approving Officer has taken the position that he is not prepared to approve a subdivision of the subject property into two single family parcels given its intended future use. As mentioned, the current application for the development of a two-family dwelling is allowable under the prevailing zoning.

The 12 lots of the proposed assembly include six lots on the north side of Kingsway where there is a mix of older single family dwellings and small office buildings that include a denture clinic at 6953 Kingsway (built 1950), Burnaby South Dental Clinic at 6975 Kingsway (built 1984) and a new two-storey office building presently under construction at 6983-6993 Kingsway. The six remaining lots are on Arcola Street and include five older single family homes in fair condition including the subject site 6990 Arcola Street. In light of the newer Kingsway office development occurring within the proposed assembly, its achievement for mixed use development (which would include 6990 Arcola Street) does not appear feasible for the foreseeable future.

It is acknowledged that the proposed new two-family dwelling is a permitted use under the existing

CITY MANAGER

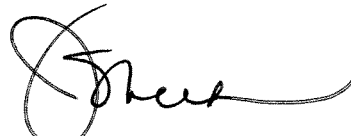
RE: SIT #03-51; 6990 Arcola St.
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R5 Residential District zoning of the subject property, and that the potential timing of redevelopment of the proposed mixed use site assembly, utilizing the RM4 and C2 District guidelines, is uncertain. Under these circumstances, the only feasible alternative to issuance of a Building Permit for the proposed two-family dwelling would appear to be acquisition of the property by the City. However, at this time there have been no proposals or assembly of sites in line with the adopted plan which would make a City assembly a long term holding prospect.

Recognizing that it is unlikely that the subject property would be developed in line with the adopted Edmonds Town Centre plan in the foreseeable future, this department, unless otherwise directed by Council, would be prepared to release a building permit for a new two-family dwelling at 6990 Arcola Street, subject to full compliance with the existing R5 Residential District and requirements of the Chief Building Inspector.

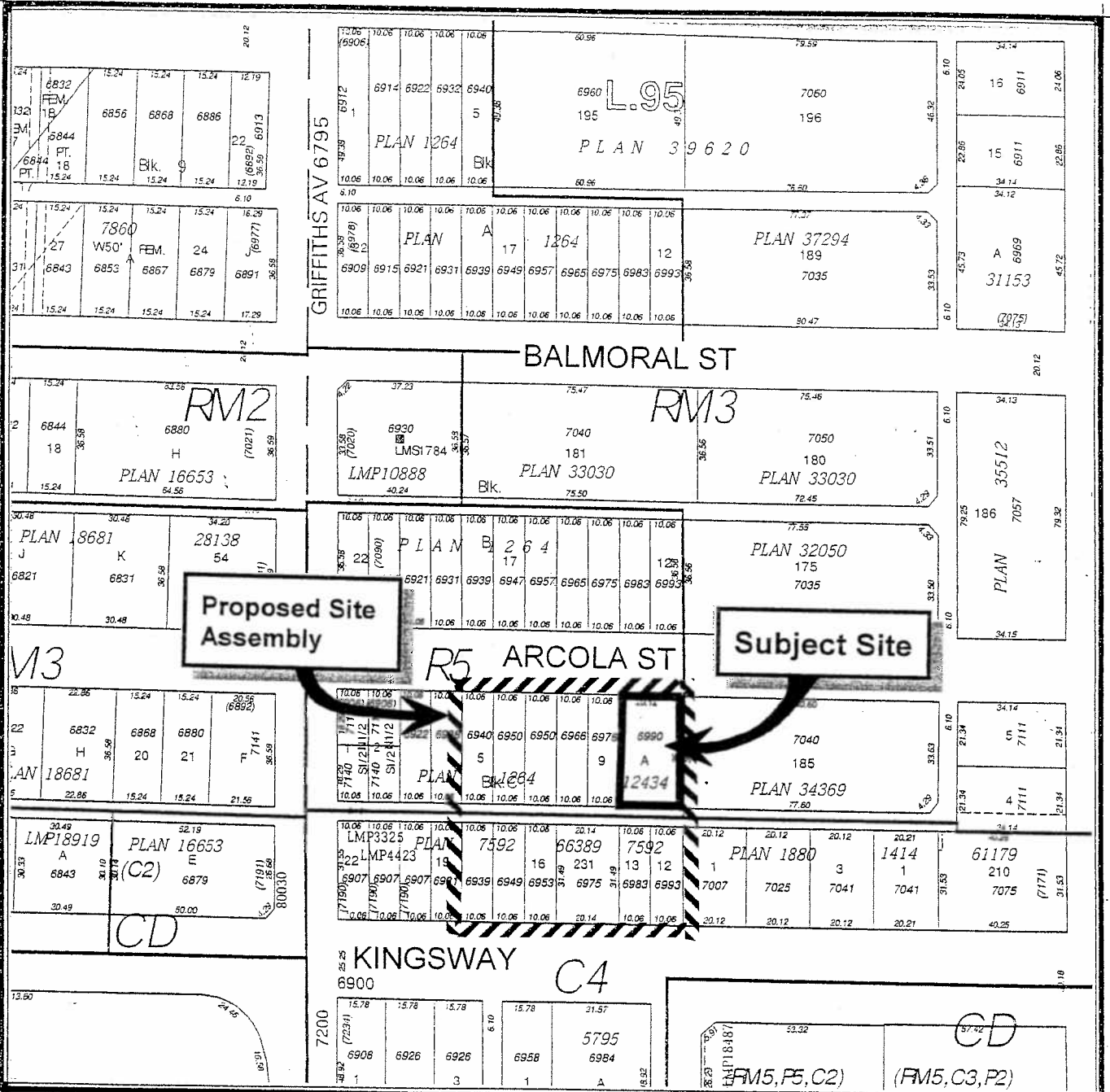
Given the viable commercial development fronting on Kingsway, and the existence of the lane, it is the view of staff that it may be appropriate to pursue an adjustment to the Edmonds Town Centre Plan to permit assemblies for low-rise apartment development at RM3 densities between Arcola Street and the lane north of Kingsway in this block and smaller assembly commercial redevelopment along Kingsway. If staff conclude that it would be desirable to consider such an adjustment, a report will be submitted to the Housing Committee. It is noted that staff are currently reviewing a range of alternate housing forms that tend to be accommodated on smaller assembly areas and/or infill sites which may also be appropriate for assemblies along an adjusted Arcola Street multiple-family site.

This is for the information of Council.



J. S. Belhouse,
Director Planning and Building

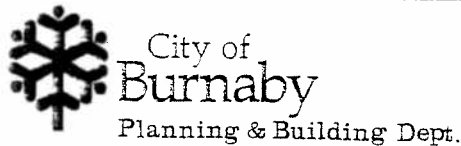
JJ:RR:hr
Atts.



Date:
September 2003

Scale:
1=2000

Drawn By:
J.J.



Proposed New Two Family Dwelling
6990 Arcola Street

Sketch #1



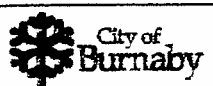
Legend:

- | | | |
|--|---|---|
| <p>High Rise Apartments</p> <p>5 — RM5 — (100 units per acre maximum)</p> <p>4 — RM4 — (80 units per acre maximum)</p> <p>Low Rise Apartments</p> <p>3 — RM3 — (50 units per acre maximum)</p> <p>Low Rise Apartments/
Ground-Oriented Multiple Family</p> <p>2 — RM2 — (40 units per acre maximum)</p> <p>Ground-Oriented Multiple Family</p> <p>1 — RM1 — (25 units per acre maximum)</p> <p>6 — Townhousing — (12 units per acre maximum)</p> <p>Single and Two-Family Infill</p> <p>7 — Potential Area Rezoning</p> | <p>Commercial</p> <p>8 — C1 Neighbourhood Commercial</p> <p>9 — C2 Community Commercial</p> <p>10 — C3 General Commercial</p> <p>11 — C4 Service Commercial</p> <p>12 — Institutional (including Seniors Housing, Churches, etc.)</p> <p>13 — Industrial</p> <p>14 — Nikkei Complex (Rez. Ref. # 7/93)</p> <p>15 — B.C. Hydro Headquarters Complex (Rez. Ref. # 36/90)</p> | <p>● Development Sites in the Edmonds Town Centre are generally to be Zoned to Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.</p> <p>● This Sketch is subject to updating on a Continuous basis.</p> |
|--|---|---|

- Park, School, Trail, Ravine and Open Space Area
- Completed or Rezoned in Accordance with Development Guidelines



Edmonds Town Centre Plan Development Guidelines



Planning and Building Department

Scale: N.T.S.

Drawn By: J.J.

Date: September 2003

Proposed New Two Family Dwelling
6990 Arcola Street

Sketch #2