

TO : CITY MANAGER 2003 June 09

FROM : DIRECTOR PLANNING AND BUILDING

SUBJECT : 6958, 6984 KINGSWAY AND 7243 GREENFORD
PRELIMINARY PLAN APPROVAL #03-128
REBUILD FRONT PORTION OF EXISTING AUTO SHOWROOM AND
CHANGE OF USE FOR AUTO SERVICE/REPAIR WITHIN ADJACENT
BUILDINGS.
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 BACKGROUND:

The Planning and Building Department is in receipt of an application for Preliminary Plan Approval (PPA #03-128) to redevelop and renovate the existing Middlegate Honda car sales and service facility. The existing business leases at least four properties on the block and is comprised of an open car lot on one site, an enclosed showroom building on another lot, a service/repair facility on a third and fourth lot and what appears to be a portion of the operation on two lots which front Beresford Street (see *attached* Sketch #1). The proposal is to remove a front portion of the existing showroom on 6984 Kingsway and replace it with a newer upgraded showroom which would include a drive through service drop off area under a new canopy along Greenford Avenue. The adjacent property to the west on 6958 Kingsway already contains an open car lot for the same business and the intent is to regrade it, update some landscaping and provide a stand alone canopy adjacent the renovated showroom to display new cars for customer pick up. In addition, the applicant is acknowledging the lot and building to the south of the showroom site at 7243 Greenford Avenue. This building, which was originally approved as a warehouse, has been more recently used by Middlegate Honda as a auto service repair facility without benefit of Preliminary Plan Approval. This portion of the PPA will address the parking and loading requirements as well as upgrade landscaping along Greenford Avenue which has been displaced with non-conforming and unapprovable parking in the front yard. In short, the application for Preliminary Plan Approval is requesting approval of developments on four leased lots which comprise a single business. The two lots which front Kingsway are zoned C4 Service Commercial District which allows for Automobile

sales lots. The remaining two lots at 7243 Greenford Avenue, which the service building straddles, are zoned M2 General Industrial District which allows for Automotive Repair Shops. Two additional properties to the south (6961 and 6957 Beresford) which complete the block of lots from Kingsway south to Beresford on the west side of Greenford Avenue are not included as part of the application although they appear to be used as an extension of the use by Middlegate Honda. Staff have requested the Licence Division to pursue enforcement of compliance as necessary.

2.0 DEVELOPMENT CONTEXT:

The subject properties are located within the Edmonds Town Centre Plan and form part of future consolidated sites designated for mixed use high rise residential and commercial redevelopment and high rise residential redevelopment to the south under RM4 and C2 guidelines. (See attached Sketch #2.)

The properties are under several different ownerships and the applicant is unable to consolidate and develop the overall site as a single parcel. Each lot will therefore be required to meet the requirements of the Zoning Bylaw on its own. A suitable proposal has been presented and applied for, which will allow for the existing uses and proposed renovations to occur without the need for consolidation. (The two lots under one ownership at 7243 Greenford will be consolidated and were to have been consolidated under PPA#790 in 1969.) Staff are aware that the intensified use which has expanded into adjoining lots since original approvals has caused traffic congestion along Greenford Avenue. The PPA will ensure that Bylaw required parking is provided on-site and that each lot will maintain a loading bay.

It is acknowledged that this proposal intensifies the existing uses over the four lots and is not compatible with the longer range redevelopment objectives of the Edmonds Town Centre Plan. However, the proposal does meet existing zoning guidelines and uses and is considered a continuing interim development until future redevelopment consistent with the proposed Town Centre Plan can be achieved.

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.

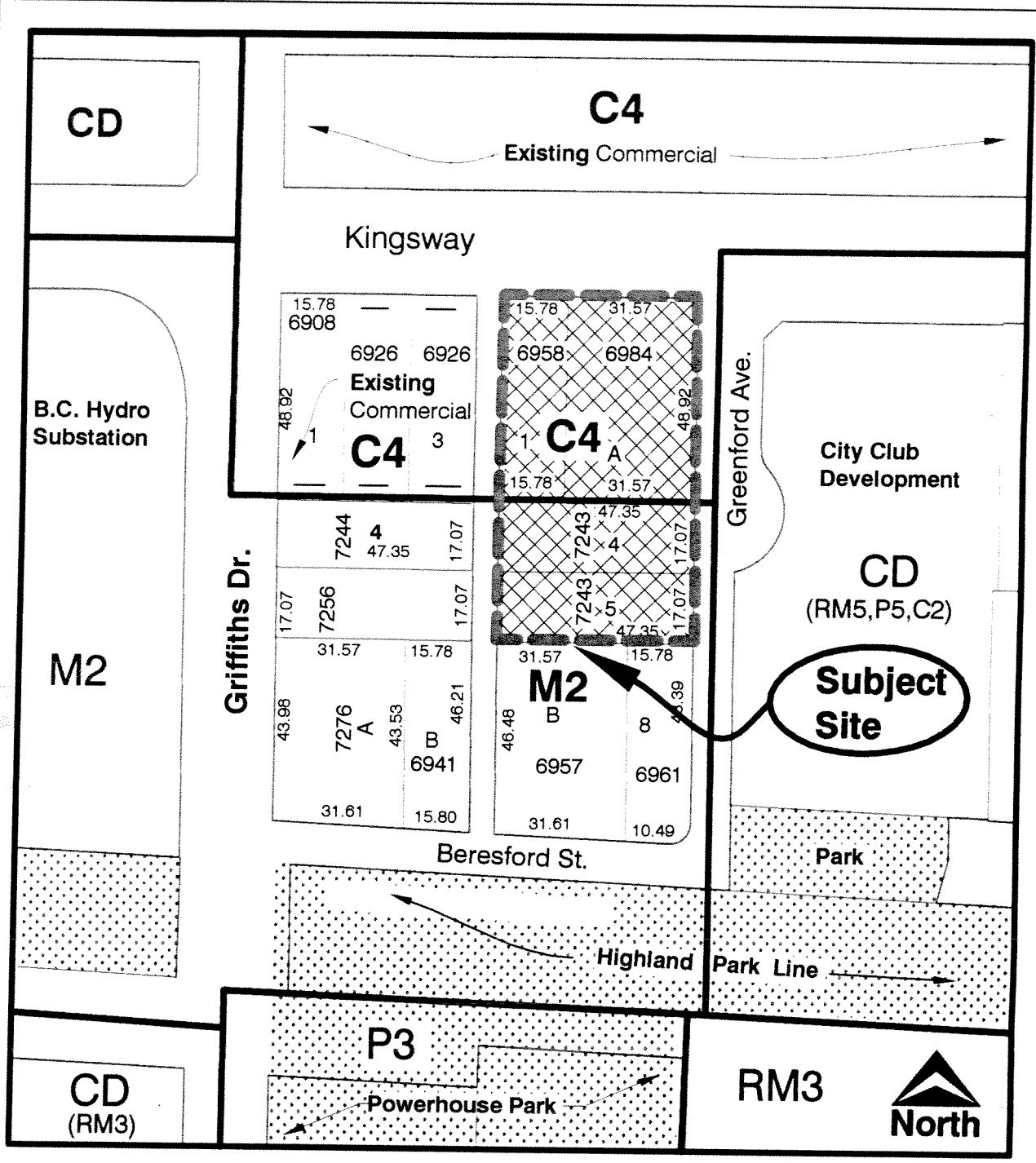


J.S. Belhouse
Director Planning and Building

PJA:dbh

Attachments

cc: Chief Building Inspector
City Solicitor
Chief Licence Inspector



Planning and Building Department

Scale: 1 = 1500

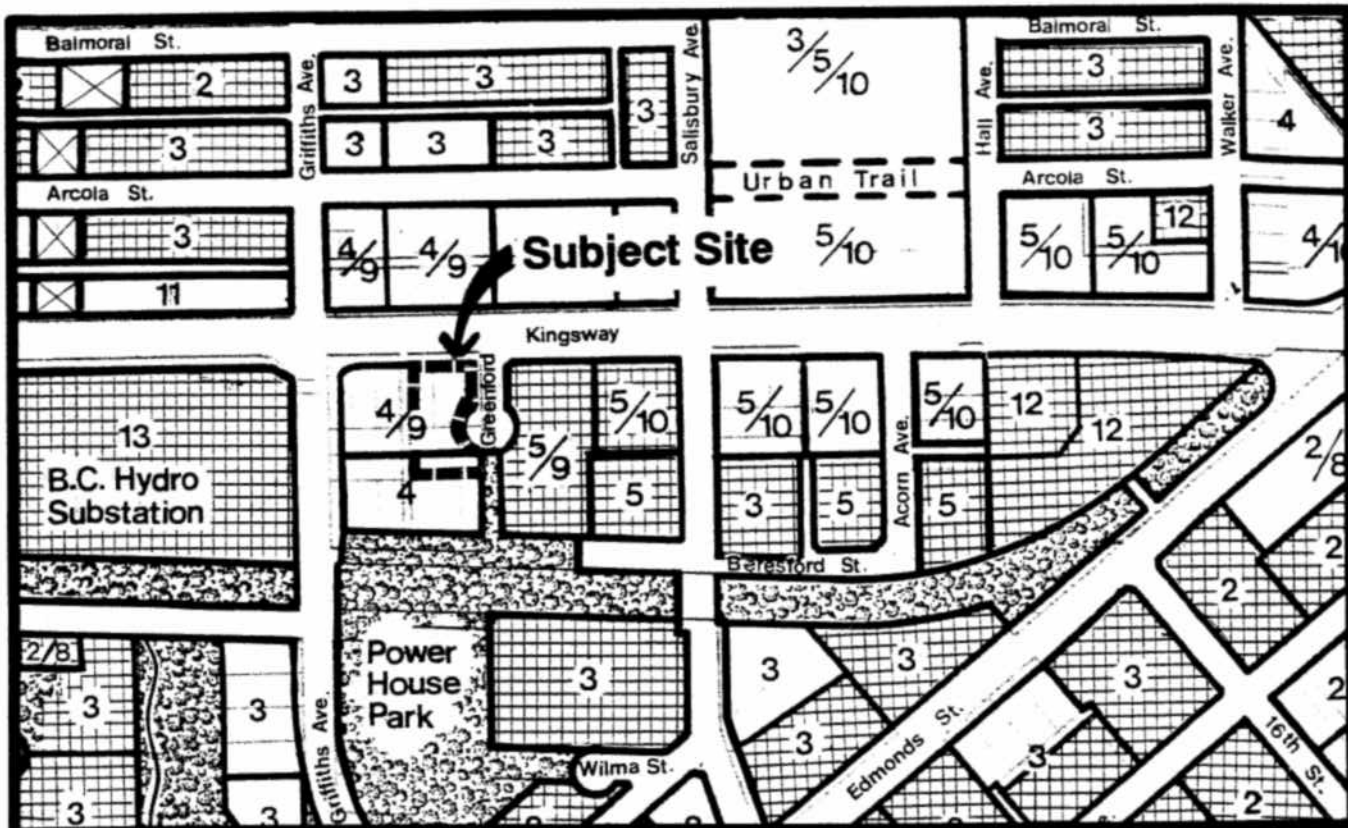
Drawn By: J.P.C.

Date: June 2003

PPA # 03 -- 128

6958, 6984 Kingsway & 7243 Greenford 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 — Nikkel 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: May 2003

PPA # 03 -- 128

6958, 6984 Kingsway & 7243 Greenford Ave.

Sketch # 2