

TO: CITY MANAGER

2004 JANUARY 20

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REQUEST FOR CONSTRUCTION OF A NEW DWELLING
7408 - 17TH AVENUE
EDMONDS TOWN CENTRE**

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.

REPORT

A written inquiry has been received from a real estate agent on behalf of the owner of 7408- 17th Avenue proposing the construction of a new dwelling (see *attached* Sketch #1) in accordance with the existing Residential District (R5) zoning. The lot is located within the Council-adopted Edmonds Town Centre Plan (see *attached* Sketch #2) and is intended to form part of a 9 lot site assembly for low rise apartment development utilizing the RM2 District (maximum 40 units per acre) guidelines.

The indicated site assembly for redevelopment comprises nine properties, all of which are occupied by older dwellings with low assessed values. At present, the assessed value of the proposed site assembly (which has a total area of 4,736 m²/50,979 sq.ft.) totals \$1,930,300 land and \$83,600 improvements, of which the subject lot comprises \$189,000 land and \$1,100 improvements. The construction of a new single family dwelling on 7408- 17th Avenue would hamper the potential redevelopment of this multiple-family development site in line with the adopted Edmonds Town Centre Plan.

It is important to note that the subject property is unusually small and shallow, with a depth measuring 18.57m (61 ft) and a total area of only 373.54 m² (4,021 sq.ft.). As a result, single family development on this parcel will be severely constrained. Given this, a Board of Variance appeal will likely need to be pursued in order to proceed with single family development.

It is acknowledged that the proposed new dwelling is a permitted use under the existing R5 Residential District zoning of the subject property, and that the potential timing of redevelopment of the proposed multi-family site assembly is uncertain. In light of 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. Currently the City does not own any property in the proposed site assembly area.

Recognizing that this block is not a key site within the Town Centre, and is located on its periphery adjacent to a one and two-family area, this Department, unless otherwise directed by Council, would be prepared to release a building permit for a new single-family dwelling at 7408 - 17th Avenue (and for the other lots within the same block if further requests are received) subject to full compliance with the existing R5 Residential District, potential Board of Variance decision, and requirements of the Chief Building Inspector. This approach is consistent with the building permits that have been issued for the properties in the block to the north (7423 and 7447 Humphries Avenue, 7408-18th Avenue and 7417- 17th Avenue) based on their prevailing R5 zoning.

This approach recognizes that given the shallow depth of this specific block of 17th Avenue to the rear lane, it is not particularly suitable for multi-family assembly. However, the five properties with greater lot depths to the immediate southeast, fronting onto 16th Avenue, would continue to be intended and encouraged for assembly for multiple-family development.

It is noted that staff are currently reviewing a range of alternate housing forms that could be accommodated on smaller assembly areas and/or infill sites which may also be appropriate for multiple-family site assemblies. Staff's review may lead to future recommendations for such applications that could be applied in circumstances such as these.

This is for the information of Council.

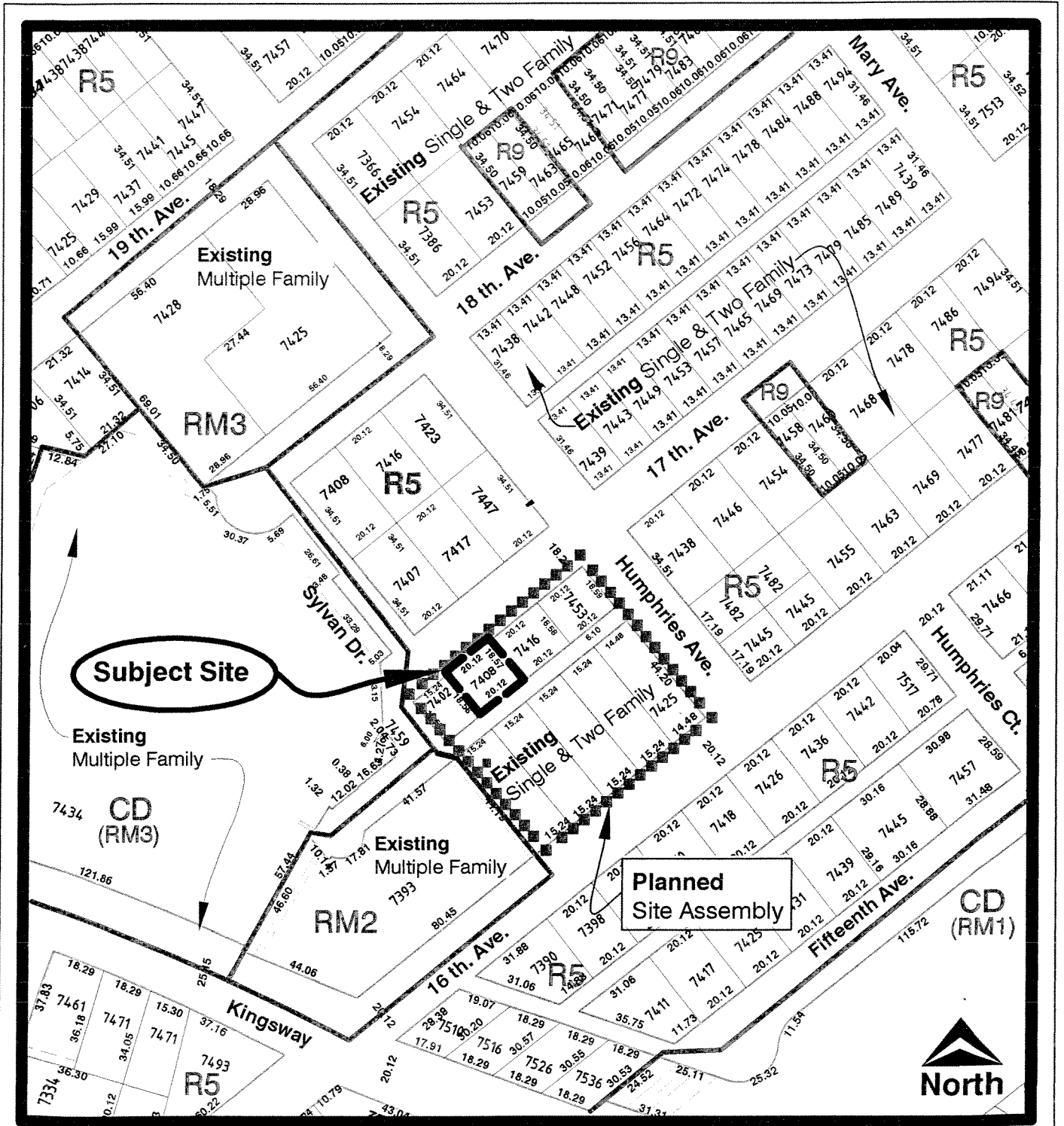


J. S. Belhouse
Director Planning and Building

JJ:gk
Attachment

cc: Chief Building Inspector

P:\Gulzar\Robert Renger\PL - Request for Const. 7408-17th Ave.wpd



Planning and Building Department

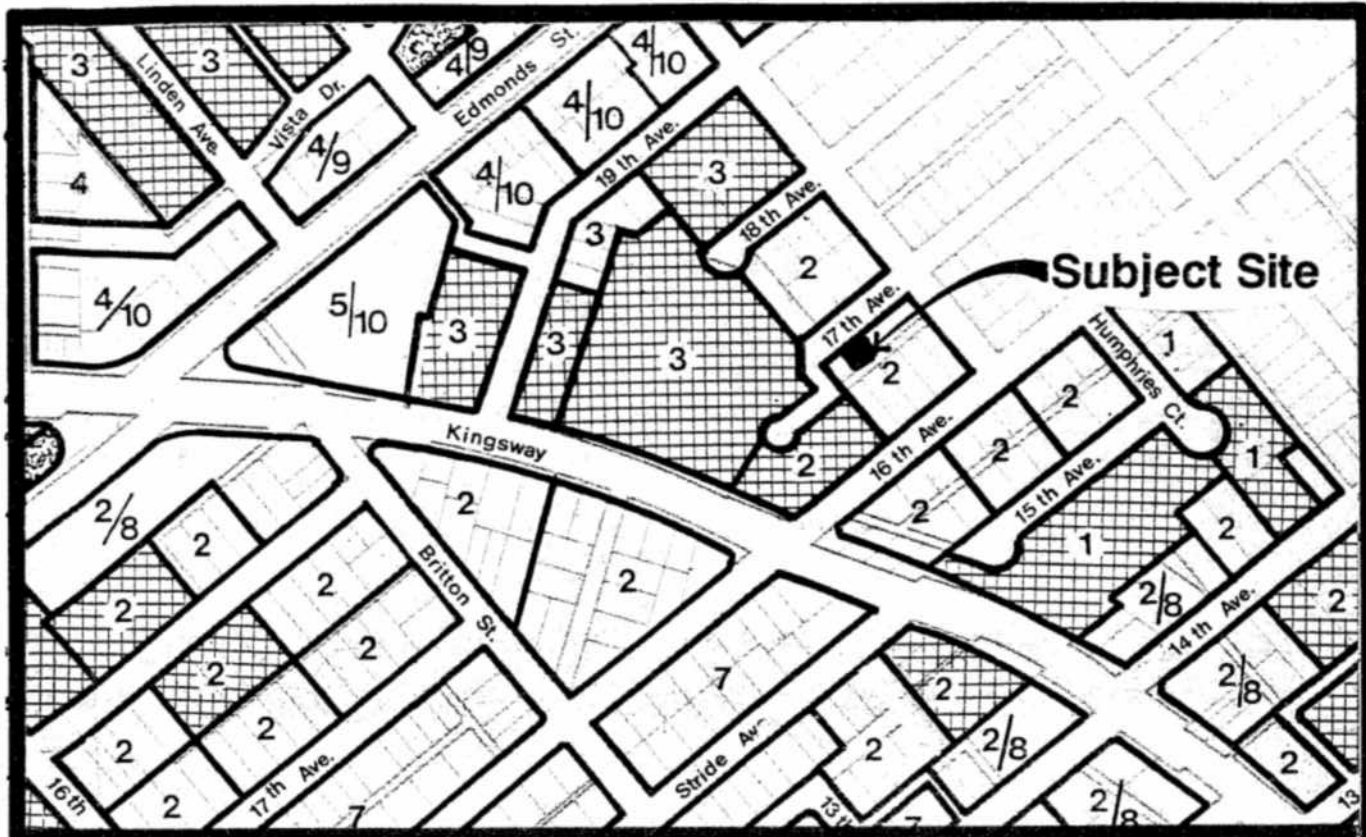
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Drawn By: J.P.C.

Date: January 2004

Proposed Two Family Dwelling
7408 - 17 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)

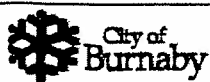
Park, School, Trail, Ravine and Open Space Area

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.

**Edmonds Town Centre Plan
Development Guidelines**



Planning And Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: January 2004

Proposed Two Family Dwelling
7408 - 17 th Ave.

Sketch # 2

7408- 17th Avenue Inquiry

Address	Zoning	Owner	LAND (\$)	Improvements (\$)	Total Assessed Value	sq ft. of lot	Total assessed value/sq.ft	Year Built
<u>17th Avenue</u>								
7402	R5	Ivankovic	\$166,300	\$14,300	\$180,300	3021	\$59.68	1954
7408	R5	Sebes	\$189,000	\$1,100	\$190,100	4021	\$47.28	1954
7416	R5	Arabski	\$189,000	\$1,800	\$190,800	4023	\$47.43	1954
<u>Humphries Ave.</u>								
7453	R5	Hill	\$178,000	\$1,600	\$179,600	4026	\$44.61	1942
<u>16th Avenue</u>								
7403	R5	Tran	\$246,000	21,500	\$267,500	7250	\$36.90	1930
7409	R5	Tiwari	\$229,000	\$7,800	\$236,800	7250	\$32.66	1950
7417	R5	Oudenaarden	\$246,000	\$6,900	\$252,900	7250	\$34.88	1935
7421	R5	Armstrong	\$246,000	\$20,700	\$266,700	7250	\$36.79	1937
7425	R5	Costa	\$241,000	\$7,900	\$248,900	6888	\$36.14	1931

7417-17th Ave → 2003
 7408-18th Ave → 2002
 7447 Humphries → 2002
 7407-17th Ave → 1956
 7416-18th Ave → 1955
 7423 Humphries → 2002

→ BPs issued for 4 out of 6 properties in the proposed site assembly v North West to the

* NO CITY OWNED PROPERTY IN PROPOSED SITE ASSEMBLY*

Patrick Shek.
 → R5 small

