

TO : CITY MANAGER 2003 July 02

FROM : DIRECTOR PLANNING AND BUILDING

SUBJECT : **6983 and 6993 KINGSWAY**
PRELIMINARY PLAN APPROVAL # 03-074
PROPOSED NEW OFFICE BUILDING
Edmonds Town Centre Plan

PURPOSE : To inform Council of an application for Preliminary Plan Approval within the Edmonds Town Centre Plan.

RECOMMENDATION :

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

REPORT

1.0 INTRODUCTION

The Planning and Building Department has received an application for Preliminary Plan Approval (PPA #03-074) to build a new office building at 6983 and 6993 Kingsway (see *attached* Sketch #1) under the prevailing C4 Service Commercial District.

The two properties along Kingsway which are the subject of this application currently contain an older single family dwelling. A demolition permit has been issued and the applicant is in the process of consolidating the two pieces of property. The north side of Kingsway in this block is a mix of older single family dwellings and small office buildings not dissimilar to the one proposed. The site is flanked by a medical/office building immediately to the west and two smaller office buildings to the east. The applicant has worked with the Planning Department to ensure that the new building accommodates pedestrian oriented uses. Parking is provided to the rear of the building with access from the lane. A reduced front yard has been approved by the Board of Variance, and a first storey building canopy is provided.

The subject property is located within the Edmonds Town Centre Plan (see *attached* Sketch #2). The north side of Kingsway along this block between Griffiths Drive and Salisbury Avenue is intended to be redeveloped in future as mixed-use high-rise residential/commercial developments on consolidated thru-block sites utilizing Comprehensive Development rezonings based on RM4 and C2 use and density guidelines. To date there have been no proposals or assembly of sites in this area in line with the adopted Plan.

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The proposed building is a two-storey office building with a gross floor area of approximately 5,150 sq. ft. The proposed building is to have a fully landscaped front yard. Access to the parking area and loading is from the lane at the rear of the building. The subject PPA proposal complies with the existing C4 Service Commercial District Zoning and the reduced front setback approved by the Board of Variance.

As indicated, the subject property is surrounded by existing viable businesses and buildings. In the long term, the encouragement of the consolidation of larger sites and their redevelopment in line with the adopted Plan would continue. However in the near to mid term, although small in scope, the proposed office building on an infill site is supportable and not considered entirely incompatible with the intended future higher intensity redevelopment desired in this area.

Therefore, unless otherwise directed by Council, the subject Preliminary Plan Approval application will continue to be processed and approved once all usual requirements are met.



J. S. Belhouse
Director Planning and Building

PJA/hr
Atts.
cc: Chief Building Inspector



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Legend:

- High Rise Apartments**
- 6 --- 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. # 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.

Updated To: June 2002

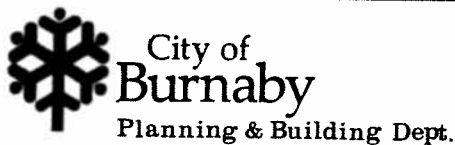


Edmonds Town Centre Plan Development Guidelines

Date:
2003 JUNE 30

Scale:

Drawn By:



PRELIMINARY PLAN APPROVAL #03-074

SKETCH #2

